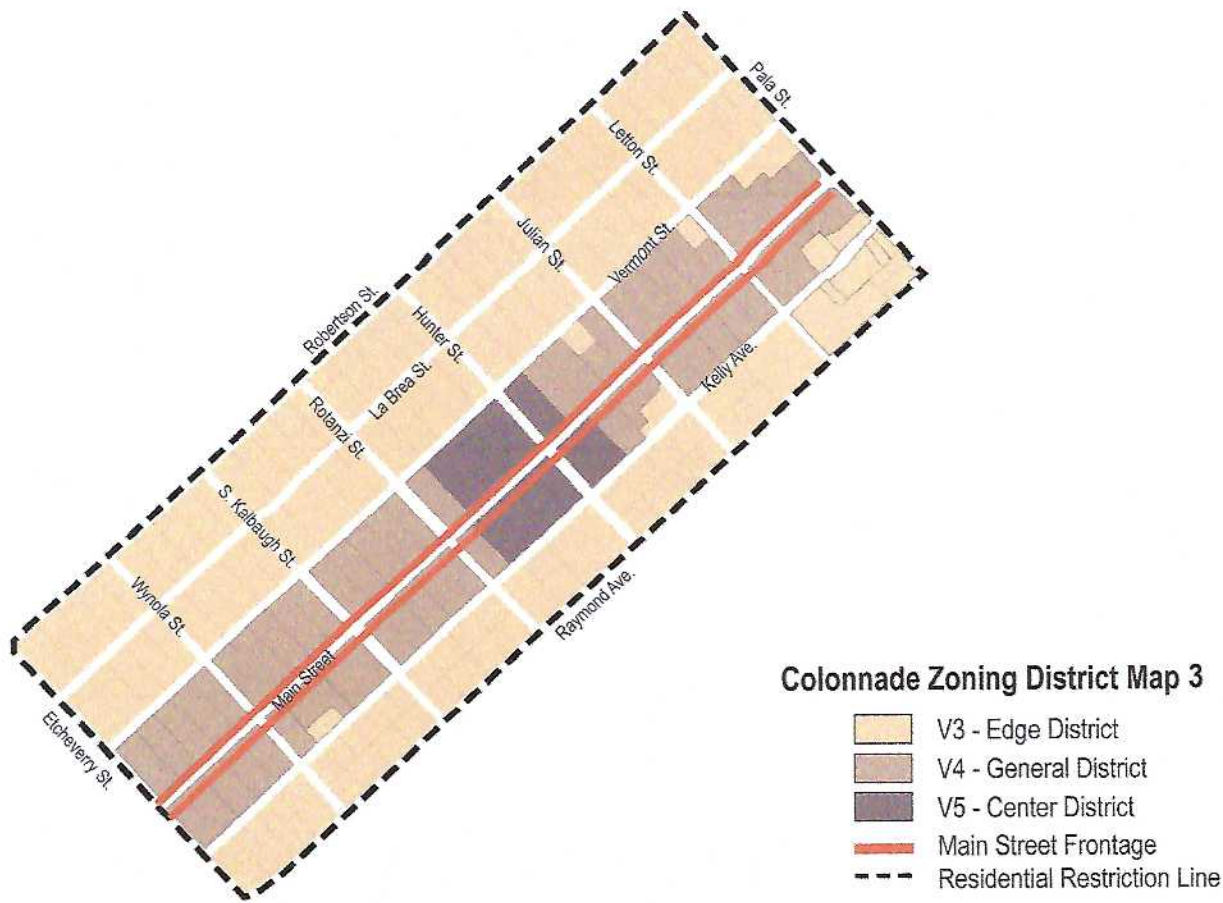


**PART EIGHT: 8710 Sub-Area General Standards**



**8715 Colonnade Sub-Area Intent**

- a. The Colonnade Sub-Area shall preserve its grand row of mature Eucalyptus trees located within and on each side of the State of California Highway 67 Right-of-Way. Direct Highway access shall be limited to maintain tree colonnade.
- b. New development will assist in under-planting suitable replacement trees to assure that a tree canopy is maintained.
- c. The Colonnade Sub-Area development regulations are intended to maintain its current more rural detached building development patterns with commercial buildings along Main Street surrounded by single-family residential housing.
- d. The Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Frontage types to front onto Main Street. All Residential Unit entries must be accessed from the second and third Lot Layer (§8723)
- e. The Colonnade building height is limited to two (2) stories and 35 feet maximum height.
- f. The Colonnade Public Frontage intention:
  - i. A Type D Special Pathway is set back from Main Street in order to preserve the colonnade of eucalyptus trees along Highway 67 that allows for equestrian, biking and pedestrian access. Etcheverry Street is proposed as a pathway per the Ramona Community Trails and Pathways Plan.
  - ii. Only the RM-V5 area shall allow vehicles parked curbside on Main Street for adequate pedestrian movement.
  - iii. Curb cuts should be eliminated and minimized to 1 per block in order to allow the continuity of the eucalyptus trees
  - iv. Common Easement should be coordinated to provide access for building in order to maintain the colonnade, such as shared parking facilities and access lanes between mid-block parcels.
- g. All trails, pathways, parking areas and open spaces should allow for permeable surfaces.
- h. Public Art should be allowed on all private and public buildings and spaces.
- i. Development or rebuilding of one or two family dwelling on a single Lot and associated accessory structures located in the RM-V3 are exempted from the provision of the Ramona Village Center Plan (§8703)



**PART EIGHT: 8710 Sub-Area General Standards**



**8719 Old Town Sub-Area Intent**

- a. The Old Town Sub-Area shall preserve its grand row of mature Eucalyptus trees located within and on each side of the State of California Highway 67 Right-of-Way. Direct Highway access shall be limited to maintain tree colonnade.
- b. The Old Town Sub-Area is the historic center of Ramona and is intended to be preserved as a historically significant place as well as a commercially viable Village Center.
- c. The Old Town is intended to connect to Main Street and surrounding neighborhoods and Santa Maria Creek Greenway, Ramona Community Park and Collier County Park.
- d. With each new development, the current traditional development pattern (building fronting the street with parking in the rear of the Lot) shall be respected in order to preserve Main Street and the existing character of Old Town Ramona.
- e. The Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Uses to front onto Main Street. All Residential Unit entries shall be accessed from the second and third Lot Layers (§8723).
- f. The Main Street Focal Point arrow is intended to allow for (3) stories and 45 feet maximum height limit at specific Lots located at key places along Main Street. Everywhere else is limited to (2) stories and 35 feet maximum height.
- g. The Santa Maria Creek 100 year Flood Plain is defined by Zoning District RM-V1.
- h. Old Town Public Frontage intention:
  - i. Sidewalks should be contiguous with the street to aid access to and from vehicles parked at curbside.
  - ii. The sidewalks shall be sufficiently wide to allow for adequate pedestrian movement and allow for street furniture in public frontage Furnishing Zone.
  - iii. Curb cuts should be eliminated and minimized to allow the continuity of the flow along the sidewalk.
  - iv. Streetlights and Signage should be designated to maintain its current low-key and respectful character of simple decorative poles with shielded lights per RM-V5 Design Standards graphics (§8741 and Table 2.7)
- i. A Shared parking facilities should be incorporated into an Old Town Main Street Management program.
- j. Shared Civic Spaces (§8749 and Table 2.9) shall be incorporated into every new private development plan that exceed 75 linear feet of linear length along the Main Street Frontage Line (§8723.a.).
- k. Allow for permeable pavements to be used in all parking areas, in combination with trees and other landscaping to provide storm water treatment.
- l. Public Art shall be allowed on all private and public buildings and spaces.



**PART EIGHT: 8710 Sub-Area General Standards**



**8717 Paseo Sub-Area Intent**

- a. The Paseo Sub-Area shall preserve Eucalyptus trees located within and on each side of the State of California Highway 67 Right-of-Way. Direct Highway access shall be limited to protect trees.
- b. The Paseo is intended to be the main development area in the Village Center.
- c. The Paseo is intended to link the Santa Maria Creek Greenway with Main Street and surrounding neighborhoods through new parks (see Public - Civic Standards), streetscapes, and trails (see Public - Thoroughfare Standards).
- d. With each new development, the current conventional suburban development pattern (commercial strip centers behind parking lots) is intended to transition into a contemporary Main Street with development patterns and character similar to the Old Town Sub-Area (attached multi-story buildings fronting onto Main Street).
- e. The Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Uses building entrances to front onto Main Street. All Residential Unit entries must be accessed from the second and third Lot Layer (§8723).
- f. The Main Street Focal Point is intended to allow for three (3) stories and 45-foot height limit at those specific Lots located on important Focal Point on Main Street. Everywhere else is limited to two (2) stories and 35 feet maximum height.
- g. Santa Maria Creek 100 year Flood Plain is defined by Zoning District RM-V1.
- h. Paseo Public Frontage intention:
  - i. Sidewalks should be contiguous with the street to aid access to and from vehicles parked at curbside.
  - ii. The sidewalks should be sufficiently wide to allow for adequate pedestrian movement and allow for street furniture in the public frontage Furnishing Zone.
  - iii. Curb cuts should be eliminated and minimized to allow the continuity of the flow along the sidewalk.
  - iv. Streetlights and Signage to maintain its current low-key and respectful character of simple decorative poles with shielded lights per RM-V5 Design Standards graphics (§8741 and Table 2.7)
- i. A shared parking facility should be incorporated into large-scaled, over 15 acres, private development plans.
- j. Shared Civic Spaces (§8749 and Table 2.9) shall be incorporated into every new private development plan that exceed 75 linear feet along the Main Street Frontage Residential Restriction Line.
- k. Allow for permeable pavements to be used in all parking areas, in combination with trees and other landscaping to provide storm water treatment.
- l. Public Art shall be allowed on all private and public buildings and spaces.



**PART EIGHT: 8770 RM-V3 Edge District**

**TABLE 4.0 PERMITTED USES**

<b>RESIDENTIAL</b>	<b>V3</b>
Accessory Dwelling Unit	R
Family Residential	R
Farm Labor Camps	
Group Residential	m
Mobile Home Residential	M
<b>OFFICE</b>	<b>V3</b>
Professional Office Space (Class A)	
<b>COMMERCIAL</b>	<b>V3</b>
Administrative and Professional Service	R
Agricultural and Horticultural Sales	
Agricultural Sales	R
Horticultural Sales	R
Agricultural Services	A
Animal Sales and Services	
Auctioning	
Grooming	
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	m
Fleet Storage	
Parking	R
Repairs (Heavy Equipment)	
Repairs (Light Equipment)	
Sales/Rentals (Heavy Equipment)	
Sales/Rentals (Farm Equipment)	
Sales/Rentals (Light Equipment)	
Building Maintenance Services	
Business Equipment and Sales Services	
Business Support Services	R
Communication Services	R
Construction Sales and Personal Service	M

R by RIGHT  
 A BY ADMINISTRATIVE PERMIT  
 m by MINOR USE PERMIT  
 M by MAJOR USE PERMIT  
 □ NOT ALLOWED

<b>COMMERCIAL (continued)</b>	<b>V3</b>
Convenience Sales and Service	R
Cottage Industries	m
Eating and Drinking Establishment	R
Outdoor Dining (encroaching into ROW)	m
Food and Beverage Retail Sales	
Financial, Insurance and Real Estate	m
Funeral and Internment Services	
Cremating / Interning	
Undertaking	
Gasoline Sales	
Laundry Services	
Medical Services	m
Participant Sports and Recreation	
Indoor	m
Outdoor	M
Personal Services, General	R
Recycling Collection / Processing Facility	M
Repair Services, Consumer	R
Research Services (Cottage Industry)	
Retail Sales	
General	
Specialty	
Scrap Operations	
Spectator Sport and Entertainment	
Limited	
General (Private Gymnasium)	
Swap Meets (not to exceed 5,000 sf)	
Transient Habitation	
Campground	m
Lodging	R
Resort	m
Wholesale Storage and Distribution	
Mini-Warehouse	m
Light	
Heavy	

R by RIGHT  
 A BY ADMINISTRATIVE PERMIT  
 m by MINOR USE PERMIT  
 M by MAJOR USE PERMIT

<b>INDUSTRIAL</b>	<b>V3</b>
Custom Manufacturing	M
General Industrial	M
<b>AGRICULTURAL</b>	<b>V3</b>
Horticulture	
Cultivation	R
Storage	R
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	R
General	m
Support	m
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	M
<b>EXTRACTIVE</b>	<b>V3</b>
Mining and Processing	
Sire Preparation	M
<b>CIVIC</b>	<b>V3</b>
Administrative Services	M
Ambulance Services	M
Emergency Shelter	R
Clinic Services	M
Community Recreation	M
Cultural Exhibits and Library Services	M
Child Care Center	M
Essential Services	R
Fire Protection Services	R
Group Care	M
Law Enforcement Services	m
Lodge, Fraternal and Civic Assembly	M
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)	m
Small Schools (50 or fewer students)	R



**PART EIGHT: 8750 RM-V4 - General District**

**TABLE 3.0 PERMITTED USES**

<b>RESIDENTIAL</b>	<b>V4</b>
Accessory Dwelling Unit	R
Family Residential	R
Farm Labor Camps	
Group Residential	m
Mobile Home Residential	
<b>OFFICE</b>	<b>V4</b>
Professional Office Space (Class A)	
<b>COMMERCIAL</b>	<b>V4</b>
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

<b>COMMERCIAL (continued)</b>	<b>V4</b>
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

<b>INDUSTRIAL</b>	<b>V4</b>
Custom Manufacturing	m
General Industrial	m
<b>AGRICULTURAL</b>	<b>V4</b>
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	
<b>EXTRACTIVE</b>	<b>V4</b>
Mining and Processing	
Sire Preparation	M
<b>CIVIC</b>	<b>V4</b>
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



**PART EIGHT: 8730 RM-V5 Center District**

**TABLE 2.0 PERMITTED USES**

<b>RESIDENTIAL</b>		<b>V5</b>
Accessory Dwelling Unit	R	
Family Residential	R	
Farm Labor Camps		
Group Residential	M	
Mobile Home Residential		
<b>OFFICE</b>		<b>V5</b>
Professional Office Space (Class A)	R	
<b>COMMERCIAL</b>		<b>V5</b>
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

<b>COMMERCIAL (continued)</b>		<b>V5</b>
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		

<b>INDUSTRIAL</b>		<b>V5</b>
Custom Manufacturing	m	
General Industrial	m	
<b>AGRICULTURAL</b>		<b>V5</b>
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		
<b>EXTRACTIVE</b>		<b>V5</b>
Mining and Processing		
Site Preparation	M	
<b>CIVIC</b>		<b>V5</b>
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	