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PART EIGHT: 8750 RM-V4 - General District

8750 RM-V4 General District Development Standards

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~~Table 3.6 Sign Standards~~

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Lots located within the RM-V4 - General 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 3.5). The construction improvement requirements (sidewalk, landscape, furnishing, street trees, etc) and fees are based upon Lot Widths (8771). These Public Frontage Requirements are located in §8857 Public Realm - Thoroughfares.

8751 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.

8752 Building and Land Use

- a. Permitted Uses for Lots designated as RM-V4 are listed on Table 3.0.
- b. A Primary Buildings may share up to two (2) Uses.
- c. 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.
~~On lots designated as RM-V4 abutting the Main Street Frontage Residential Restriction Line, as shown on the Ramona Village Center Zoning Map, Paseo and Colonnade Sub-Area Zoning Maps, shall be subject to the following requirements:~~
 - i. ~~Commercial Uses listed for RM-V4 on Table 3.0 shall be permitted.~~
 - ii. The first Lot Layer's ground floor Story shall be restricted to Commercial, Industrial, and/or Agricultural Uses (Table 3.0) ~~and all Residential entrances shall not be allowed to front onto Main Street.~~
- d. The work quarters of Home Businesses shall be not be visible from the Public Frontage Line.
- ~~e. Lodging Uses shall be owner occupied.~~
- ~~e-f.~~ Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning ZQ §6980 excepting §6985 and §6986 and shall not exceed a height of 35-feet.
- f. Buildings with Mixed-Uses (Commercial and Residential) must consist of a minimum 50-percent Commercial Land Uses.

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TABLE 3.0 PERMITTED USES

RESIDENTIAL	V4
Accessory Apartment	R
Family Residential	R
Farm Labor Camps	
Group Residential	m
Mobile Home Residential	
OFFICE	V4
Professional Office Space (Class A)	
COMMERCIAL	V4
Administrative and Professional Service	R
Agricultural and Horticultural Sales	
Agricultural Sales	R
Horticultural Sales	R
Agricultural Services	R
Animal Sales and Services	
Auctioning	
Grooming	R
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	m
Fleet Storage	m
Parking	R
Repairs (Heavy Equipment)	m
Repairs (Light Equipment)	R
Sales/Rentals (Heavy Equipment)	R
Sales/Rentals (Farm Equipment)	R
Sales/Rentals (Light Equipment)	R
Building Maintenance Services	m
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)	V4
Convenience Sales and Service	R
Cottage Industries	R
Eating and Drinking Establishment	R
Outdoor Dining (encroaching into ROW)	m
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	m
Personal Services, General	R
Recycling Collection / Processing Facility	A
Repair Services, Consumer	R
Research Services (Cottage Industry)	A
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	m
Wholesale Storage and Distribution	
Mini-Warehouse	A
Light	A
Heavy	M

INDUSTRIAL	V4
Custom Manufacturing	m
General Industrial	m
AGRICULTURAL	V4
Horticulture	
Cultivation	R
Storage	R
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	V4
Mining and Processing	
Sire Preparation	M
CIVIC	V4
Administrative Services	R
Ambulance Services	R
Emergency Shelter	R
Clinic Services	R
Community Recreation	m
Cultural Exhibits and Library Services	R
Child Care Center	R
Essential Services	R
Fire Protection Services	R
Group Care	R
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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8753 Parking and Storage

- a. All parking areas and garages shall be located in the second and third Lot Layer as illustrated on Table 3.4.D.
- b. Driveways shall be no wider than 12 feet in the first Lot Layer.
- c. The minimum number of parking spaces required for each Use is specified on Table 3.1. Parking requirements shall only be adjusted as specifically indicated in this Section.
- d. 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.
- e. For Lots with more than one Use (i.e. Shared-Use), the total number of parking spaces required may be adjusted by multiplying the total number of parking spaces ~~places~~ required for all Uses as indicated on Table 3.2.
- f. Determination of required parking for Use combinations not listed on Table 3.1 shall be approved on a case-by-case basis through the Site Plan process as referenced in §8705.b.
- g. The Shared-Use Parking multiplier may be used to reduce the total number of parking spaces required for combinations of Uses listed on Table 3.2.
- h. Shared-Use Parking calculations shall be rounded up to a whole number and two (2) Uses shall use the highest multiplier percentage.
- i. Outdoor Storage. Loading and Service Areas shall be located in the second and third Lot Layers on Table 3.4.D Parking and Storage Diagram.
- j. 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 the exclusion of Agricultural Equipment Storage Uses.
- k. 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 3.1 V4 REQUIRED VEHICULAR PARKING SPACES

RESIDENTIAL	±5 2.0 / dwelling
Studio Units <600 sf and Second Dwelling Unit	1.0 / dwelling
Guests and Visitors	0.5 / dwelling
COMMERCIALⁱ	4.0 / 1000 sq. ft.
Automotive and Equipment	3.0 / 1000 sq. ft.
Business Equipment and Sales Services	3.0 / 1000 sq. ft.
Medical Services	1.75 / bed capacity
Participant Sports and Recreation	1.0 / 4 total occupancy
Spectator Sport and Recreation	1.0 / 3 total occupancy
Swap Meets	4.0 / 1000 sq. ft.
Transient Habitation	1.0 / 2 guest room
Wholesale Storage and Distribution	1.0 / 500 sq. ft.
CIVIC	1.0 / 4 total occupancy
Clinical Services	1.0 / employee; 1.0 / exam room
Community Recreation	1.0 / 4 total occupancy
Child Care (and small schools)	1.0 / 300 sq. ft.
Group Care	1.0 / 4 beds
Lodge, Fraternal or Civic Assembly	1.0 / 4 total occupancy
Major Impact Services and Utilities ⁱⁱ	-
Religious Assembly (More than 50 guests)	1.0 / 4 total occupancy
OFFICE (CLASS A)	3.5 / 1000 sq. ft.
INDUSTRIAL, AGRICULTURAL, EXTRACTIVE	1 / 300 sq. ft.

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 3.2 SHARED-USE PARKING MULTIPLIER

USE #1	USE #2	MULTIPLIER	<p>Example of Shared Parking Calculation:</p> <ol style="list-style-type: none"> Determine V5 Building(s) Land Uses per each Lot: <ol style="list-style-type: none"> Ground Floor Professional Services 2,000 sq. ft.: 3.5 Spaces per 1000 sq. ft. = 7 Parking Spaces Upper Floor Residential Units (2): 1.5 2 Spaces per Unit = 4 6 Parking Spaces Total Number of Parking Spaces Required = 10 <u>11</u> Shared Parking Multiplier for Residential Use plus Professional Services (a typical office) = 70% Multiply 11 10 x .70 = 7 <u>8</u> (rounded up to the nearest number) Minimum Number of Parking Spaces is 7 <u>8</u> per Lot. <p>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 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.</p>
RESIDENTIAL	+ Convenience Sales and Service + Eating and Drinking Establishment + Food and Beverage Retail Sales + Laundry Services + Personal Services, General + Repair Services, Consumer + Retail Sales (all types)	80%	
RESIDENTIAL	+ Lodging	75%	
RESIDENTIAL	+ Administrative and Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	70%	
Convenience Sales and Service Eating and 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 3.3 PARKING PLACEMENT STANDARDS (ADVISORY)

a. Parking Placement on the 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.



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8754 Building Placement

- a. Primary Buildings and Outbuildings may be built on each Lot (see Table 3.4B).
- b. Buildings shall be Setback in relation to the boundaries of their Lots as specified on Table 3.4B
- c. Primary Buildings shall be positioned within the required Setbacks of a Lot to create a Freestanding Rural Building and/or an Attached Compact Building. (see Table 1.8).
- d. Lot coverage by Buildings and impermeable surfaces shall be a ~~minimum~~-~~maximum~~ of 70% -percent of one (1) Lot area.
- e. Lot coverage by Buildings and impermeable surfaces on combined or multiple Lots shall be a maximum of 60%-percent for two (2) combined Lot areas, and 50%-percent for three combined Lot areas.
- f. Facade Build-out of Primary Building shall be a minimum of 60% percent of the Lot's width at the Front Setback.
- g. The Principle Entrance of any Primary Building shall be oriented towards the Frontage Line.
- h. In the Colonnade Sub-District only, the side setback shall be minimum of 15-feet and maximum 30-feet.

8755 Building Height

- a. The maximum height of a Primary Building shall be two (2) floors and 35-feet maximum height (see Table 3.4A).
- b. The maximum height of an Outbuilding shall be two (2) floors and 25-feet maximum height (see Table 3.4A).

8757 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.
- 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. Paint 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.
- d. Doorways and 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.
- e. All ground floor Facades shall be glazed with clear glass no less than 30%percent of the first Story, and follow this pattern:
 - i. Buildings with a first floor Commercial Use shall be glazed with clear glass no less than 70%percent of the first Story.
 - ii. Openings above the first Story shall not exceed 50%percent of the total building wall area, with each Facade being calculated independently.
- f. Streetscreens should be used to clearly define a Lot's un-built space (parking or civic space) fronting onto a Primary Thoroughfare, and follow this general pattern:
 - i. Streetscreens shall be of a similar design to the Facade of buildings they abut.
 - ii. Streetscreens shall be between three and a half (3.5) and six (6) feet in height. The Streetscreen should be of similar design as adjacent hedge or fencing, see Table 3.7.
- g. Upper floors shall be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias.
- h. 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, or 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. Buildings with flat or rear sloping shed roofs shall have a simple parapet a minimum of 42-inches high.
 - iv. Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares and 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 shall be subject to the following additional requirements:
 - i. Buildings wider than 50-feet shall have their Facades divided into equally proportional bays between

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- 12.5-feet to 25-feet to 37.5-feet to 50-feet in width (or of a similar rational proportion).
- 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 roof line into segments as outline in §8757.i.ii.
 - iii. Buildings at corner lot locations shall include a vertical feature or architectural articulation of a type and character that calls attention to the corner as a prominent location.

8759 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 private Lot shall be designed per the Civic Space type characteristics outlined in Table 3.8.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 8.6 for Canopy Tree species and characteristics.
- d. Parking and landscaped areas shall utilize §8308 stormwater 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 Zoning Ordinance §86.701 and 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, Pittosposum, Photinia, Pyracantha, Rapiolepis, Ribes, and Rhus species.

8760 Stormwater Management

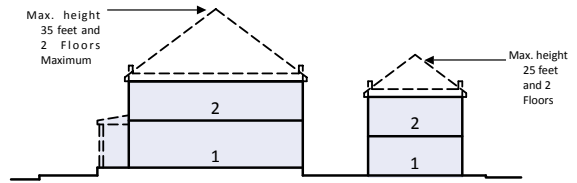
- a. Pervious Paving techniques shall be allowed in the first, second and third Lot Layers (see Table 3.4D).
- b. Pervious Paving techniques should be used where possible for Driveways, Parking Lots and Patios.
- c. Pervious Paving materials shall be limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.
- d. Channelling techniques shall be allowed the second and third Lot Layers.
- e. Channelling techniques should be used to direct storm water primarily into storage and filtration areas.
- f. Channelling materials shall be limited to Natural Creek, Terracing, Vegetative Swale, Drainage Ditch.
- g. Storage facilities shall be allowed the second and third Lot Layers.
- h. Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver stormwater 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 techniques shall be allowed the second and third Lot Layers.
- k. Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).
- l. Filtration facilities shall be limited to Purification Biotope, Vegetative Purification Bed, Bio-Retention Swale, Rain Garden, and Green Roof(s).

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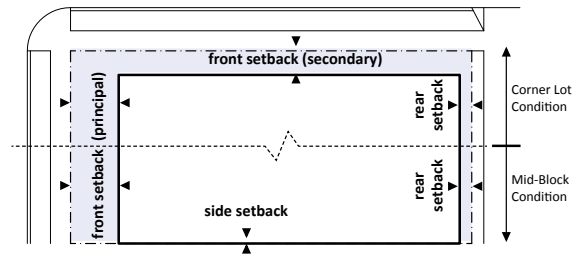
TABLE 3.4 RM-V4 SUMMARY TABLE

BUILDING PLACEMENT	
Freestanding Rural Building	permitted
Attached Compact Building	permitted
LOT OCCUPATION	
Lot Coverage	70%
Facade Buildout at Primary Front Setback	60% min.
PRINCIPAL BUILDING SETBACKS	
Primary Front Setback	2 ft. min 15 ft. max.
Secondary Front Setback	2 ft. min. 15 ft. max.
Side Setback	(15 ft. min. 8754. h) 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.
Outbuilding	2 max. 25 feet max.
ENCROACHMENTS	
i. Within Setback Encroachments	
<i>Open Porch</i>	not permitted
<i>Balcony and/or Bay Window</i>	100% max.
<i>Stoop or Terrace</i>	100% max.
ii. Public Sidewalk Encroachments	
<i>Awning, Gallery, or Arcade</i>	100% max.
iii. Encroachment Depths	
<i>Porch</i>	not permitted
<i>Gallery</i>	10 ft. min.
<i>Arcade</i>	12 ft. min.
PARKING LOCATION	
2nd Layer	permitted
3rd Layer	permitted
STORAGE LOCATION	
2nd Layer	permitted
3rd Layer	permitted

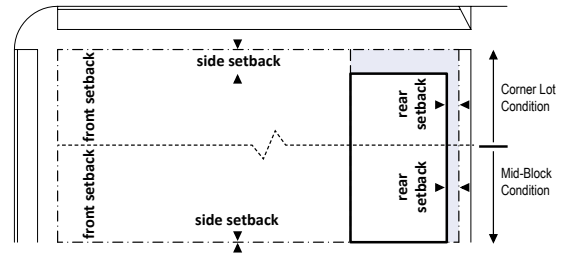
A. BUILDING HEIGHT DIAGRAM



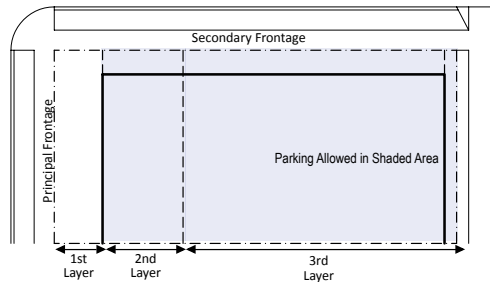
B. PRINCIPAL BUILDING PLACEMENT DIAGRAM



C. OUTBUILDING PLACEMENT DIAGRAM



D. PARKING AND STORAGE LOCATION DIAGRAM



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8761 Private Frontages

- Open Porches, Common Yards, Stoops, Terraces, Balconies and bay windows may Encroach within the first Lot Layer 50% of its depth.
- Awnings may Encroach within the Public Sidewalk.
- All Frontages shall be in conformance with Table 3.5.

TABLE 3.5 RM-V4 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	Height / Depth
a. Common Yard: an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk.					80% max	not permitted	3 ft. height max. 8 ft depth min.
b. Porch: a roof covered, raised platform at the entrance to a building					80% max	not permitted	not applicable
c. 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.					80% min	not permitted	not applicable
d. Stoop: an exterior stair and landing leading to an elevated first Story of a building.					80% min	not permitted	3 ft. height max. 5 ft. depth min.
e. Awning: a window covering attached to an exterior wall of a building.					80% min	to within 2 ft. of the Curb	8 ft. clearance 0 ft height max 8 ft. depth

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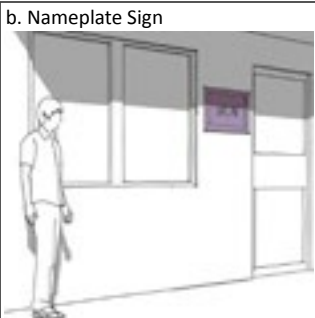




8763 Signage

- a. ~~Permitted signage types shall conform to the specifications of Table 3.6 and limited to three (3) sign types per each Lot along the Primary Frontage in the first Lot Layer (See Table 3.4.D).~~
Only Applicable to New Buildings and Existing Buildings with improvements adding over 120-square feet or more of new construction, permitted signage types shall conform to the specifications of Table 3.6 and shall be limited to three (3) sign types per each lot along the Primary Frontage in the first Lot Layer (See Table 3.4D) 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) of the three (3) allowed signs must be either an Address Sign (Table 3.6.a) or a Nameplate Sign (Table 3.6.b) for location purposes.0.75-square foot of signage area per every one (1) linear feet of Principle Building Frontage or Bay. A maximum of 37.5-90-square feet of total signage is allowed with buildings of 120- square lineal feet of frontage or longer per Lot on both the ground floor and upper floors in first and second Lot Layers. If on a corner Lot, the applicant shall choose which frontage is its primary frontage.~~
- d. ~~Per every 50-feet of Principal Building Frontage on both the ground and upper floors in first and second Lot Layers, allows a maximum of 35 37.5 square feet, not to exceed 420 90-square linear feet maximum.~~
- e. ~~The only signage area allowed within the third Lot Layer and/or on Outbuildings are either one (1) Address or Nameplate Sign.~~
- f. ~~Awning and Sidewalk Signs shall only be permitted on ground floor Commercial Uses.~~
- g. ~~Signage shall be externally illuminated, Window Signs may be neon lit and conformance with Table 3.6.~~
- h. ~~No signs are allowed above the highest portion of the building and no digital signs are allowed.~~
- i. ~~Signage that is painted, and/or routed and/or sandblasted on metal and/or wood 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 3.6 letter heights.~~
- j. ~~One (1) Nameplate per address limited to three (3) square feet and consisting of either a panel or individual letters may be attached to a building wall within ten (10) feet of a Principal Entrance.~~
- k. ~~**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 3.6 RM-V4 SIGN STANDARDS

(GRAPHICS ARE ADVISORY)

SPECIFICATIONS		SPECIFICATIONS	
<p>a. Address Sign</p> 	<p>Quantity 1 per address Area 2 sf max Width 24 in max Height 12 in max Depth / Projection 3 in max From Sidewalk Clearance 4.5 ft min Apex Not Applicable Letter Height 8 in max Other allowed on upper floor(s)</p>	<p>b. Nameplate Sign</p> 	<p>Quantity 1 per address Area 2 sf max Width 24 in max Height 12 in max Depth / Projection 3 in max From Sidewalk Clearance 4 ft max Apex 7 ft max Letter Height 8 in max Other allowed on upper floor(s)</p>
<p>c. Outdoor Display Case</p> 	<p>Quantity 1 per address Area 6 sf max Width 3.5 ft max Height 3.5 ft max Depth / Projection 5 in max From Sidewalk Clearance 4 ft max Apex 42 in max Letter Height 10 in max Other allowed on upper floors</p>	<p>d. Awning Sign</p> 	<p>Quantity 1 per window Area only on Valance Width width of Awning Height upper storefront beam max Depth / Projection 4 ft min From Sidewalk Clearance 8 ft max Apex bottom of upper floor windows Letter Height 8 in min, 10 in max Valance 15 in max Other business name and logo allowed on valance only. Not allowed on upper floor(s)</p>
<p>e. Sidewalk Sign</p> 	<p>Quantity 1 per business Area 8 sf max Width 26 in max Height 42 in max Depth / Projection not applicable From Sidewalk Clearance not applicable Apex 42 in max Letter Height 10 in max Other not allowed on upper floors</p>	<p>f. Window Sign</p> 	<p>Quantity 1 per window every 12.5 lineal feet max Area 25% of glass max Width varies Height varies Depth / Projection on or behind glass From Sidewalk Clearance 4 ft max Apex bottom of transom or beam Letter Height 10 in max Other allowed on upper floors</p>

8765 Lighting

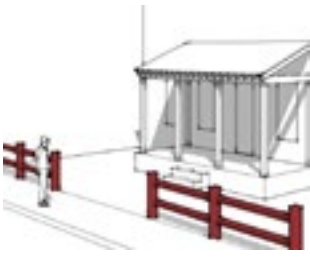
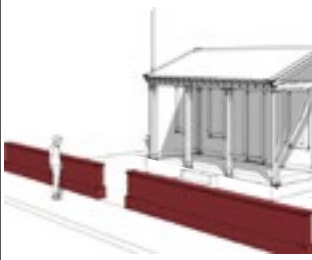

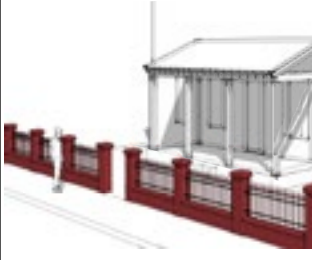

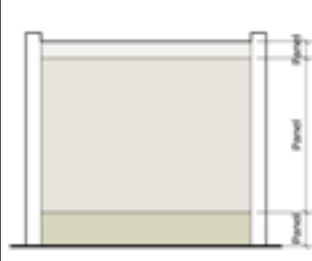

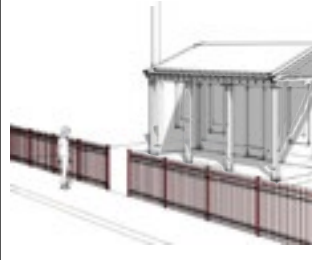
- a. Privately owned but publicly accessible spaces provided internal to any private Lot shall be oriented to maintain the natural Dark Sky character within rural Ramona.
- b. No lighting level measured at the building Frontage Line shall exceed 1.0 foot-candle level.
- c. All lighting shall use full 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 elsewhere.
- e. Along walkways, low-level lighting in the form of a bollard or fixture 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.

8767 Fencing

- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- b. Fencing types diagrammed on Table 3.7 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.

PART EIGHT: 8750 RM-V4 - General District

TABLE 3.7 RM-V4 FENCING STANDARDS

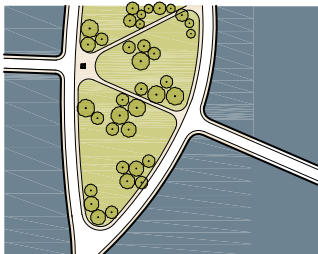
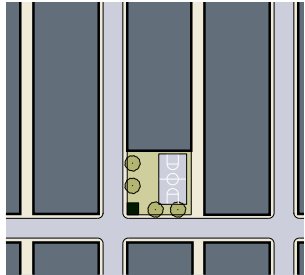
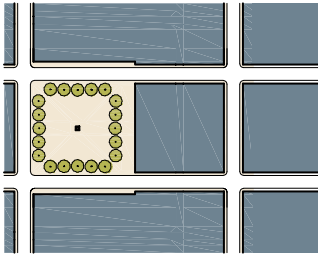
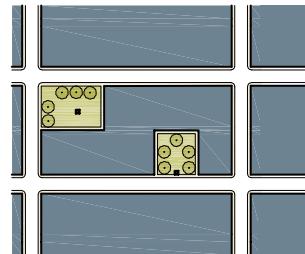
		SPECIFICATIONS		SPECIFICATIONS	
<p>a. Split Rail</p> 	<p>Materials Finish Setback Height Location</p>	<p>wood or concrete paint, stain or natural 0" or 18" for landscape 3 ft. min. - 6 ft. max. primary and secondary front setback</p>	<p>b. Wall</p> 	<p>Materials Finish Setback Height Location</p>	<p>stone, brick, stucco, block paint or none 0" or 18" for landscape 3 ft. min or 6 ft. max primary and secondary front setbacks</p>
<p>c. Hedge</p> 	<p>Materials Finish Setback Height Location</p>	<p>landscape natural 18" from edge of curb 3 ft. min. - 6 ft. max. all setbacks</p>	<p>d. Combination</p> 	<p>Materials Finish Setback Height Location</p>	<p>stone, brick, stucco, block with Metal Panels paint or none / powder coat or paint 0" or 18" for landscape 3 ft. min. or 6 ft. max all setbacks</p>
<p>e. Post and Hedge</p> 	<p>Materials Finish Setback Height Location</p>	<p>landscape and wood paint, stain or natural 18" from edge of curb 3 ft. min. - 6 ft. max. all setbacks</p>	<p>f. Panel</p> 	<p>Materials Finish Setback Height Location</p>	<p>wood or vinyl paint or stain 0" or 18" for landscape 3 ft. min. to 6 ft. max. side and rear setbacks</p>
<p>g. Post and Picket</p> 	<p>Materials Finish Setback Height Location Picket Spacing</p>	<p>wood or concrete paint, stain or natural 0" or 18" for landscape 3 ft. min. - 6 ft. max. primary and secondary front setbacks ≤ 2.5 times width of picket</p>	<p>h. Metal</p> 	<p>Materials Finish Setback Height Location Picket Spacing</p>	<p>aluminum or wrought iron powder coat or paint 0" or 18" for landscape 3 ft. min. - 6 ft. max. primary and secondary front setbacks ≤ 2.5 times width of picket</p>

PART EIGHT: 8750 RM-V4 - General District

8769 Shared Civic Space

- a. Measured from Main Street Frontage Line (in Colonnade Sub-Area only), all new development exceeding 300 feet in length shall include at least one (1) Shared Civic Space type as generally described on Table 3.8.
- b. Privately owned, but publicly accessible, Shared Civic Space shall be located in the first and second Lot Layer.
- c. Shared Civic Space types diagrammed on Table 3.8 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 Space 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 (8760), 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 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 six (6) trees per every 2,000 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 §8759.

TABLE 3.8 RM-V4 CIVIC SPACE TYPES (ADVISORY)

<p>a. Green An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. Sections of a Green may be designed specifically for the recreation of children. Minimum 5-acres.</p>		<p>b. Playground An Open Space available for unstructured recreation. A Playground provides play space for children and may be designed as stand alone spaces or a part of another Civic Space. Minimum 1,000 sq. ft.</p>	
<p>c. Court A semi-public Open Space available for unstructured recreation by those occupying the adjacent buildings. Access to abutting residential Lots is from a sidewalk that circumnavigates a central landscaped area. Landscape consists of lawn and trees, formally disposed. May include ornamental species. Minimum 1,000 sq. ft.</p>		<p>d. Pocket Park An Open Space available for unstructured recreation. A pocket park provides greenery and a place to sit outdoors for adults and is typically located within a Block/Lot. Minimum 1,000 sq. ft.</p>	
<p>e. Close A semi-public Open Space available for unstructured recreation by those occupying the adjacent buildings. A Close is circumnavigated by a one-way Thoroughfare with parking on one side. Landscape includes lawn and trees, formally disposed. May include ornamental species. Minimum 1,000 sq. ft.</p>	