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PART EIGHT: 8730 RM-V5 Center District

8730 RM-V5 Center Development Standards

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Lots located within the RM-V5 - Center District shall be subject to the requirements of this section.

ATTENTION PRIVATE DEVELOPERS: Public Frontage Improvements are required to be constructed within the Thoroughfare Right-of-Way (See Table 2.5). The construction improvement requirements (sidewalk, landscape, furnishing, street trees, etc) and fees are based upon Lot Widths (§8731). These Public Frontage Requirements are located in §8850 Public Thoroughfares Design Standards. Cross reference the following RM-V5 Sub-Section requirements with the previous list Sub-Area Sections - Colonnade, Paseo, Old Town - conformance requirements. Note that the sub-sections below are listed in an iterative succession to assist in determining if the project is in compliance with this RM-V5 Center District development standard requirements.

8731 Lot

- a. Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50-feet measured at the Frontage Line along the Primary Thoroughfare.

8732 Building and Land Use

- a. Permitted Uses for Lots designated as RM-V5 are listed on Table 2.0.
- b. Buildings may ~~share~~ combine up to three (3) Uses.
- c. Building Frontage Storefront Bay widths shall be divided into patterns of minimum of 25-feet and maximum 50-feet widths.
- d. Residential Uses, and related Private Frontages and Encroachments, are not allowed within the first Story on a Lot abutting the Main Street Frontage Residential Restriction Line, as shown on the Ramona Village Core Zoning Map, Old Town, Paseo, and Colonnade Sub-Area Zoning Maps.
- e. Wireless Telecommunication Facilities and tower are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and §6986 and shall not exceed a height of 35-feet.

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TABLE 2.0 PERMITTED USES

RESIDENTIAL	V5
Accessory Dwelling Unit Apartment	R
Family Residential	R
Farm Labor Camps	
Group Residential	M
Mobile Home Residential	
OFFICE	V5
Professional Office Space (Class A)	R
COMMERCIAL	V5
Administrative and Professional Service	R
Agricultural and Horticultural Sales	
Agricultural Sales	R
Horticultural Sales	R
Agricultural Services	
Animal Sales and Services	
Auctioning	
Grooming	R
Stockyards	
Veterinary (Large Animals)	m
Veterinary (Small Animals)	m
Automotive and Equipment	
Cleaning	m
Fleet Storage	
Parking	R
Repairs (Heavy Equipment)	m
Repairs (Light Equipment)	m
Sales/Rentals (Heavy Equipment)	m
Sales/Rentals (Farm Equipment)	R
Sales/Rentals (Light Equipment)	R
Building Maintenance Services	R
Business Equipment and Sales Services	R
Business Support Services	R
Communication Services	R
Construction Sales and Personal Service	R

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

□ NOT ALLOWED

COMMERCIAL (continued)	V5
Convenience Sales and Service	R
Cottage Industries	R
Restaurant and Drinking Establishment	R
Outdoor Dining (encroaching into ROW)	R
Food and Beverage Retail Sales	R
Financial, Insurance and Real Estate	R
Funeral and Internment Services	
Cremating / Interning	M
Undertaking	A
Gasoline Sales	R
Laundry Services	R
Medical Services	R
Participant Sports and Recreation	
Indoor	R
Outdoor	
Personal Services, General	R
Recycling Collection / Processing Facility	A
Repair Services, Consumer	R
Research Services (Cottage Industry)	R
Retail Sales	
General	R
Specialty	R
Scrap Operations	
Spectator Sport and Entertainment	
Limited	R
General (Private Gymnasium)	M
Swap Meets (not to exceed 5,000 sf)	m
Transient Habitation	
Campground	
Lodging	R
Resort	
Wholesale Storage and Distribution	
Mini-Warehouse	
Light	A
Heavy	

INDUSTRIAL	V5
Custom Manufacturing	m
General Industrial	m
AGRICULTURAL	V5
Horticulture	
Cultivation	R
Storage	
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	
General	
Support	
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	
EXTRACTIVE	V5
Mining and Processing	
Site Preparation	M
CIVIC	V5
Administrative Services	R
Ambulance Services	R
Emergency Shelter	R
Clinic Services	R
Community Recreation	R
Cultural Exhibits and Library Services	R
Child Care Center	R
Essential Services	R
Fire Protection Services	R
Group Care	
Law Enforcement Services	R
Lodge, Fraternal and Civic Assembly	R
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities (non-commercial)	R
Small Schools (50 or fewer students)	R

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8733 Parking and Storage

- a. All parking and garages shall be located in the third Lot Layer as illustrated on Table 2.4.D.
- b. Vehicular entrances to parking lots, garages and structures shall be no wider than twenty-four (24) feet at the Lot Frontage.
- c. Open parking areas shall be masked from view at the Public Frontage by a Building, Fence, Landscape and/or Streetscreens.
- d. Pedestrian exits from all parking areas accessing a non-residential building use, should exit towards the Lot Frontage Line(s).
- e. The minimum number of parking spaces required for each Use is specified on Table 2.1 Parking requirements shall only be adjusted as specifically indicated in this Section.
- f. Commercial Uses under 3,000 square feet in the Old Town Sub-Area shall be exempt from all parking space requirements.
- g. The minimum number of parking spaces required for each Use shall be calculated as the sum of the actual parking provided on-site, within the Lot.
- h. For Lots with more than one Use (i.e. Shared-Uses), the total number of parking spaces required may be adjusted by multiplying the total number of parking spaces required for all Uses as indicated on Table 2.2.
- i. Determination of required parking for Use combinations not listed on Table 2.1 shall be approved on a case-by-case basis through the Site Plan process as referenced in §8700.
- j. The Shared-Use Parking multiplier may be used to reduce the total number of parking spaces required for combinations of Uses listed on Table 2.2.
- k. Shared-Use Parking calculations shall be rounded up to a whole number and two (2) Uses shall use the highest multiplier percentage.
- l. Outdoor Storage. Loading and Service Areas shall be located in the second and third Lot Layers on Table 2.4.D Parking and Storage Diagram.
- m. Outdoor Storage shall be completely enclosed by a minimum six (6) feet to maximum eight (8) fence covered by a solid or opaque material, with exclusion of Agriculture Equipment Storage Uses.
- n. Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.

TABLE 2.1 V5 REQUIRED VEHICULAR PARKING SPACES

RESIDENTIAL	1.0 2.0 / dwelling
Studio Units <600 sf and Second Dwelling Units	1.0 / dwelling
Apartment Complex / Condo Guests	0.5 / dwelling
COMMERCIAL ⁱ	3.0 / 1000 sq. ft.
Automotive and Equipment	2.5 / 1000 sq. ft.
Business Equipment and Sales Services	2.5 / 1000 sq. ft.
Medical Services	2.0 / 1000 sq. ft.
Participant Sports and Recreation	1.0 / 5 users total occupancy
Spectator Sport and Recreation	not applicable
Swap Meets	6.0 / 1000 sq. ft.
Transient Habitation	1.0 / guest room
Wholesale Storage and Distribution	1.0 / 400 sq. ft.
CIVIC	1.0 / 5 users total occupancy
Clinical Services	1.5 / employee; 1.0 / exam room
Community Recreation	1.0 / 5 users total occupancy
Child Care (and small schools)	1.0 / 400 sq. ft.
Group Care	1.0 / 4 beds
Lodge, Fraternal or Civic Assembly	1.0 / 5 users total occupancy
Major Impact Services and Utilities ⁱⁱ	-
Educational Facilities	1.0 / employee; 10 visitor spaces
Other and Charitable	1.0 employee; 0.5 / students
Religious Assembly (More than 50 guests)	1.0 / 4 users total occupancy
OFFICE (CLASS A)	3.0 / 1000 sq. ft.
INDUSTRIAL, AGRICULTURAL, EXTRACTIVE	not applicable

ⁱ Square footage shall be calculated as Gross Leasable Floor Space (Includes Restaurants and Retail)

ⁱⁱ Auditoriums part of educational institutions in the Major Impact Services and Utilities use category shall provide parking spaces according to the regulations for Spectator Sport and Recreation uses in addition to the parking requirement for employees, students, visitors and square footage when required.

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TABLE 2.2 SHARED-USE PARKING MULTIPLIER

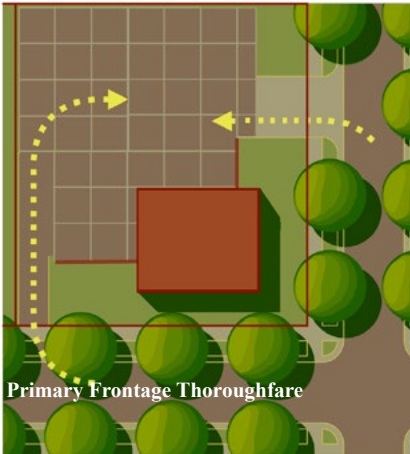
USE #1	USE #2	MULTIPLIER	Example of Shared Parking Calculation: - Determine V5 Building(s) Land Uses per each Lot: - Ground Floor Professional Services 2,000 sq.. ft.: 3 Spaces per 1000 sq.. ft.. = 6 Parking Spaces - Upper Floor Residential Units (2) 2 Spaces per Unit = 6 4 Parking Spaces - Total Number of Parking Spaces Required = 8 10 - Shared Parking Multiplier for Residential Use plus Professional Services (a typical office) = 70% - Multiply $8 \underline{10} \times .70 = 6 \underline{7}$ (rounded up to the nearest number) - Minimum Number of Parking Spaces is 6 <u>7</u> per Lot. The rationale for Shared Parking is that during the day, when the Professionals Services is in use and needing parking spaces, the residences above will be not be in use. This need is reversed after business hours when residents come home. Therefore, two parking spaces are shared on-site. In addition, each lot fronts a street that has on-street parking spaces. These spaces act as overflow and guest parking areas. Shared Parking Multiplier is the minimum amount of parking required and an owner may build above this minimum requirement.
RESIDENTIAL	+ Convenience Sales and Service + Restaurant and Drinking Establishment + Food and Beverage Retail Sales + Laundry Services + Personal Services, General + Repair Services, Consumer + Retail Sales (all types)	80%	
RESIDENTIAL	+ Lodging and Office (Class A)	75%	
RESIDENTIAL	+ Administrative & Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	70%	
Convenience Sales and Service Restaurant & Drinking Establishment Food and Beverage Retail Sales Laundry Services Personal Services, General Repair Services, Consumer Retail Sales (all types)	+ Administrative and Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	80%	

TABLE 2.3 PARKING PLACEMENT STANDARDS (ADVISORY)

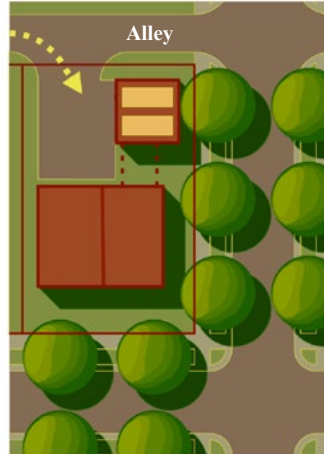
a. Parking Placement on a Lot Standards (Diagrams are Advisory)

These standards only regulate parking on private Lots. These on-site parking standards represent methods that do not allow cars to dominate the faces of buildings. Alleys or rear lanes shall be used for vehicular access. Street frontage may be used for access only at lots where alleys or lanes do not exist. See 2.4.D for Placement.

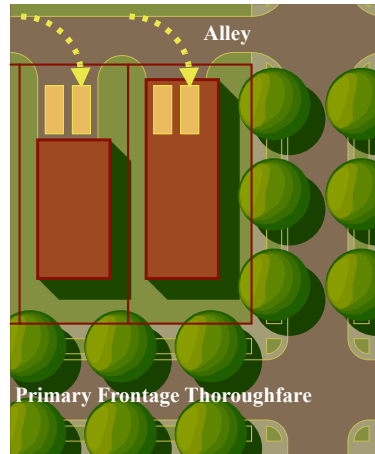
i. Front and Side/Second and Third Lot Layer



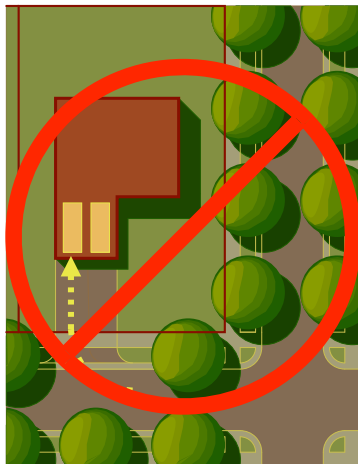
ii. Alley Parking w/Mixed Use



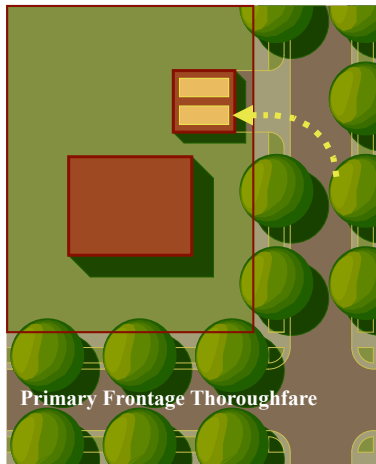
iii. Alley/Carport and Within Building



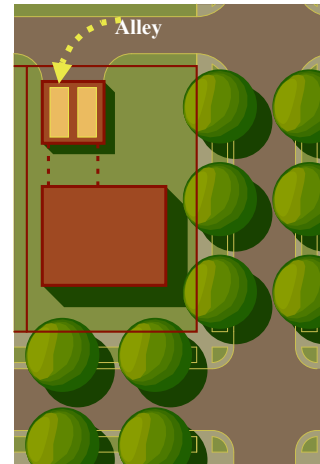
iv. Front/First Lot Layer



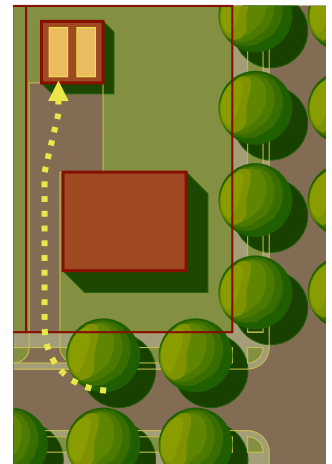
v. Side/Outbuilding Third Lot Layer



vi. Alley/Outbuilding



vii. Third Layer/Outbuilding



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8734 Building Placement

- a. Lot coverage by Buildings and impermeable surfaces shall be a maximum of 80%-percent for (1) Lot area.
- b. Lot coverage by Buildings and impermeable surfaces on combined or multiple Lots shall be a maximum of 70%-percent for two (2) combined Lot areas, and 60%-percent for three combined Lot areas.
- c. Facade Build-Out of Primary Building shall be a minimum of 80%-percent of the Lot's width at the Front Setback.
- d. The Principle Entrance of any Primary Building shall be oriented towards the Primary Frontage Line.
- e. In the Colonnade Sub-District only, the Principal Entrance of any Building should be oriented towards Main Street within the first and second Lot Layer.
- f. The habitable living area of an Accessory Unit within an Outbuilding shall not exceed 576-square feet.
- g. In the Colonnade Sub-District only, the side setback shall be minimum of 15-feet and maximum 30-feet.
- h. Where Eucalyptus trees are planted along Main Street, the primary front yard setback shall be a minimum 15-feet and a maximum of 45-feet, by exception through the RDRB.

8735 Building Height

- a. The maximum height of a Primary Building shall be two (2) floors and 35-feet maximum height, except on Lots identified as Focal Points on the Paseo and Old Town Sub-Area Maps that may be up to three (3) floors and 45-feet (see Table 2.4.A).
- b. The maximum height of an Outbuilding shall be two (2) floors and 25-feet maximum height (see Table 2.4.A).

8737 Landscape (On-Site Private Lot Landscaping - For Public Frontage Landscaping Reference 8850)

- a. The first Lot Layer shall have a hardscaped surface treatment with a uniform material, color and pattern.
- b. Privately owned but publicly accessible spaces (i.e: Shared Civic Space) provided internal to any Lot shall be designed per the Civic Space type characteristics outlined in Table 2.9. a-e.
- c. Parking areas with ten (10) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree for every ten (10) parking spaces. See Table 8.7 for Canopy Tree species and characteristics.
- d. Parking and landscaped areas shall utilize integrate §8739 Stormwater management paving, channelling, storage, and filtration techniques.
- e. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- f. Refer to County Regulatory Ordinance §86.701 Landscape Design Manual.
- g. Shrubs should be of medium sized, low creeping variety and shall include Calliandra, Ceanothus, Grevillea species, Juniperus, Mahonia, Nerium oleander, Ornamental grasses, Pittosporum, Photinia, Pyracantha, Rapirolepis, Ribes, and Rhus species.

8739 Stormwater Management

- a. ~~Pervious Pavements Paving techniques shall may be allowed used in the first, second and third all Lot Layers (see Table 32.4.d).~~
- b. ~~Pervious Pavements Paving techniques shall may be used where possible for Driveways, Parking Lots and Patios.~~
- c. ~~Pervious Paving materials shall be consistent with the guidance in the San Diego County BMP Design Manual limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.~~
- d. ~~Channelling facilities shall be allowed in the first, second and third Lot Layer.~~
- e. Channelling techniques shall be allowed and used to direct storm water primarily into storage and filtration areas. Stormwater conveyance shall be designed to compliment the landscaping plan for the site, and to prevent nuisance conditions on the site or adjacent properties.
- f. ~~Channelling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch.~~
- g. ~~Storage facilities shall be allowed in second and the third Lot Layers.~~
- h. ~~Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver storm water to the Santa Maria Creek Greenway.~~
- i. ~~Storage facilities shall be limited to Irrigation Ponds and/or Retention Basins with sloping bank and/or fence and Creek.~~
- j. ~~Filtration facilities shall be allowed in the second and third Lot Layers.~~
- k. ~~Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).~~
- l. Filtration facilities Site designs should incorporate, as applicable and feasible, the Green Infrastructure techniques and Site Design BMP Requirements of the County LID Handbook and BMP Manual, including shall be limited to Purification Biotope, Vegetation Purification Bed, Bio-Retention Swale, Tree Wells, Impervious Area Dispersion, Rain Garden and Green Roof(s), Permeable Pavements, Rain Barrels, and Amended Soil.

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TABLE 2.4 RM-V5 SUMMARY TABLE

BUILDING PLACEMENT

Freestanding Rural Buildings	permitted
Attached Compact Buildings	permitted

LOT OCCUPATION

Lot Coverage (Per Single Lot)	80% max.
Facade Buildout at Primary Front Setback	80% min.

PRINCIPAL BUILDING SETBACKS

Primary Front Setback	(15 ft.. min.. 45 ft.. max 8734.h) 0 ft. min. 15 ft. max.
Secondary Front Setback	0 ft. min. 15 ft. max.
Side Setback	(15 ft. min. 8734.gh) 0 ft. min. 24 ft. max.
Rear Setback	3 ft. min.

OUTBUILDING SETBACKS

Front Setback	40 ft. max. from rear
Side Setback	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.

BUILDING HEIGHT (FLOORS/FEET)

Principal Building	2 max. 35 feet max. / 3 max. 45 feet max. at Focal Points only
Outbuilding	2 max. 25 feet

ENCROACHMENTS

i. Within Setback Encroachments	
Open Porch	not permitted
Balcony and/or Bay Window	100% max.
Stoop or Terrace	100% max.
ii. Public Sidewalk Encroachments	
Awning, Gallery, or Arcade	100% max.
iii. Encroachment Depths	
Porch	not permitted
Gallery	10 ft. min.
Arcade	12 ft. min.

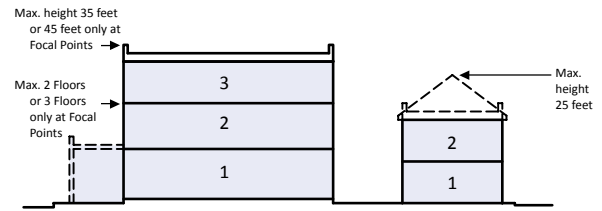
PARKING LOCATION

2nd Layer	not permitted
3rd Layer	permitted

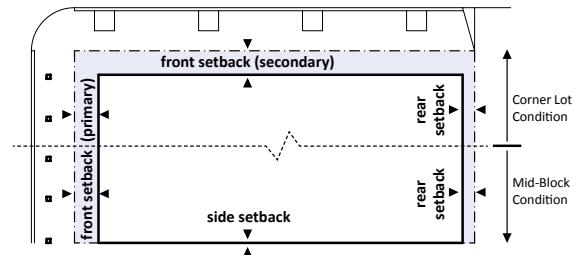
STORAGE LOCATION

2nd Layer	not permitted
3rd Layer	permitted

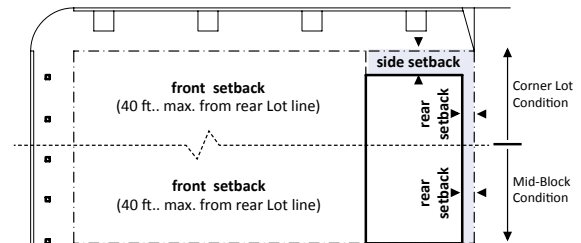
A. BUILDING HEIGHT DIAGRAM



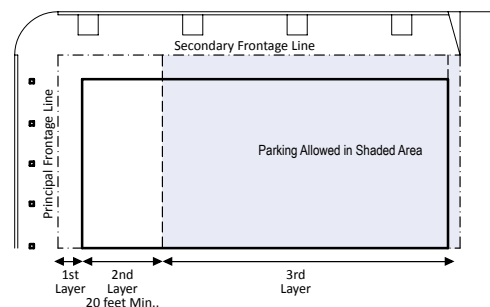
B. PRINCIPAL BUILDING PLACEMENT DIAGRAM



C. OUTBUILDING PLACEMENT DIAGRAM



D. PARKING AND STORAGE LOCATION DIAGRAM

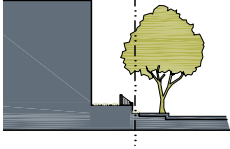
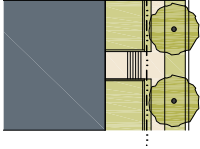
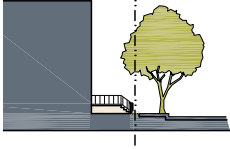
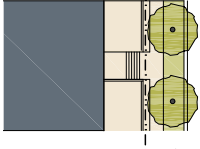
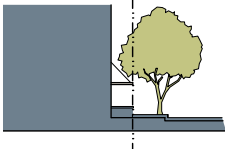
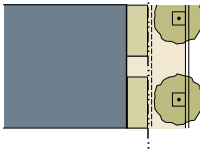
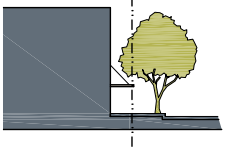
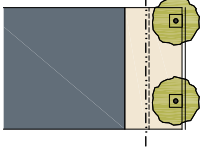
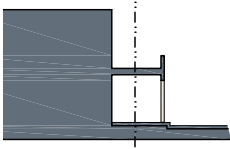
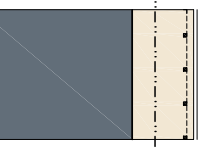


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8740 Private Frontages

- Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 1.7.
- Open Porches, Common Yards, Stoops, Terraces, Entry Planters, Balconies, bay windows, and roof overhangs may Encroach within the first Lot Layer 100-percent of its depth, as specified on Table 2.5.
- Awnings, Arcades, and Galleries may Encroach within the Public Sidewalk Frontage 100-percent of its depth and shall clear the Sidewalk vertically by at least eight (8) feet as specified on Table 2.5.
- A first Story Lodging Use shall be raised a minimum of three (3) feet from the average grade of the Sidewalk. First Story Lodging primary access is not allowed on a Lot with a Main Street Frontage Line designation.
- Buildings with a first Story Commercial Use shall have a zero-step Principal Entrance, and the work quarters of Home Businesses shall not be visible from the Main Street Public Frontage.
- Loading docks and service areas shall be permitted on Secondary Frontages by Exception §8705.
- Existing Buildings with a ground floor Commercial Use may use the first Lot Layer for outdoor seating and dining.
- Any building on the north side of Main Street in Old Town (§8719) shall have a window covering, such as a Gallery, Awning or window hood attached to the south facing exterior wall of its Primary Frontage (Table 2.5.c-e) within the first Lot Layer.

TABLE 2.5 RM-V5 ENCROACHMENT SPECIFICATIONS

	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	Within Setback Encroachment (1st Layer)	Public Sidewalk Encroachment	Minimum Height / Depth
a. Terrace: an elevated, paved patio or veranda at the entrance to a building. This type is suitable for first floor Commercial Uses as outdoor seating space.					100%	not permitted	not applicable
b. Stoop: an exterior stair and landing leading to an elevated first Story of a building.					100%	not permitted	not applicable
c. Entry Planter: a raised or at grade vegetative planter at one or both sides of the Principal Entrance of a building.					100%	to within 6 ft.. of the Curb	3 ft.. height max. 2 ft.. depth min..
d. Awning: a window covering attached to an exterior wall of a building. Required on south facing walls on Main Street in Old Town.					100%	to within 2 ft.. of the Curb	8 ft.. clearance 8 ft.. depth
e. Gallery: an attached cantilevered shed or a lightweight colonnade extending from a building Facade to overlap the Sidewalk.					100%	to within 2 ft.. of the Curb	8 ft.. clearance 8 ft.. depth

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8741 Building Design Standards (From Building Base to Roof)

- a. The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding, or stucco as illustrated on Table(s) 1.1, 1.3, and 1.5 and follow this general pattern:
 - i. Building wall materials shall be combined on each Facade horizontally with the heavier materials placed below lighter materials, with the lightest material on top.
- b. The color palette for each distinct property should have its paint-able elements painted different colors from any other property on either side of the block on which they are located, or if on a corner, also painted different from properties immediately across the street. Painted building colors should follow this general pattern:
 - i. Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes. Note: Ramona Design Review Board recommends referencing Sherwin-Williams Historic Collection Classical, Arts & Crafts, and Victorian exterior palette.
 - ii. Soil-based colors are a subset of materials-based colors and result from using earth as a building material.
 - iii. Bright or highly reflective colors, except on rooftops, shall not be used.
- c. Principal Entrances shall be designed and detailed to call attention to the doorway as the main point of access for pedestrians into the building, and follow this general pattern.
 - i. Doorways without exterior shading shall be recessed from the plane of the Facade or Elevation of a building two (2) inches in depth for every one (1) foot in height.
- d. All window openings, including Porches, Galleries, and Arcades, shall be square or vertical in proportion, excluding Shop Front windows for Commercial Uses (Table 2.6 a) and follow this general patterns:
 - i. All ground floor Facades shall be glazed with clear glass no less than 30-percent of the first Story.
 - ii. Buildings with a ground floor Commercial Use shall be glazed with clear glass no less than 70-percent of the first Story.
 - iii. Openings above the first Story shall not exceed 50-percent of the total building wall area, with each Facade being calculated independently.
 - iv. Windows without exterior shading shall be recessed from the plane of the Facade or Elevation of a building two (2) inches in depth for every one (1) foot in height.
 - v. The open window transom area on a Store Front is not included in the front Window Fenestration calculation.
- e. Shutters, if present, shall be exactly 1/2 the width of the window they cover and shall be operational. Shutters shall be constructed of wood, or engineered wood, and may be paneled or louvered.
- f. Streetscreens should be used to clearly define a Lot's un-built space (parking area or civic space) fronting onto a Primary Thoroughfare, and follow these general patterns (see Table 2.8.h):
 - i. Streetscreens shall be of a similar design to the Facade of buildings they abut.
 - ii. In the absence of building Facade along any part of a Frontage Line, Streetscreens shall be built along the same vertical plane as the Facade. Streetscreens should maintain the Building Frontage bay rhythm and pattern.
 - iii. Streetscreens shall be between three and a half (3.5) and six (6) feet in height. Streetscreens should be of similar design as adjacent hedge or fencing, see Table 2.7.
- g. Upper floors shall be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias and shall be constructed of wood or metal and be visibly supported by brackets.
- h. Each Buildings shall have gable, hip, shed or flat roofs and follow these general patterns for each:
 - i. Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, standing seam or corrugated metal.
 - ii. Enclosed eaves of sloped roofs shall project from the walls to create deep overhangs that shade the building.
 - iii. Building with flat or rear sloping shed roofs shall have a simple front parapet a minimum of 42-inches high.
 - iv. Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontage.
 - v. Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.
- i. Lots with a Main Street Frontage Residential Restriction Line designation, as shown on the Ramona Village Center Zoning District Map (Map 2), and the Colonnade (Map 3) Sub-Area Map shall be subject to the following additional requirements:
 - i. Buildings wider than 50-feet shall have their Facades divided into equally proportional bays between 12.5-feet to 25-feet to 37.5-feet to 50-feet in width (or of a similar rational proportion), as illustrated on Table(s) 1.1, 1.3, and 1.5.
 - ii. Buildings wider than 50-feet shall utilize a combination of simple or articulated parapets, alternating eaves or cornice line projections, or multiple front gables to break up the roofline into segments as illustrated on Table 1.1.c.
 - iii. Principal Entrances for Buildings with no Front yard Setback shall be recessed 24-inches minimum.

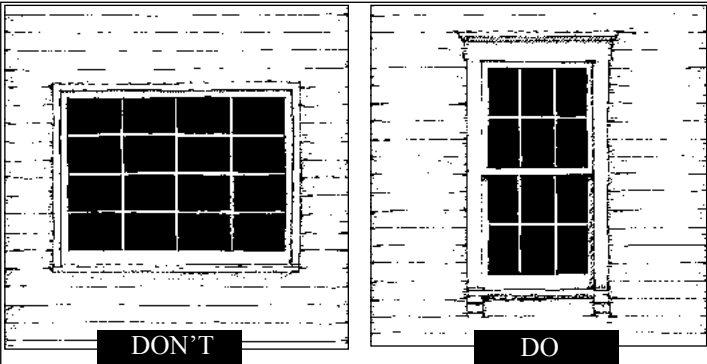
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- iv. Buildings at corner Lot locations shall include a vertical feature or architectural expression of a type and character that calls attention to the corner as prominent location.
- v. Fenestration patterns on upper Facade areas shall be aligned vertically and horizontally to establish a balanced symmetry in design as illustrated on Table 2.6.a.
- vi. Fenestration patterns of upper Facade areas shall honor the rhythm and pattern of the same elements on neighboring buildings as illustrated on Table(s) 1.1, 1.3, and 1.5.

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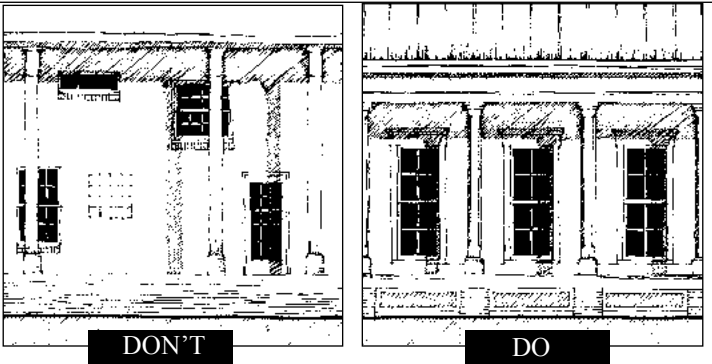
TABLE 2.6 RM-V5 RAMONA VILLAGE CENTER DESIGN STANDARDS ILLUSTRATED

a. Window Proportions (8209.e)



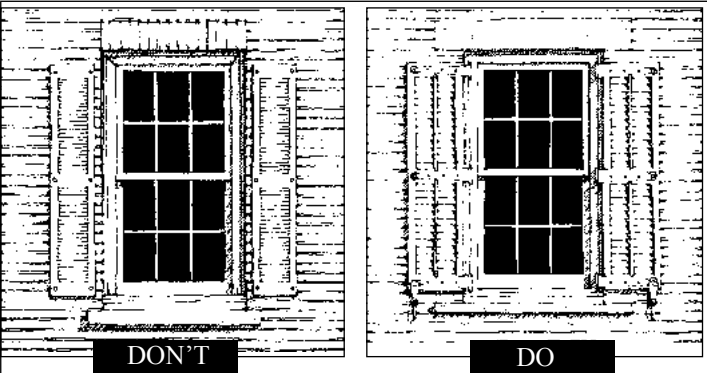
Windows should be vertically proportioned or square. Square, round or semi-circular windows are sometimes used high on a wall or on a roof. Don't use horizontally proportioned windows as they look unnatural. Do use vertical windows and the many design possibilities they present in relationship to building bay width and rhythm.

b. Windows Placement and Principal Entrance (8209.c/.e)



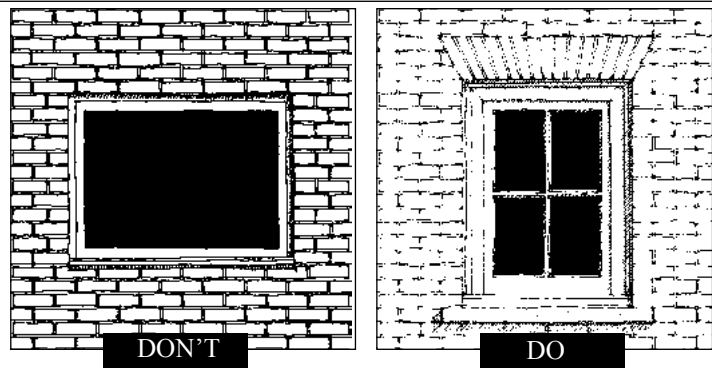
The traditional architecture of Old Town usually arranges openings in a regular pattern. Don't use irregular openings that may reflect interior layouts, but are confusing. Do use a regular pattern for doors and windows. Allow for details, such as frames and casings to call attention to the door as the main point of access for pedestrians into the building.

c. Window Shutter Details (8209.f)



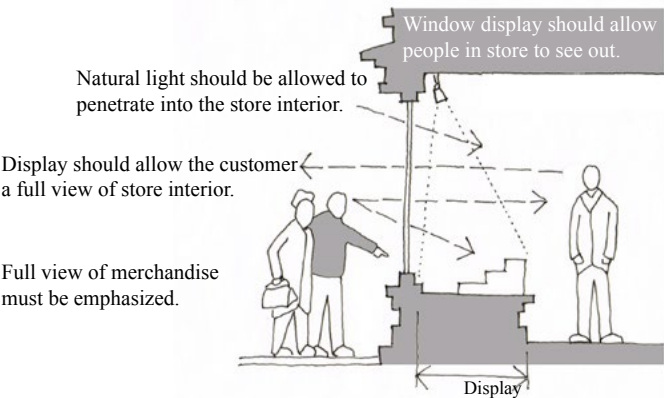
Shutters should be exactly half the width of the sash they are covering in order to appear to serve their historical function of protecting windows from high winds. Don't use narrow shutters that are obviously fake. Do use shutters that work. All shutters should be installed with hinges and dogs. Shutters should be louvered, paneled, or constructed of boards as appropriate to the style of the building.

d. Window Opening (8209.e)



Masonry veneer walls should be detailed exactly like masonry bearing walls, especially at openings. Masonry veneers should be detailed as if they were structural masonry walls. Don't use openings that make the brick look like wallpaper. Do detail a window or door as a proper masonry opening with proper lintels and arches that hold weight. Windows without exterior shading shall be recessed from the facade plane two (2) inches in depth for every one (1) foot in height.

e. Main Street Display Window Building Elements (8209.e.ii)



f. Main Street Building Elements (Advisory)

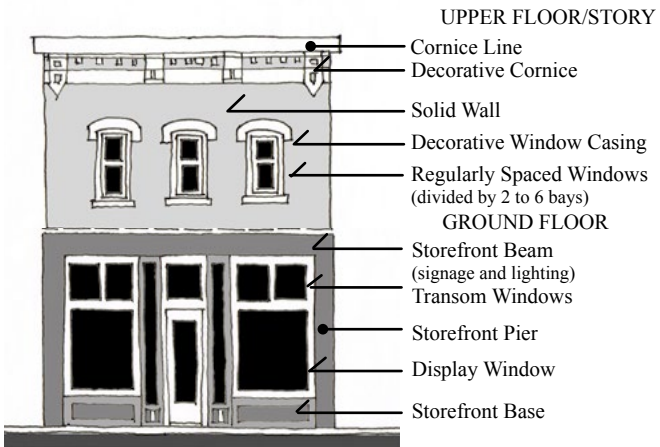
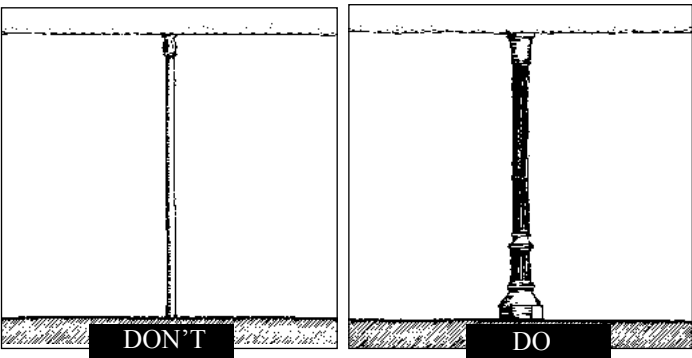


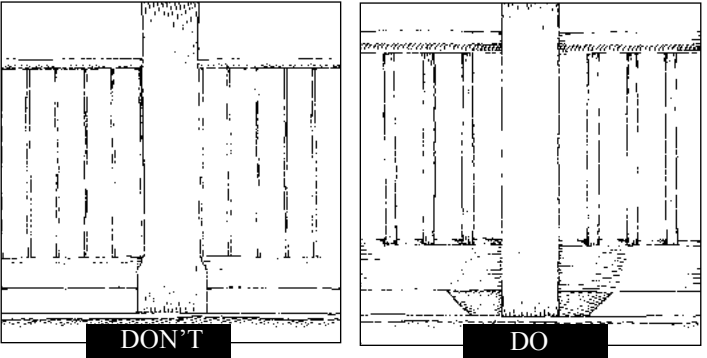
TABLE 2.6 RM-V5 RAMONA VILLAGE CENTER DESIGN STANDARDS ILLUSTRATED (CONTINUED)

g. Metal Columns (Advisory)



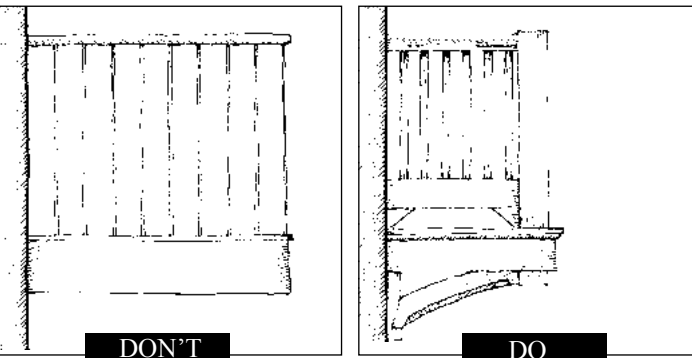
Ramona has historically used the simple vernacular columns that are less ornate steel with a simple cast capital and base. Do not use an overly ornate, classical column or an overly simple and cheap metal pole without capitals and a base. Overly ornate and overly simple are out of character with Ramona. Main Street architectural details are rustic and more vernacular than classical in their character.

h. Wood Railing (Advisory)



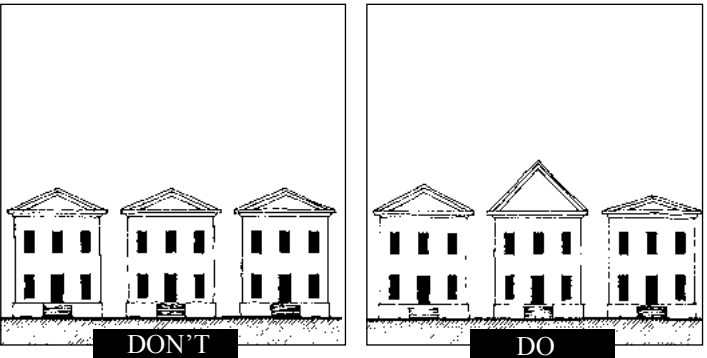
Ramona has historically used a well-proportioned wood railing composed of a standard contoured top rail, 1-1/4" square balusters, and a vertical 2 x 4 or 2 x 6 bottom rail with double chamfered top for draining. Do not use a heavier, more refined wood railing nor a cheap, too-simple railing. These extremes are out of character with the more rustic Ramona architectural detail character.

i. Balcony Brackets (8209.g)



Railing shall have both top and bottom rails clearing the floor. Balusters shall be centered on the rails and spaced no more than 4 inches apart. Balconies shall project no less than 3 feet from the face of the building and shall be visually supported by brackets. Balconies that are too deep or and unsupported by brackets appear threatening to fall down to those passing underneath.

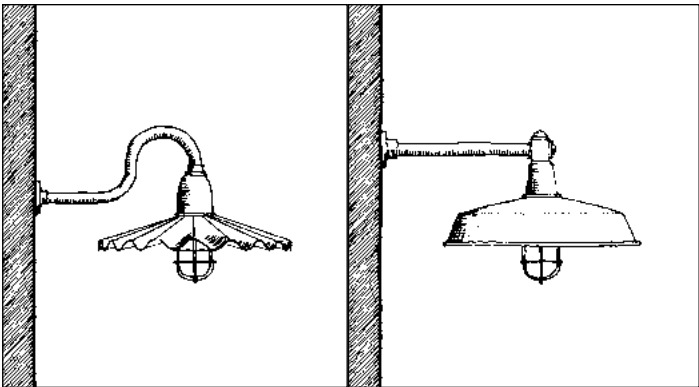
j. Roof Pitch and Slope Pattern (8209.h)



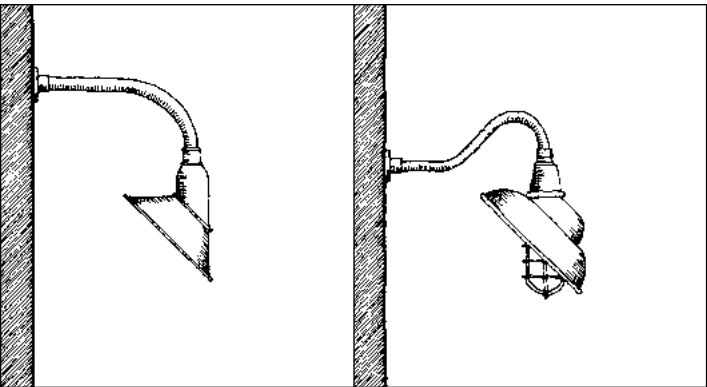
Ramona has historically used Frame Vernacular, California Bungalow and American Mercantile building types with a variety of roof shapes and slopes. Do not use a consistent slope along the entire street block face. All primary roof slopes should fall within a range of no greater than 20% and no less than 80% of the neighboring roof slopes. Flat roofs on Main Street are acceptable. Do maintain a regular and vertical opening (windows and entrances) pattern.

k. Exterior Lighting Fixtures (8211)

The **rippled and dome reflector lights** throws light straight down onto the blding. A wide reflector opening throws light wider so fewer are required. These lights must be raised higher than the sign. These respect Dark Sky goals.



The large and small **angled reflector lights** throws light primarily back toward the building. A wide reflector opening throws light wider so fewer are required. Angle degrees may vary between 15 and 75 degrees.



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8743 Signage

- a. ~~Permitted signage types shall conform to the specifications of Table 2.7 and limited to four (4) sign types per each Lot along the Primary Frontage in the first Lot Layer (See Table 2.4.D). In addition, one (1) of the four (4) allowed signs must be either an Address Sign (Table 2.7.a) or Nameplate Sign (Table 2.7.b) for location identification purposes.~~
- b. ~~Per every 50 linear feet of Principle Building Frontage or Bay per Lot on both the ground floor and upper floors in first and second Lot Layers allows a maximum of 35 square feet of Signage (up to 120 square feet maximum).~~
- a. Applicable to New Buildings and Existing Buildings with improvements adding 120-square feet or more of new construction, permitted signage types shall conform to the specifications of Table 2.7 and shall be limited to five (5) sign types per each lot along the Primary Frontage in the first Lot Layer (See Table 2.7b) for location identification purposes.
- b. Existing signage review or signage not listed in this sub-section shall conform with the Form Based Code and follow the design review process §8704.
- c. One (1.0) square foot of signage area per every 50 linear feet of one (1.0) linear feet of Principle Building Frontage or Bay. If on a corner lot, the applicant shall choose which frontage is its primary frontage. Additional signage area may be granted for signs that contribute to the Building Design Standards rural town center quality found in §8741.
- d. Signage shall not exceed 120-square feet maximum per total Primary Building, if the building size qualifies.
- e. The only signage area allowed within the second and third Lot Layer, and/or on Outbuildings are either one (1) Address or Nameplate Sign.
- f. **Address Signs** shall be limited to two (2) square feet total area and made easily visible through colors or materials that contrast with their background and shall be attached to the Principal Entrance of each unit they identify. Address sign(s) may be attached to off-site mailbox(s) by Exception to preserve the historic bucket mailbox character of the Colonnade.
- g. **Awning Signage** shall be limited to no more than ~~seventy~~ 70 percent (70%) of the Valance of the awning or the vertical portion of a dome awning. The height of the Valance shall not exceed ~~fifteen~~ (15) inches. Awning Signs shall contain only the business name, logo, and/or street address. Awning Signs may encroach into the Public Sidewalk Frontage.
- h. One (1) **Band Sign** limited to 70% percent of the width of the Building Facade shall be permitted for each building with a Commercial Use. Information shall consist of the name and/or logo of the business and allowed on streetscreens.
- i. **Blade Signs** shall be permitted only for Commercial Uses that have a Principal Entrance on the ground floor.
- j. One (1) **Blade Sign** shall be permitted only for each business if the Facade is no more than five (5) feet setback from the Principal Frontage Line. Blade Signs may encroach into the Public Sidewalk Frontage up to four (4) feet, shall clear the Sidewalk by at least eight (8) feet in height, and shall not encroach above the bottom of any second Story windows. Blade Signs shall be limited to the name and/or logo of the business.
- k. **Marquees** are allowed by Exception only in the Old Town Sub Area, and shall be only located above the Principal Entrance of a building, and shall provide a minimum clearance of ten (10) feet, and may encroach into the Public Sidewalk Frontage to within two (2) feet of the Curb. Message Boards shall be permitted as part of Marquees.
- l. One (1) **Nameplate** per address limited to two (2) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to a building wall within ten (10) feet of a Principal Entrance.
- m. **Outdoor Display Cases** shall not exceed six (6) square feet and shall not be internally illuminated.
- n. One (1) freestanding, double-sided, temporary **Sidewalk Sign** may be placed within the public Frontage for each business. Sidewalk Signs shall be removed at the close of business each day.
- o. One (1) **Window Sign** per window area shall not exceed 25% percent of the glass (See Table 2.7.f.), and shall contribute to the overall signage allotment. Window Signs shall not interfere with the ability of pedestrians and public safety personnel to see through windows into premises and view of product displays. Window signs may list services and/or products sold on the premises, and/or provide contact information, operating hours and other messages.
- p. Signage shall be externally illuminated, **Window Sign** may be neon lit and in conformance with Table 2.7 f.
- q. No signs are allowed above the highest portion of the building and no digital signs are allowed.
- r. Signage that is painted, and/or routed and/or sandblasted on metal and/or on the building facade shall be allowed a letter height of 24 18-inches maximum, unless set back more than 100-feet from the street frontage, then a letter height of 24-inches shall be permitted. All other letter heights shall conform with Table 2.7 letter height(s).
- s. **Monument Signs** for multiple tenants are (Table 2.7.j), including Outdoor Menu boards for Drive-Thru service and Gas Station pricing, and Banners are allowed by exception in the Paseo and Colonnade Sub Areas allowed to be up to eight (8) feet wide and five (5) six (6) feet tall, excluding a base or pedestal up to 18-inches tall, and shall not exceed up to 40 48 square feet max. (Table.

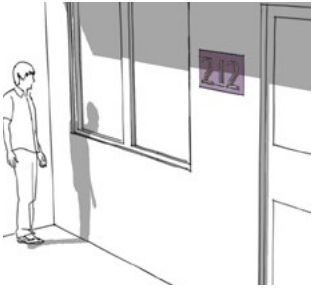
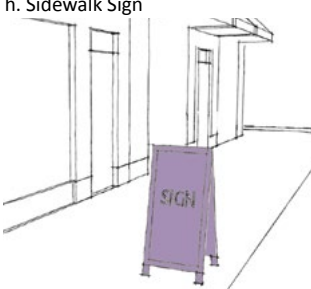
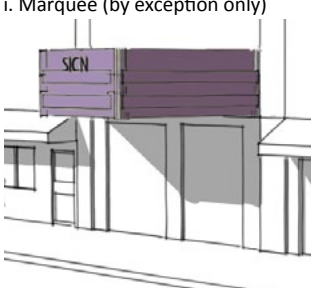
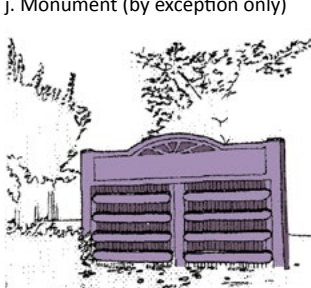
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- 2.7.j). Single tenant Monument Signs are allowed to be up six (6) feet wide and five (5) feet tall, including the base or pedestal, and shall not exceed up to 30-square feet max.
- t. **Outdoor Menu Boards** Drive-Thru service are limited to two (2) per Lot and allowed to be up to five (5) feet wide by five (5) feet tall, unless screened or not visible from the right-of-way, then an Exception not exceeding six (6) feet tall may be considered.
- u. **Gas Station** pricing are limited to one (1) per Lot and allowed to be up to five (5) feet wide by five (5) feet tall. Letter height shall be allowed a maximum letter height of 12-inches tall. No internal illumination other than letters and numbers shall be permitted.
- v. Temporary Signage, such as **Banners, Feathers** are permitted at a maximum four (4) feet wide by six (6) feet tall. The sign shall be limited to one (1) Special Event annually and 45-day display time frame, through the RDRB.
- w. **Murals** are considered Public Art and are exempt from signage requirements and allowed by Exception.
- x. **Logos** may be allowed on Architectural enhancements, such as on Streetscreens (see Table 2.8. h) Logos shall attribute to the total allotted signage.
- y. The use of any '**Blow Up**' signs with compressors, 'Hot Air Balloon' signs, and Spotlights (rotating or fixed) is not allowed.
- z. **Directional signs** are limited to a maximum of three (3) per Lot and allowed to be a maximum of two (2) square feet.

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TABLE 2.7 RM-V5 SIGN STANDARDS

(GRAPHICS ARE ADVISORY)

SPECIFICATIONS			SPECIFICATIONS		
a. Address Sign 	Quantity Area Width Height Depth / Projection From Sidewalk Clearance Apex Letter Height Other	1 per address 2 sf. max. 24 in. max. 12 in. max. 3 in. max. 4.5 ft. min. Not Applicable 8 in. max. allowed on upper floor(s)	b. Nameplate Sign 	Quantity Area Width Height Depth / Projection From Sidewalk Clearance Apex Letter Height Other	1 per address 2 sf. max. 18 in. max. 18 in. max. 3 in. max. 4 ft. max. 7 ft. max. 8 in. max. allowed on upper floor(s)
c. Outdoor Display Case 	Quantity Area Width Height Depth / Projection From Sidewalk Clearance Apex Letter Height Other	1 per address 6 sf max. 3.5 ft. max. 3.5 ft. max. 5 in. max. 4 ft. max. 42 in max. 6 in min., 10 in max. allowed on upper floors. Allowed on streetscreens (see Table 2.8.h)	d. Blade Sign 	Quantity Area Width Height Depth / Projection From Sidewalk Clearance Apex Letter Height Other	1 per Facade, 2 max 6 sq. ft. 4 ft. max. 4 ft. max. 4 ft. max. 8 ft. min. upper storefront beam and/ or bottom of upper floor windows 10 in max. business name and logo only. Not allowed on upper floors
e. Band Sign 	Quantity Area Width Height Depth / Projection From Sidewalk Clearance Apex Letter Height Other	1, 2 for corner building 1 sq. ft. max. for every linear ft. of Building Facade between upper storefront beam max. to upper transom or display window. 3 ft. max. Not Applicable- No illuminated letters 10 ft. min. upper storefront beam 6 in min., 12 in max. business name and logo only. Allowed on Streetscreens (See Table 2.8.h)	f. Window Sign 	Quantity Area Width Height Depth / Projection From Sidewalk Clearance Apex Letter Height Other	1 per window every 12.5 linear feet max. 25% of glass max. varies varies on or behind glass 4 ft. max. bottom of transom or beam 10 in max. allowed on upper floors
g. Awning Sign 	Quantity Area Width Height Depth / Projection From Sidewalk Clearance Apex Letter Height Valance Other	1 per window only on Valance width of Awning upper storefront beam max 4 ft. min. 8 ft. max. bottom of upper floor windows 6 in min., 10 in max. 15 in max. business name and logo allowed on valance only. Not allowed on upper floor(s)	h. Sidewalk Sign 	Quantity Area Width Height Depth / Projection From Sidewalk Clearance Apex Letter Height Other	1 per business 87,583 sf. max. 26 in max. 42 in max. not applicable not applicable 42 in max. 10 in max. not allowed on upper floors
i. Marquee (by exception only) 	Quantity Area Width Height Depth / Projection From Sidewalk Clearance Apex Letter Height Other	1 per business Not Applicable width of entrance + 4' o.c. 50% Story height max. 4 ft. min., 10 ft. max. 10 ft. min. bottom of upper floor windows 12 in min., 18 in max. Only allowed by exception in Old Town. not allowed on upper floors	j. Monument (by exception only) 	Quantity Area Width Height Depth / Projection From Sidewalk Clearance Apex Letter Height Other	1 per business 24 sq. ft. max. 72 in max. 48 in max. not applicable not applicable 48 in max. 10 in max. Base or pedestal shall not exceed 18-inches in height. only allowed by exception only in Paseo and Colonnade Sub- District(s): Not allowed on upper floor(s)

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8745 Lighting

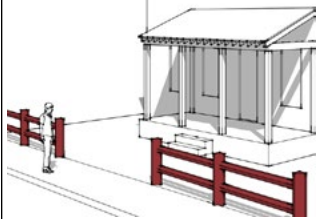
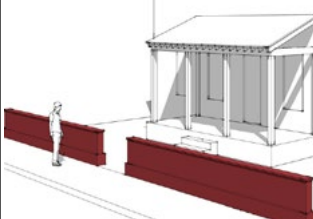
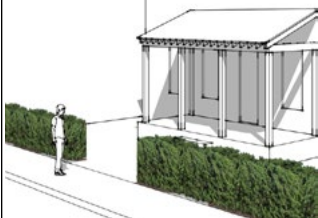
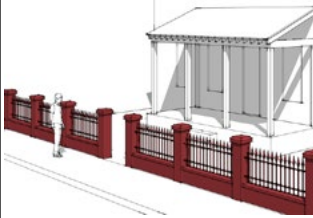
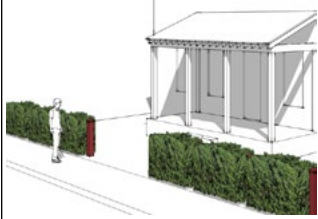
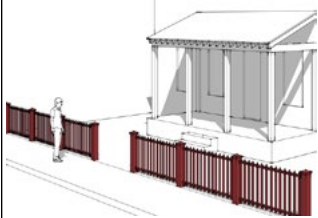
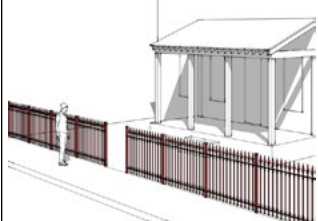
- a. Privately owned but publicly accessible spaces internal to any private Lot shall be oriented to maintain the natural Dark Sky character within rural Ramona.
- b. No lighting level measured at the building Frontage Line shall not exceed 2.0 foot-candle level.
- c. All lighting shall use full cutoff - fully shielded - luminaries, and no lighting shall escape the horizontal plane.
- d. Overhead lighting shall be a maximum height of 15 feet above the surface in parking areas and 12 feet elsewhere.
- e. Along walkways, low-level lighting in the form of bollards or fixtures should be mounted on low-rise, human-scaled posts.
- f. All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.
- g. The Store Front Beam is the ideal location for awnings, signage and lighting elements illustrated on Table 2.6.k.

8747 Fencing

- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- b. Fencing types diagrammed on Table 2.8 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.
- c. Fencing materials shall be subject to the following requirements:
 - i. Landscaped or landscaped with Post Hedges shall be Setback 18 inches from Property Line.
 - ii. Split Rail, Post, Stone and Brick may be painted or have a natural finish.
 - iii. Picket, Metal, and Stucco fencing materials should have a painted finish.
 - iv. All Fencing shall not exceed eight (8) feet in height.
 - v. Combined fencing materials shall have heavier materials below the upper lighter materials.
 - vi. Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter
- d. Streetscreens are required for screening parking areas from thoroughfares. Specific designs shall be incorporated along the Primary Frontage Line and should follow these general patterns as illustrated on Table 2.8.h and §8741.f:
 - i. Streetscreens shall be located along the Primary and Secondary Frontage Lines.
 - ii. Streetscreens should continue the vertical and horizontal planes of the adjacent Building Facade(s)
 - iii. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.

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TABLE 2.8 RM-V5 FENCING STANDARDS

SPECIFICATIONS				SPECIFICATIONS			
a. Split Rail		Materials	wood or concrete	b. Wall (Streetscreen)		Materials	stone, brick, stucco, block
		Finish	paint, stain or natural			Finish	stone, brick, stucco, block
		Setback	0" or 18" for landscape			Setback	0" or 18" for landscape
		Height	3 ft.. max. on Main Street, and 3 min.. - 6 ft.. max.			Height	3 ft.. max. on Main Street, and 3 ft.. min. or 6 ft.. max
		Location	primary and secondary front setback			Location	primary and secondary front setbacks
c. Hedge (Streetscreen)		Materials	landscape	d. Combination (Streetscreen)		Materials	stone, brick, stucco, block with Metal Panels
		Finish	natural			Finish	paint or none / powder coat or paint
		Setback	18" from edge of curb			Setback	0" or 18" for landscape
		Height	3 ft.. max. on Main Street, and 3 ft.. min.. - 6 ft.. max.			Height	3 ft.. max. on Main Street and 3 ft.. min.. or 6 ft.. max
		Location	all setbacks			Location	all setbacks
e. Post and Hedge (Streetscreen)		Materials	landscape and wood	f. Panel		Materials	wood or metal
		Finish	paint, stain or natural			Finish	paint or stain
		Setback	18" from edge of curb			Setback	0" or 18" for landscape
		Height	3 ft.. mx. on Main Street and 3 ft.. min.. - 6 ft.. max.			Height	3 ft.. min.. to 6 ft.. max.
		Location	all setbacks			Location	side and rear setbacks
g. Post and Picket (Streetscreen)		Materials	wood	h. Streetscreen		Materials	stone, brick, stucco, block, wood and/or metal
		Finish	paint, stain or natural			Finish	natural, paint or stain
		Setback	0" or 18" for landscape			Setback	0" or 18" for landscape
		Height	3 ft.. max. on Main Street and 3 ft.. min.. - 6 ft.. max.			Base Height	3.5 ft.. min., and 6 ft.. max. only w/out upper cornice line.
		Location	primary and secondary front setbacks			Upper Cornice Line Height	16 ft.. max. with a 12 ft.. max. open between matching building Cornice Line and Base.
		Picket Spacing	≤ 2.5 times width of picket			Location	first lot layer along building frontage
i. Metal (Streetscreen)		Materials	aluminum or wrought iron				
		Finish	powder coat or paint				
		Setback	0" or 18" for landscape				
		Height	3 ft.. max. on Main Street, and 3 ft.. min.. - 6 ft.. max.				
		Location	primary and secondary front setbacks				
		Picket Spacing	≤2.5 times width of picket				

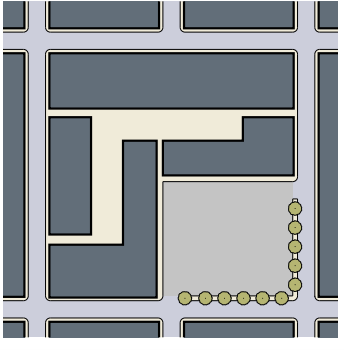
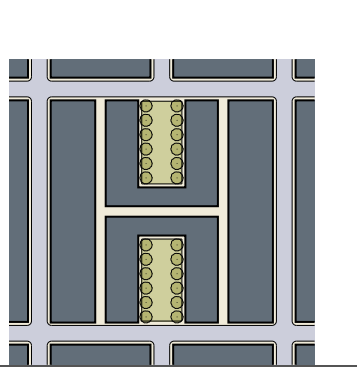
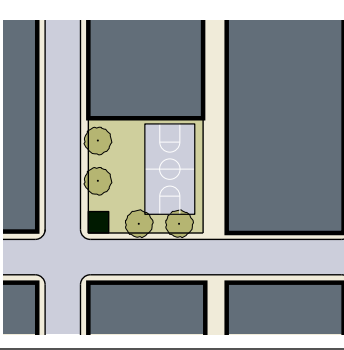
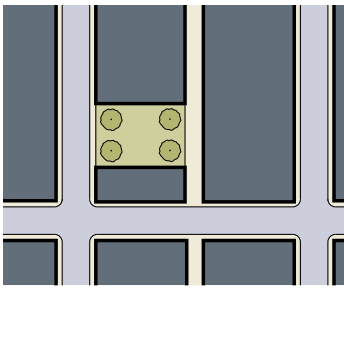
PART EIGHT: 8730 RM-V5 Center District

8749 Shared Civic Space

- a. Measured from Main Street Frontage, all new development exceeding 150 feet in length shall include at least one (1) Shared Civic Space type as generally described on Table 2.9 and shall be 2,000 square feet minimum.
- b. Privately owned, but publicly accessible, Shared Civic Space shall be located in the first and/or second Lot Layer.
- c. Shared Civic Space types diagrammed on Table 2.9 are provided for illustrative purposes only, specific designs shall be prepared in accordance with the characteristics and description of each type listed.
- d. Shared Civic Spaces designed as a Plaza shall have a minimum of 25% of its perimeter fronting onto a Thoroughfare.
- e. These spaces may be combined with Stormwater Management facilities (§8739), such as Retention Basins, pool/fountain, Cisterns, Landscaped and Grated Tree Wells.
- f. Allow for individual building owners to install Civic Art, such as Murals, sculpture building ornament and curiosity items on their buildings and within the Lot that may be viewed by the public.
- g. Shared Civic Space areas shall be more than 2000 square feet minimum and shall be shaded by Canopy Trees at a rate of three (3) trees for every 1000 square feet of total area. See Table 8.7 for Canopy Tree species and characteristics.
- h. Shared Civic Space Landscape shall directly reference Landscape Standards §8737.
- i. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- j. Shrubs should be medium-sized, low-creeping variety and shall include Calliandra, Ceanothus, Grevillea noellii, Lantana, Juniperus, Mahonia, Nerium oleander, Pittosposu, Photinia, Pyracantha, Rapiolepis, Ribes and Rhus species.

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TABLE 2.9 RM-V5 SHARED CIVIC SPACE TYPES

a. Commercial Plaza A multi-purpose Open Space available for Civic purposes, Commercial activities and as flex parking space. The parking area is designed as a Plaza using permeable paving materials. A Commercial Plaza should be separated from adjacent Thoroughfares and spatially defined by a landscaped buffer including Street Trees. Minimum 2000 sq. ft. in area.		b. Close A semi-public Open Space available for unstructured recreation by those occupying the adjacent buildings. A Close is circumnavigated by a one-way private Thoroughfare with parking on one side. Landscape includes lawn and trees, formally disposed. May include ornamental species. This space may be combined with the Storm Water Storage Retention Basin Facility. Minimum 1000 sq. ft..	
c. Playground An Open Space available for recreation. A Playground provides play space for children and may be designed as stand alone spaces or a part of another Civic Space. 1000 sf ft. minimum space may be combined with the Storm Water Storage Retention Basin Facility. Importantly, this type of Playground is open to the public and access is not limited to entry via the Building Frontage.			
d. Court An Open Space available for unstructured recreation. A Court provides greenery and a place to sit outdoors for adults and is typically located within a Block/Lot. A minimum of 100 sf ft. in total area along secondary frontages. These spaces work well for adults in conjunction with a Playground for children in the same project area.			
e. Plaza An Open Space available for unstructured recreation and Civic purposes. Plazas are designed as part of a Block/Lot or located internal to a Block/Lot and spatially defined by surrounding buildings and Primary Thoroughfares. Landscape consists primarily of Hardscape and is a minimum 2000 sq. ft..	