



County of San Diego – Ramona Village Center Administrative Checklist

GENERAL PROVISIONS

The Ramona Village Center Regulations apply to the area identified in the Ramona Community Plan as the Village Center and are intended to preserve and promote the character of Ramona while creating an automobile, bicycling, and pedestrian friendly environment for residents, business owners and visitors. These regulations are also intended to encourage the continuation and growth of the established equestrian and agricultural character of Ramona while promoting the economic development of the Ramona Village Center. The following General Provisions shall apply to the Ramona Village Center Regulations:

- a. Where the provisions of a section of the San Diego County Zoning Ordinance is in conflict with the requirements of this section, the requirements of this section shall apply.
- b. The diagrams and illustrations within this Section, unless specifically noted as advisory, are considered regulatory in nature and are legally binding.
- c. The definition of a term in this Section shall take precedence over definitions of the same term elsewhere in the San Diego County Zoning Ordinance.
- d. The term shall denote a specific requirement, while the term should is intended to be a primary consideration incorporated into plans or accompanied with a clear rational as to why its standards or specifics were not followed.

8703 SITE PLAN REQUIREMENTS

- a. A Building permit shall not be issued for development or redevelopment on a private lot prior to the submittal and approval of a Site Plan, in compliance with the standards of this Section and subject to the regulations of §7150- 7199 SITE PLAN REVIEW PROCEDURES of the San Diego County Zoning Ordinance unless an Exception to the site plan is granted pursuant to Site Plan Permit Exceptions of §8704.
- b. A Site plan submitted under this Section shall be prepared by the land owner or a representative of the land owner, and shall be approved administratively by the County of San Diego Planning and Development Services (PDS) Director subject to the regulations of §7150-7199 SITE PLAN REVIEW PROCEDURES of the San Diego County Zoning Ordinance.
- c. The following mapping requirements are in addition to §8703.b Site Plan submittal procedures:
 - i. One (1) Site Plan submittal map shall include the proposed Lots and Building(s) to-scale and centered in plan view with all surrounding property lines, easements, thoroughfares, building footprints, and primary building frontages that illustrate primary building entrances for 300 feet.
 - ii. One (1) Site Plan submittal map shall include a to-scale elevation graphic illustrating the primary building frontage of the subject property with its adjacent existing building frontages for 150 feet along all sides of the proposed building and site.
 - iii. One (1) Site Plan submittal map shall include a to-scale and detailed Landscape Plans of the subject property with its adjacent existing building frontages for 150 feet along all sides of the proposed building and site.
- d. An existing building that does not conform to the provisions of this Section is considered non-conforming and may be continued in such Land Use until a Site Plan Permit is requested, at which time the provisions of this Section shall apply.



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

SUB-AREA DISTRICT STANDARDS (Ramona Community Planning Group Review)				
		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	<p>8715 Colonnade Intent The Colonnade is centered on Main Street between Etchevery Street and Pala Street. The name is in reference the colonnade of tall Eucalyptus trees along Main Street that creates the character defining experience of arriving in Ramona. The development pattern in this area is newer to the area with freestanding rural buildings that are commercial along Main Street with single-family residences to the north and south of Main Street. Etchevery Street is planned to accommodate for a trail and/or pathway.</p>			
a.	The alley of mature Eucalyptus tree(s) is preserved on State Highway 67,			
b.	The proposed buildings Freestanding Rural Detached Buildings.			
c.	Front and side street setbacks are a minimum of 20 feet as measured from the ultimate street right-of-way line (30 feet outside the Town Center area).			
d.	The Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Uses to front onto Main Street. All Residential Units entries must be accessed from the second and third Lot Layer.			
e.	Buildings are organized to create coherent and useful outdoor spaces. (See Illustration)			
f.	The arrangement, scale, mass, and design of buildings, open spaces and landscape elements are equivalent to that of adjacent sites.			
g.	Commercial and industrial buildings are oriented parallel or perpendicular to public streets, except where prevented by topography or natural features. (See Illustration)			
h.i	A Type D Special Pathway, that is set back from Main Street in order to preserve the colonnade of eucalyptus trees along Highway 67, allows for equestrian, biking and pedestrian access. Etchevery Street is proposed as a pathway per the Ramona Community Trails and Pathways Plan.			
h.ii	Only one specific RM-V5 area shall allow vehicles parked curbside in order to allow for adequate pedestrian movement across Highway 67 and develop a more compact center along this rural segment of Main Street.			
h.iii	Curb cuts should be eliminated and minimized to 1 per block in order to allow the continuity of the eucalyptus trees. Common Easement access shall be provided for buildings in coordination with maintaining the colonnade.			
i.	New development will assist in under-planting suitable replacement trees to assure that a tree canopy is maintained along this route into perpetuity.			
j.	Allow for permeable surfaces on all trails, pathways, parking areas and open spaces.			
k.	Public Art should be allowed on all private and public buildings and spaces.			
l.	Building Character is Lightest at top to heavier at the bottom with recommended materials	1.1.a		
m.	Buildings have spaces between each for parking and pedestrian access.	1.1.b		
n.	Two story buildings maximum with vertically proportioned window and door rhythm on Main Street.	1.1.c		
o.	Building Materials change at corners.	1.1.d		



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

SUB-AREA DISTRICT STANDARDS (Ramona Community Planning Group Review)				
		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8717 Paseo Intent The Paseo is located at the 'bend' of the road along Main Street between Pala Street and Highway 78/10th Street to the east. The Paseo is a reference to the need for connectivity between the established neighborhoods to the south and Santa Maria Creek to the north. Intended to be the Civic core to include the Post Office, Sheriff Station, Courts, Library and parks. Also intended to be the Commercial core, the private development pattern in this area consist of freestanding and attached commercial centers and under-developed lots located along Main Street. Attached multi-family housing units are to be located to the north and south of Main Street. All new development proposals should demonstrate that it has considered the positive influences of the neighboring properties and made a diligent effort to build within the Paseo towards the historical Main Street patterns existing in the Old Town Sub-Area. Montecito Road, 14th Street, 13th Street/Maple Street, 10th Street/Pine, Walnut Street and the Santa Maria Creek Greenway are planned to accommodate for a trail and/or pathway.				
a.	The Paseo is intended to be the main development area in the Village Center.			
b.	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).			
c.	With each new development, the current conventional suburban development pattern is intended to transition into a contemporary Main Street with the patterns (massing, scale) and character (materials, colors, textures) of Old Town Ramona, mostly built in the 1890 - 1920 period of significance.			
d.	The Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Uses to front onto Main Street. All Residential Units entries must be accessed from the second and third Lot Layer.	§8723 9		
	Building shall be positioned within the designated setbacks of their Lots to create Freestanding Rural Building(s) or attached Compact Building(s) as indicated for each district	2.11, 2.12 2.13		
e.	The Main Street Focal Point arrow is intended to allow for 3 floors and 45 feet maximum height limit at specific Lots located on important Focal Point that identify key centers along Main Street. Everywhere else is limited to 2 floors and 35 feet max.	§8727 1.9		
f.	Santa Maria Creek 100 year Flood Plain is defined by Zoning District RM-V1.			
g.i	Old Town Public Frontage intention: Sidewalks should be contiguous with the street to aide access to and from vehicles parked at curbside.			
g.ii	The sidewalk shall be sufficiently wide to allow for adequate pedestrian movement and allow for street furniture in public frontage Furnishgng Zone. Awning on Main Street hall be attached to south facing shops.			
g.iii	Curb cuts should be eliminated and minimized to allow the continuity of the flow along the sidewalk.			
g.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	§8743 2.6.k §8741 2.7		
h.	Shared parking facilities should be incorporated into an Old Town Main Street Management program.			
i.	Shared Civic Spaces (§8749 and Table 2.9) shall be incorporated into every new private development plan that exceed 75 feet of linear length along the Main Street Frontage Line.	§8737.d §8749 2.9		
j.	Allow for permeable surfaces in all parking area in combination with trees to perform as storm water facilities.			
k.	Public Art shall be allowed on all private and public buildings and spaces.			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

SUB-AREA DISTRICT STANDARDS (Ramona Community Planning Group Review)				
		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	<p>8719 Old Town Intent The Old Town is centered on Main Street between 10th Street and 3rd Street to the east. Freestanding and attached mixed-use residential buildings are located to the north and south of Main Street. Collier County Park is the area's oldest and the Old Town has a memorable role in the history and development of San Diego County. This history is recorded in many of the built structures still remaining from Ramona's early years. New development should recognize, respect, preserve and be compatible with existing significant built elements of Ramona's history found in the Old Town Sub-Area. 10th Street, 7th Street, Main Street, 3rd Street and the Santa Maria Creek Greenway are all planned to accommodate for a trail and/or pathway. The Old Town Sub-Area is the historical center of Ramona Area. This place is intended to be preserved as a historically significant place as well as a commercially viable Village Center.</p>			
a.	Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Uses front onto Main Street. All Residential Unit entries must be accessed from the second and third Lot Layer.	§8723 §8737.d §8729		
b.	The Main Street Focal Point arrow is intended to allow for 3 floors and 45 feet maximum height limit at specific Lots located at key Lots along Main Street. Everywhere else is limited to 2 floors and 35 feet maximum height.			
c.i	Old Town Public Frontage Sidewalks should be contiguous with the street to aid access to and from vehicles parked at curbside.			
c.ii	The sidewalks shall be sufficiently wide to allow for adequate pedestrian movement and allow for street furniture in public frontage Furnishing Zone. Awnings shall be attached to south facing shops on Main Street.			
c.iii	Curb cuts should be eliminated and minimized to allow the continuity of the flow along the sidewalk.			
c.iv	Streetlights and Signage to maintain its current low-key and respectful character of simple decorative poles with shielded lights.	§8743 2.6.k §8741 2.7		
d.	Shared parking facilities should be incorporated into an Old Town Main Street Management program.			
e.	Shared Civic Spaces shall be incorporated into every new private development plan that exceed 75 linear feet along the Main Street Frontage Line.	§8749 2.9		
f.	Allow for permeable surfaces in all parking area in combination with trees to perform as storm water facilities			
g.	Public Art shall be allowed on all private and public buildings and spaces.			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

VILLAGE ZONING DISTRICTS (V-ZONES)					
<ul style="list-style-type: none"> Regulations on land and buildings equitably balance the rights of individual property owners and the interests of the community as a whole. Ramona Village Center design standards for Sub-Areas, T-Zone Districts, Thoroughfares and Civic Spaces are coordinated to establish distinctive physical environments at the scale of the lot, block, street, and neighborhood. Distinct physical environments provide meaningful choices in living, working, shopping and recreating for citizens with differing physical, social, and emotional needs. Ramona V-Zone Districts control physical development at the scale of the lot, coordinating the form and intensity. Provide access to daily needs within close proximity to dwellings is provided by permitting a mixture of Land Uses within each Ramona Village Center Sub-Area and individual buildings so that residents may choose to live, work, shop, and recreate within walking distance to their home. Thoroughfares contribute to the health, safety, and general welfare of citizens. Design conflicts between vehicular and pedestrian movement shall be decided in favor of both pedestrians and equestrians. Coordinate a network of inter-connected trails and pathways for pedestrians, equestrians, bikers, and hikers throughout the greater Ramona region and Village Center. A connected network of Trails and pathways along Santa Maria Creek and within existing and new streets is of great interest to the community as a whole. 					
RAMONA DESIGN REVIEW BOARD STANDARDS			Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
8730 RM-V5 Center Zoning District					
The Center Zoning District (RM-V5) consists of the most developed land and has a Main Street character. Shallow setbacks, high Lot coverage, and multi-level buildings creates a strong spatial definition of outdoor spaces					
8731 - Lots					
a.	Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Primary Frontage Line.				
8732 - Building and Land Use					
a.	Permitted Uses for Lots allowed 'By-Right.'		2.0		
b.	Buildings have no more than three (3) Uses.		2.0		
c.	Residential Uses, and related Private Frontages and Encroachments, fronting onto Main Street are not located on the first Story on a Lot abutting the Main Street Frontage Residential Restriction Line.				
8733 - Parking and Storage					
a.	All parking lots, garages and Parking Structures shall be located in the third Lot Layer .		2.4.D		
b.	Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty- four (24) feet at the primary street Frontage.				
c.	Open parking areas are be masked from view at the Public Frontage by a Building, Fence, Landscape or Streetscreen, excluding vehicular entrances.		2.8		
d.	Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line.				



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment	Sheet
RAMONA DESIGN REVIEW BOARD STANDARDS					
e.	Meets the minimum number of parking spaces required for each Use adjusted by the Shared-Use Parking Multiplier Table.	2.1 2.2			
f.	Commercial Uses under 3,000 square feet are exempt from parking space requirements in Old Town Sub-Area.				
g.	The minimum number of parking spaces required for each Use shall be calculated as the sum of the actual Parking provided (1) within the Lot, on-site. Off – site parking along the Thoroughfare should be used for guests and visitors.				
h.	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 required for all Uses.	2.2			
i.	Outdoor Storage, Loading and Service Areas shall be located in the third Lot Layer	2.4.D			
m.	Outdoor Storage shall be completely enclosed by a maximum six (6) feet and covered by solid or opaque material, with the exclusion of Agricultural Equipment Storage Uses.				
8734 - Building Placement					
a.	Lot coverage by buildings shall be a maximum of 90% of the Lot area.	2.4			
b.	The Facade of a Primary Building shall be built parallel to the designated Primary Frontage Line of each Lot(s).	1.7			
c.	Facade Buildout of Primary building Facades shall be a minimum of 80% at the Setback.	2.4			
d.	Principal Building setbacks meet Table 2.4 Requirements.	2.4.B / C			
8735 - Building Height					
a.	The maximum height of a Primary Building shall be up to two (2) floors and 35 feet,	2.4.A 1.9			
b.	On Lots at identified as Focal Points on the Paseo and Old Town Sub-Area District maps that may be up to three (3) floors and 45 feet.	1.9 2.4.A			
8737 - Landscape (Private Lots)					
a.	The first Lot Layer shall have a Hardscape surface treatment with a uniform material, color and pattern.				
b.	Parking areas with ten (10) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree fore every ten (10) parking spaces.	8.6			
c.	Parking and landscaped areas shall utilize stormwater paving, channelling, storage, and filtration techniques.	§8737			
d.	Privately owned but publicly accessible spaces (i.e.: Shared Civic Space) provided internal to any private Lot shall be designed per the Civic Space types.	2.9.a-e			
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. Refer to County Regulatory Ordinance and Landscape Design Manual.	§86.701			
f.	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.				



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment	Sheet
RAMONA DESIGN REVIEW BOARD STANDARDS					
	8739 – Stormwater Management (Private Lots)				
a.	Pervious Paving materials are Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.				
b.	Channelling facilities are located in the second and third Lot Layers.				
c.	Channelling materials shall be limited to Vegetative Swale, Drainage Ditch, Stone/Rip Rap Channel, French Drain, Concrete Pipe, Gutter/Curb, Planting Strip Trench, and Masonry Trough.				
d.	Storage facilities shall only be located in the third Lot Layer				
e.	Storage facilities shall be limited to Retention Basin, Landscaped Tree Well, Pool/Fountain, Underground Vault/Pipe /Cistern, and Grated Tree Well.				
f.	Filtration facilities shall be limited to Natural Landscape, Surface Landscape, Bio-Retention Swale, Green Roof, Rain Garden, and Vegetative Purification Bed.				
8740 – Private Frontages					
a.	Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 1.7	1.7			
b.	Porches, Common Yards, Stoops, Terraces, Entry Planters, balconies, bay windows, and roof overhangs may Encroach within the first Lot Layer 100% of its depth .	2.5			
c.	Awnings, Arcades, and Galleries may Encroach the Public Sidewalk Frontage 100% of its depth but must clear the Sidewalk vertically by at least eight (8) feet	2.5			
d.	A first Story Lodging Use is raised a minimum of three (3) feet from the average grade of the Sidewalk and is not allowed on a Lot designed by the Zoning District Map with a Main Street Frontage Line.	Map 2			
e.	Buildings with a first Story Commercial Use shall have a zero-step Principal Entrance, and the work quarters of Home Businesses shall be not be visible from the Public Frontage.				
f.	The habitable living area of an Accessory Unit within an Outbuilding shall not exceed 576 square feet.				
g.	Loading docks and service areas shall be permitted on Secondary Frontages by Exception.	§8705			
h.	Any building located on the north side of Main Street in Old Town shall have a window covering, such as a Gallery, Awning or window hood attached to the south facing exterior wall of its Primary Frontage within the first Lot Layer.	§8719.g 2.5.c-e 2.4.B			
8741 Design Standards					
a.	Exterior material on all Facades is brick, adobe, native stone, tinted concrete, textured concrete, wood siding, metal or stucco.	1.1.a 1.3a 1.5a			
a.i.	Building wall materials are arranged horizontally with visually heavier materials at the base with lighter materials layered towards the roof.	2.6.f 1.1a 1.3a 1.5a			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

RAMONA DESIGN REVIEW BOARD STANDARDS		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment	Sheet
b.	The color palette for each distinct property should have its paintable 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.	1.1.d 1.3.b 1.5.a			
b.i	Materials-based color palette derived from the natural color of the building materials.				
b.ii	Only bright or reflective metal materials are used on roof structures.				
c.	Principal Entrances are designed and detailed to call attention to the doorway as the main point of access for pedestrians on the sidewalk as well as from rear parking areas.				
c.i	Doorways without exterior shading are recessed from the plane of the Façade or Elevation of a building a minimum of two (2) inches in depth for everyone one (1) foot in height.	2.6.d			
d.	Streetscreens are incorporated into open spaces between buildings, such as parking and civic spaces, along the Primary Frontage Line and Streetscreens follow Design Standards listed in d.i - d.iii.	2.8.h			
e.	All openings, including Porches, Galleries, Arcades and windows are square or vertical in proportion, excluding Shop Front windows for Commercial Uses and all openings follow Design Standards listed in e.i - e.iii.	2.6.a 2.6.b			
f.	Shutters, if present, are exactly 1/2 the width of the window they cover and shall be operation, and shutters are constructed of wood, or engineered wood, and may be paneled or louvered.	2.6.c			
g.	Upper Stories are enhanced by outdoor living spaces such as balconies, verandas, patios and loggias, and Balconies and Bays are constructed of wood or metal and visably supported by brackets.	2.6.f			
h.	Buildings have gable, hip, shed or flat roof and follow the standards listed in h.i - h.v.	2.6.j			
i.	Lots on the Main Street Frontage Residential Restriction Line follow the standards listed in §8741 i.i - i.vii.	Maps 3 - 5			
8743 Signage					
a.	All signage types conform to the design standards listed in Table 2.7 and limited to four (4) sign types per each Lot along the Primary Frontage in the first Lot Layer, and one (1) of the four (4) allowed signs must be either an Address Sign or Nameplate Sign for location purposes.	1.7 2.7 2.7.a-b			
b.	One (1) square feet of signage area per every 50 feet of Principal building frontage on both the ground and upper floors in first and second Lot Layers, not to exceed 150 linear feet max length.				
c.	Additional signage area allowed within the third Lot Layer and/or on Outbuildings is either Address or Nameplate Sign.	2.7.a 2.7.b			
d.	Address Signs are limited to two (2) square feet and made easily visible through colors or materials that contrast with their background attached to the Principal Entrance of each unit they identify. Address signs may be attached to off-site mailbox(s) by Exception to preserve the historic bucket mailbox character of the Colonnade.	2.7.a			
e.	Awning Signage is no more than seventy percent (70%) of the Valance of the awning or the vertical portion of a dome awning. The height of the Valance does not exceed fifteen (15) inches. Awning Signs contain only the business name, logo, and/or street address.	2.7.g			
f.	One (1) Band Sign limited to 70% of the width of the Building Façade per each building with a Commercial Use. Information consists of the name and/or logo of the business.	2.7.e			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment	Sheet
RAMONA DESIGN REVIEW BOARD STANDARDS					
g./h.	Blade Signs are only used for Commercial Uses that have a Principal Entrance on the first Story. One (1) Blade Sign for each business if the Facade and 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, are clear the Sidewalk by at least eight (8) feet. Blade signs are not above the bottom of any second Story windows. Blade Signs shall be limited to the name and/or logo of the business.	2.7.d			
i.	Marquees are allowed by Exception only in Old Town and meet standards in 8743.i.	2.7.i			
j.	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.	2.7.b			
k.	Outdoor Display Cases do not exceed six (6) square feet and are not be internally illuminated.	2.7.c			
l.	One (1) freestanding, double-sided, temporary Sidewalk Sign is placed within the Parking Strip of the Public Frontage for each business. Sidewalk Signs shall be removed at the close of business each day.	2.7.h			
m.	One (1) Window sign every 25 feet and does not exceed 25% of the glass. Window signs do interfere with the ability of pedestrians and public safety personnel to see through windows into premises and view product displays. Only window signs are neon lit.	2.6.e 2.7.f § 8743.b			
n.	If illuminated, Signage advertising a Commercial Use(s) is only externally illuminated.				
p.	Signage painted on the building facade and/or routed or sandblasted into metal and/or wood are allowed to be a letter height of 18 inches max.				
q.	Monument Signs, including Outdoor Menu board for Drive-Thru service and Gas Station pricing, and Banners are only allowed by Exception in the Paseo and Colonnade Sub-Districts.	2.7.j			
r.	Murals are considered Public Art are exempt from signage requirements and allowed by Exception.				
8745 Lighting (on-site)					
a.	All lighting is within and internal to a Lot				
b.	No lighting level measured at the building Frontage Line shall exceeds 2.0 foot-candle level.				
c.	All lighting shall use full cutoff - fully shielded - luminaries.				
d.	The Storefront Beam is the ideal location for awnings, signage and lighting elements.	2.6.k			
e.	Overhead lighting is a maximum height of 15 feet above the surface in parking areas, and 12 feet elsewhere.				
f.	Along walkways, low-level lighting in the form of bollards or fixtures are mounted on human-scaled posts.				
g.	All lighting is in compliance with County Zoning Ordinance Lighting section.	§6322			
8747 Fence					
a.	All propose Fencing is located on Primary Frontages, Secondary Frontages, and shared Lot Lines.	1.7			
b.	All Fence types follow diagrams listed in Table 2.8 in general.	2.8			
c.	All Fence materials follow design standards listed in c.i - c.vi.	2.8			
d.	All Streetscreens follow design standards listed in d.i - d.v.	2.8			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

RAMONA DESIGN REVIEW BOARD STANDARDS		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment	Sheet
8749 Sharing Civic Space					
a.	Measured from Main Street Frontage Line, all new development exceeding 150 feet in length includes at least one Shared Civic Space at least 2000 sq ft minimum in area.	2.9			
b.	Privately owned but publicly accessible Shared Civic Space shall be located in the first and second Lot Layer.	1.7			
c.	Privately owned, but publicly accessible, Shared Civic Space is designed as generally described on Table 2.9. as specific designs shall be prepared in accordance to the descriptions for each type.	2.9			
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 Storm Water Management facilities, such as Retention Basin, Pool/Fountain, Cisterns, Landscaped and Grated Tree Wells	§8739			
f.	Civic Space areas, 2000 sq ft minimum, are shaded by Canopy Trees at a rate of three (3) trees for every 1000 sf ft., with RDRD approved Canopy Tree species.	8.6			
g.	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. Refer to County Regulatory Ordinance, Landscape Design Manual and Stormwater facilities.	§86.700 §8739			
h.	Shrubs should be of medium sized, low creeping variety and shall include Calliandra, Ceanothus, Grevillea noellii, Lantana, Juniperus, Mahonia, Nerium oleander, Ornamental grasses, Pittosposum, Photinia, Pyracantha, Rapiolepis, Ribes and Rhus.				



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment	Sheet
	RAMONA DESIGN REVIEW BOARD STANDARDS				
	8750 RM-V4 General Zoning District The General Zoning District (RM-V4) consists of moderately developed land that is generally residential in character, but permits an appropriate level of Mixed Use. Moderate setbacks and Lot coverage by buildings creates an increased sense of spatial definition.				
	8751 - Lots				
a.	Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Primary Frontage Line.				
	8752 - Building and Land Use				
a.	Permitted Uses for Lots allowed 'By-Right.'	3.0			
b.	Buildings have no more than two (2) Uses.	3.0			
c.	Residential Uses, and related Private Frontages and Encroachments, fronting onto Main Street are not locate on the first Story on a Lot abutting the Main Street Frontage Residential Restriction Line and meet design standards in c.1 - c.ii and d. - e.				
	8753 - Parking and Storage				
a.	All parking lots, garages and Parking Structures are located in the third Lot Layer .	3.4.D			
b.	Driveways shall be no wider than 12 feet in the first Lot Layer.	3.4.D			
c.	The minimum number of parking spaces required for each Use meets Table 3.1. Parking requirements	3.1			
d.	The minimum number of parking spaces required for each Use shall be calculated as the sum of the actual parking provided (1) within the Lot, on-site.	3.1			
e.	For Lots with more than one Use (i.e. Shared-Use), the total number of parking spaces required are adjusted by multiplying the total number of parking spaces required for all Uses.	3.1 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.	§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 3.3 for shared parking spaces located on any Block.	3.3			
h.	Shared- Use Parking calculations shall be rounded up to a whole number and more than two (2) Uses shall use the highest multiplier percentage.	3.3			
i.	Outdoor Storage, Loading and Service Areas are located in the second and third Lot Layer	3.4.D			
j.	Outdoor Storage are completely enclosed by a maximum of six (6) feet and covered by solid or opaque material, with the exclusion of Agricultural Equipment Storage Uses.				
	8754 - Building Placement				
a.	One (1) Primary Building and one (1) Outbuilding may be built on each Lot.	1.7			
b.	Buildings setbacks are set in relation to the boundaries of their Lots.	3.4			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment	Sheet
	RAMONA DESIGN REVIEW BOARD STANDARDS				
c.	Primary Buildings may be positioned within the required Setbacks of a Lot to create a Freestanding Rural Building and/or an Attached Compact Building.	1.8			
d.	Lot coverage by Buildings and impermeable surfaces shall be a maximum of 70% of the Lot area.				
e.	Facade Buildout of Primary building Facades shall be a minimum of 60% of the Lot's width at the Setback.				
f.	The Principal Entrance of any Primary Building shall be oriented toward a Frontage Line.	3.4			
	8755 – Building Height				
a.	The maximum height of a Primary Building shall be two (2) floors	1.9 3.4.a			
b.	The maximum height of an Outbuilding shall be two (2) floors.	1.9 3.4.a			
	8757 Design Standards				
a.	Exterior material on all Facades is brick, adobe, native stone, tinted concrete, textured concrete, wood siding, metal or stucco.	1.1.a 1.3a 1.5a			
b.	The color palette for each distinct property should have its paintable 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 and follow design standards b.i - b.iii.				
c.	Principal Entrances are designed and detailed to call attention to the doorway as the main point of access for pedestrians.				
d.	Doorways without exterior shading are recessed from the plane of the Façade or Elevation of a building a minimum of 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% of the first Story, and follow design standards e.i - e.ii.				
f.	Streetscreens are incorporated into open spaces between buildings, such as parking and civic spaces, along the Primary Frontage Line and Streetscreens follow Design Standards listed in f.i - f.iii.	2.8.h 3.7			
g.	Upper Stories are enhanced by outdoor living spaces such as balconies, verandas, patios and loggias, and Balconies and Bays are constructed of wood or metal and visibly supported by brackets.	2.6.f			
h.	Buildings have gable, hip, shed or flat roof and follow the standards listed in h.i - h.v.	2.6.j			
i.	Lots on the Main Street Frontage Residential Restriction Line follow the standards listed in i.i - i.vii.	Maps 3 - 5			
	8759 – Landscape (Private Lots)				
a.	The first Lot Layer shall have a Hardscape surface treatment with a uniform material, color and pattern.				
b.	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.				
c.	Parking and landscaped areas shall utilize stormwater paving, channelling, storage, and filtration techniques.	§8760			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment	Sheet
RAMONA DESIGN REVIEW BOARD STANDARDS					
d.	Privately owned but publicly accessible spaces (i.e.: Shared Civic Space) provided internal to any private Lot shall be designed per the Civic Space types.	3.8			
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. Refer to County Zoning Ordinance Landscape Design Manual.	§86.701 §8737			
f.	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 (Private Lots)					
a.	Pervious Paving techniques are located in the first, second and third Lot Layers.	1.7			
b.	Pervious Paving techniques are used where possible for Driveways, Parking Lots and Patios.				
c.	Pervious Paving materials are Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.				
d.	Channelling facilities are located in the second and third Lot Layers.				
e.	Channelling techniques are 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 only be located in the second and third Lot Layers.				
h.	Storage facilities should collect water through an interconnection of paving, channels and filtration systems to naturally deliver storm water eventually to the Santa Maria Creek Greenway.				
i.	Storage facilities shall be limited to Irrigation Pond, Retention Basin with sloping bank and/or fence, and Creek.				
j.	Filtration techniques shall be allowed the second and third Lot Layers.				
k.	Filtration facilities are limited to Purification Biotope, Vegetative Purification Bed, Bio-Retention Swale, Rain Garden, and Green Roof.				
8761 – Private Frontages					
a.	Open Porches, Common Yards, Stoops, Terraces, balconies, and bay windows may Encroach within the first Lot Layer 50% of its depth.	1.7 3.5			
b.	Awnings may Encroach within the Public Sidewalk.	3.5			
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). In addition, one (1) of the three (3) allowed signs are either an Address Sign (Table 3.6.a) or Nameplate Sign (Table 3.6.b) for location purposes.	1.7 3.4.d 3.6.a-f			
b.	One (1) square feet of signage is the max allowed signage area per every 50 feet of Principal building frontage on both the ground and upper floors in first and second Lot Layers, not to exceed 150 linear feet max length				



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment	Sheet
	RAMONA DESIGN REVIEW BOARD STANDARDS				
c.	Additional signage area allowed within the third Lot Layer and/or on Outbuildings is either Address or Nameplate Sign.	3.6.a 3.6.b			
d.	Awning and Sidewalk Signs shall only be permitted on ground floor Commercial Uses.	3.6.d			
e.	Signage shall be externally illuminated, Window Signs may be neon lit, and in conformance with Table 3.6.	3.6.f			
f.	No signs are above the highest portion of the building and no digital signs.				
g.	Signage painted on the building facade and/or routed or sandblasted into metal and/or wood are allowed to be a letter height of 24 inches max.				
h.	One (1) Nameplate per address limited to three (3) 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.	3.6.b			
	8765 Lighting (on-site)				
a.	All lighting is within and internal to a Lot				
b.	Lighting level measured at the building Frontage Line does not exceed 1.0 foot-candle level.				
c.	All lighting shall use full cutoff - fully shielded - luminaries and a maximum height of 12 feet above the surface in parking areas.				
d.	Along walkways, low-level lighting in the form of bollards or fixtures are mounted on human-scaled posts.				
e.	All lighting is in compliance with County Zoning Ordinance Lighting section.	§6322			
	8767 Fence				
a.	All propose Fencing is located on Primary Frontages, Secondary Frontages, and shared Lot Lines.	1.7			
b.	All Fence types follow diagrams listed in Table 2.8 in general.	3.7 2.8			
c.	All Fence materials follow design standards listed in c.i - c.vi.	3.7 2.8			
	8749 Sharing Civic Space				
a.	Measured from Main Street Frontage Line (Colonnade Sub-Area only) all new development exceeding 150 in length includes at least one (1) Shared Civic Space at least 2000 sq ft minimum in area.	2.9			
b.	Privately owned but publicly accessible Shared Civic Space shall be located in the first and second Lot Layer.	1.7			
c.	Privately owned, but publicly accessible, Shared Civic Space is designed as generally described on Table 2.9. as specific designs shall be prepared in accordance to the descriptions for each type.	2.9			
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 Storm Water Management facilities, such as Retention Basin, Pool / Fountain, Cisterns, Landscaped and Grated Tree Wells.	§8739			
f.	Civic Space areas, 2000 sq ft minimum, are shaded by Canopy Trees at a rate of three (3) trees for every 1000 sf ft., with Canopy Tree species.	8.8			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

	RAMONA DESIGN REVIEW BOARD STANDARDS	Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
g.	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. Refer to County Zoning Regulatory Ordinance, Landscape Design Manual and Stormwater facilities.	\$86.701 \$8760		
h.	Shrubs should be of medium sized, low creeping variety and shall include Calliandra, Ceanothus, Grevillea noellii, Lantana, Juniperus, Mahonia, Nerium oleander, Ornamental grasses, Pittosposum, Photinia, Pyracantha, Rapiolepis, Ribes and Rhus.			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

		Tables/ Sections	Site Plan Complies (Y/N/NA)	See Comment Sheet
RAMONA DESIGN REVIEW BOARD STANDARDS				
8770 RM-V3 Edge Zoning District The Edge Zoning District (RM-V3) consists of lightly developed land that is primarily rural residential, equestrian, and agricultural in character, where deep setbacks and limited Lot coverage creates only a minimal level of spatial definition of outdoor spaces.				
8771 - Lots				
a.	Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Primary Frontage Line.			
8772 - Building and Land Use				
a.	Permitted Uses for Lots allowed 'By-Right.	4.0		
b.	Buildings have no more than two (2) Uses.	4.0		
c.	Primary Buildings positioned within the required Setbacks of a Lot to create a Freestanding Rural Building(s).	1.9a		
d.	Lots designated as RM-V3 on the Ramona Village Core Zoning Map in the Colonnade Area Zoning Map meet design standards in §8772 b.1 - b.ii and d. - e.			
8773 - Parking and Storage				
a.	Has the required number of parking spaces per general Land Uses.	4.1		
b.	Driveways shall be no wider than 18 feet in the first Lot Layer.			
c.	Open parking areas shall be located in the second and third Lot Layers, except that driveways, drop-off and unpaved parking areas may be located in the first Lot Layer.	1.7 4.3		
d.	Garages shall be located in the third Lot Layer except side entry or rear entry types that may be allowed in the second Lot Layer by Exception.	4.3		
e.	For Lots with more than one Use (i.e. Shared Uses), the total number of parking spaces required may be adjusted downward using the parking occupancy calculation.	4.2		
f.	Determination of required parking for Use combinations not listed on Table shall be approved on a case-by-case basis.	4.1 §8705.b		
g.	Outdoor Storage shall be located in the second and third Lot Layers.	4.4.D		
h.	Outdoor Storage shall be enclosed by a minimum six (6) feet and maximum eight (8) feet opacity fence.			
8775 Building Placement				
a.	One (1) Primary Building and one (1) Outbuilding may be built on each Lot.	4.4.B, C		
b.	Buildings are Setback in relation to the boundaries of the Lot.	4.4.D		
c.	Primary Buildings are positioned within the required Setbacks of a Lot to create a Freestanding Rural Building.	1.8a		
d.	Lot coverage by Buildings and impermeable surfaces shall be a maximum of 60% of the Lot area			
e.	Facade Buildout of Primary Building Facades shall be a minimum of 40% of the Lot's width at the Setback.			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

		Tables/ Sections	Site Plan Complies (Y/N/NA)	See Comment Sheet
	RAMONA DESIGN REVIEW BOARD STANDARDS			
f.	The Principal Entrance of any Primary Building shall be oriented toward a Frontage Line.			
	8777 Building Height			
a.	The maximum height of a Primary Building shall be two (2) floors and 35 feet maximum.	1.9.a 4.4.A		
b.	The maximum height of an Outbuilding is two (2) floors and 25 feet maximum.	1.9.a 4.4.A		
	8779 Design Standards			
a.	The exterior finish material on all Facades are limited to brick, adobe, native stone, tinted and textured concrete, wood siding, or stucco.			
b.	The color palette for each distinct property has 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, are painted different from properties immediately across the street. Paint colors and meet standards b.i. - b.iii.			
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.	All Facades are glazed with clear glass no less than 30% of the first Story, and meet standards listed d.i. - d.ii.			
e.	Buildings have a gable, hip, shed or flat roof(s) and meet the design standards listed in e.i. - e.iv.			
	8780 Landscape			
a.	The first Lot Layer has a Hardscape surface treatment with a uniform material, color and pattern.	§6322		
b.	Parking areas with ten (10) or more parking spaces are shaded by Canopy Trees at a rate of one (1) tree for every ten (10) parking spaces.			
c.	Parking and landscaped areas utilize stormwater paving, channelling, storage, and filtration techniques.			
d.	Privately owned but publicly accessible spaces (i.e.: Shared Civic Space) provided internal to any private Lot shall be designed per the Civic Space types.	3.8		
e.	Shrub massings are located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2 inches in depth and Drip irrigation is installed for ground cover area less than 8-feet wide. Refer to County Zoning Ordinance Landscape Design Manual.			
f.	Shrubs are of medium sized, low creeping variety and include Calliandra, Ceanothus, Grevillea species, Juniperus, Mahonia, Nerium oleander, Ornamental grasses, Pittosposum, Photinia, Pyracantha, Rapiolepis, Ribes, and Rhus species.			
	8781 Stormwater Management			
a.	Pervious Paving techniques are located in the first, second and third Lot Layers.	4.4.D		
b.	Pervious Paving techniques are used where possible for Driveways, Parking Lots and Patios.			
c.	Pervious Paving materials are Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

		Tables/ Sections	Site Plan Complies (Y/N/NA)	See Comment Sheet
RAMONA DESIGN REVIEW BOARD STANDARDS				
d.	Channelling facilities are located in the second and third Lot Layers.			
e.	Channelling techniques are 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 only be located in the second and third Lot Layers.			
h.	Storage facilities should collect water through an interconnection of paving, channels and filtration systems to naturally deliver storm water eventually to the Santa Maria Creek Greenway.			
i.	Storage facilities shall be limited to Irrigation Pond, Retention Basin 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 systems.			
l.	Filtration facilities shall be limited to Filtration Pond, Natural Landscape, Surface Landscape, Purification Biotope, Bio-Retention Swale, and constructed wetland.			
8783 Private Frontages				
a.	Open Porches may Encroach the within first Lot Layer 50% of its depth	4.5		
b.	Balconies and bay windows may Encroach within the first Lot Layer 25% of its depth except that balconies on porch roofs and Encroach the same depth as the Porch.	4.5		
8785 Signage				
a.	Address Signs are allowed for all Uses. Nameplate Signs and Outdoor Display Cases shall be permitted for Commercial (Retail, Lodging, & Office), Civic, and Education Uses and limited to two (2) sign types per each Lot along the Primary Frontage in the first Lot Layer.	4.6 2.7		
b.	Signage meet the design standards according to Table 4.6.	4.6		
c.	Address Signs are made easily visible through the use of colors or materials that contrast with their background and are attached to the Facade or Principal Entrance of the unit they identify. Address signs may be attached to an off site mailbox by Exception in order to preserve the historic bucket mailbox character of the Colonnade.	4.6		
d.	One (1) Nameplate per address limited to three (3) square feet and consisting of either a panel or individual letter applied to a building wall, may be attached to the Facade within ten (10) feet of a Principal Entrance of any building with a Commercial Use.	4.6		
e.	Outdoor Display Cases shall not exceed six (6) square feet and are not be internally illuminated.	4.6		
8787 Lighting				
a.	Lighting is oriented on the Lot to maintain the natural Dark Sky character of rural Ramona.			
b.	Lighting level measured at the building Frontage Line does not exceed 1.0 foot-candle level.			
c.	All lighting are full cutoff - fully shielded - luminaries.			
d.	Overhead lighting is a maximum height of 15 feet above the surface in parking areas, and 12 feet elsewhere			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

		Tables/ Sections	Site Plan Complies (Y/N/NA)	See Comment Sheet
	RAMONA DESIGN REVIEW BOARD STANDARDS			
e.	Along walkways, low-level lighting in the form of bollards or fixtures are mounted on human-scaled posts.			
f.	All lighting shall, at a minimum, comply with County Zoning Ordinance section.	§6322		
	8789 Fence			
a.	Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.	1.7		
b.	Fencing types meet design standards according to Table 4.7	4.7		
c.	Fencing materials meet the design standards listed in c.i - c.vi.			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment	Sheet
RAMONA DESIGN REVIEW BOARD STANDARDS					
8790 RM-V2 Rural Zoning District The Rural Zoning District (RM-V2) consists of mostly undeveloped or agricultural land with little spatial definition to outdoor spaces.					
8791 - Lots					
a.	Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Primary Frontage Line.				
8792 - Building and Land Use					
a.	Primary Buildings positioned within the required Setbacks of a Lot to create a Freestanding Rural Building(s).	1.8			
b.	Lots designated as RM-V2 on the Ramona Village Core Zoning Map meet design standards in b.1 - b.ii.				
c.	Wireless Telecommunication Facilities are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning (Wireless Telecommunications Facilities) excepting §6985 and §6986 and shall not exceed a height of 35 feet.	§6980			
8773 - Parking and Storage					
a.	Has the required number of parking spaces per general Land Uses.	5.1			
b.	Driveways shall be no wider than 24 feet in the first Lot Layer.				
c.	Open parking areas shall be located in the second and third Lot Layers, except that driveways, drop-off and unpaved parking areas may be located in the first Lot Layer.	1.7 5.2			
d.	Garages shall be located in the second and third Lot Layer except side entry or rear entry types that may be allowed on the second Lot Layer by Exception.	5.2 §8705			
e.	The Shared-Use Parking multiplier is not applicable in V2.				
g.	Outdoor Storage shall be located in the second and third Lot Layers.	5.3.D			
h.	Outdoor Storage shall be enclosed by a minimum six (6) feet and maximum eight (8) feet opacity fence.				
8795 Building Placement					
a.	Lot coverage by buildings and impermeable surfaces shall be a maximum of 50% of the Lot area.				
b.	Buildings are Setback in relation to the boundaries of the Lot.	5.3.D			
c.	Primary Buildings are positioned within the required Setbacks of a Lot to create a Freestanding Rural Building.	1.8.a			
8777 Building Height					
a.	The maximum height of a Primary Building is two (2) Floors and 35 feet, and of all Outbuildings are two (2) floors and 25 feet maximum height.	1.9.a			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	RAMONA DESIGN REVIEW BOARD STANDARDS			
	8779 Design Standards			
a.	The exterior finish material on all Facades are limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.			
b.	The color palette for each distinct property has 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, are painted different from properties immediately across the street. Paint colors and meet standards b.i. - b.iii.			
c.	Roof mounted equipment are setback and screened from view from adjacent thoroughfares.			
d.	Where solar panels are attached to buildings they are integrated into the architectural design of the building.			
	8800 Landscape			
a.	The first Lot Layer should not be paved, with the exclusion of Driveways and walkways leading to Principal Entrances.			
b.	Privately owned but publicly accessible spaces provided internal to any Lot are designed as a landscaped in relationship to the natural character of nearby Santa Maria Creek.			
c.	Parking and landscaped areas utilize stormwater paving, channelling, storage, and filtration techniques.	§8801		
d.	Shrub massings are located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2 inches in depth and Drip irrigation is installed for ground cover area less than 8-feet wide, Refer to County Regulatory Ordinance and Landscape Design Manual.	§86.701		
e.	Shrubs are of medium sized, low creeping variety and include Ceanothus Juniperus, Mahonia, Ornamental grasses, Pittosposum, Pyracantha and Ribes species.			
	8801 Stormwater Management			
a.	Pervious Paving techniques are located in the first, second and third Lot Layers.	4.4.D		
b.	Pervious Paving techniques are used where possible for Driveways, Parking Lots and Patios.			
c.	Pervious Paving materials are Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.			
d.	Channelling facilities are located in the second and third Lot Layers.			
e.	Channelling techniques are 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 only be located in the seoncd and third Lot Layers.			
h.	Storage facilities should collect water through an interconnection of paving, channels and filtration systems to naturally deliver storm water eventually to the Santa Maria Creek Greenway.			
i.	Storage facilities shall be limited to Irrigation Pond, Retention Basin with sloping bank and/or fence, and Creek.			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
RAMONA DESIGN REVIEW BOARD STANDARDS				
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 systems.			
l.	Filtration facilities shall be limited to Filtration Pond, Natural Landscape, Surface Landscape, Purification Biotope, Bio-Retention Swale, and constructed wetland.			
8783 Private Frontages				
a.	Porch, Common yards, balconies, bay windows, and roof overhangs may Encroach within the first Lot Layer	5.4		
8805 Signage				
a.	Address Signs are allowed for all Uses. Nameplate Signs and Post Signs shall be permitted for all non-Residential Use and limited to two (2) sign types per each Lot along the Primary Frontage in the first Lot Layer.	5.5		
b.	Signage meet the design standards according to Table 5.5.	5.5		
c.	Address Signs are made easily visible through the use of colors or materials that contrast with their background and are attached to the Facade or Principal Entrance of the unit they identify. Address signs may be attached to an on or off-site mailbox.			
d.	One (1) Nameplate per address limited to three (3) square feet and consisting of either a panel or individual letter applied to a building wall, may be attached to the Facade within ten (10) feet of a Principal Entrance of any building with a Mixed Use are not internally illuminated.			
e.	One single or double-post sign for each Commercial Use is set back at least six (6) feet from the Frontage Line, does exceed six (6) square feet excluding posts, and does not exceed six (6) feet in height, including posts, measured from the yard at the signs location.			
8787 Lighting				
a.	Lighting is oriented on the Lot to maintain the natural Dark Sky character of rural Ramona.			
b.	Lighting level measured at the building Frontage Line does not exceed 1.0 foot-candle level.			
c.	All lighting are full cutoff - fully shielded - luminaries.			
d.	Overhead lighting is 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 are mounted on human-scaled posts.			
f.	All lighting shall, at a minimum, complies with County Zoning Ordinance section.	\$6322		
8789 Fence				
a.	Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.	1.7		
b.	Fencing types meet design standards according to Table 5.6	5.6		
c.	Fencing materials meet the design standards listed in c.i - c.vi.			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment	Sheet
RAMONA DESIGN REVIEW BOARD STANDARDS					
8790 RM-V1 Natural Zoning District The Natural Zoning District (RM-V1) consists of land subject to the Santa Maria Creek Master Plan and intended to approximate an natural, undeveloped condition.					
8811 Lot					
a.	Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Primary Frontage Line.				
8812 Building and Land Use					
a.	Primary Buildings positioned within the required Setbacks of a Lot to create a Freestanding Rural Building(s).	1.5.a			
b.	Lots designated as RM-V2 on the Ramona Village Core Zoning Map meet design standards in b.1 - b.ii.				
8813 Parking and Storage					
a.	Has the required number of parking spaces per general Land Use.	6.1			
b.	Driveways shall be no wider than 24 feet in the first Lot Layer.				
c.	Open parking areas are located in the second and third Lot Layers. Driveways, drop-offs and unpaved parking areas may be located in the first Lot Layer.				
d.	Garages are located in the second and third Lot Layer except that side or rear entry types may be allowed in the second Lot Layer by Exception.				
e.	Shared-Use Parking multiplier is not applicable in V1				
f.	Outdoor Storage shall be located in the second and third Lot Layers on Table 6.3.D Parking and Storage Diagram	6.3.D			
g.	Outdoor Storage is enclosed by a minimum six (6) feet and maximum eight (8) opaque fence.				
8815 Building Placement					
a.	Lot coverage by buildings and impermeable surfaces shall be a maximum of 50% of the Lot area.	6.3			
b.	Buildings shall be Setback in relation to the boundaries of their Lot.	6.3			
c.	Primary Buildings are positioned within the required Setbacks of a Lot to create an a Freestanding Rural Building.	1.8.a			
8817 Building Height					
a.	The maximum height of a Primary Building shall be two (2) floors and 35-feet maximum height.	1.9.a			
b.	The maximum height of all Outbuildings shall be two (2) floors and 25-feet maximum height.	1.9.a			



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment	Sheet
RAMONA DESIGN REVIEW BOARD STANDARDS					
8819 Building Design Standards					
a.	The exterior finish material on all Facades are limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.				
b.	The color palette for each distinct building follow design standards b.i. - b.iii.				
c.	Roof mounted equipment are setback and screened from view from adjacent thoroughfares.				
d.	Where solar panels are attached to buildings they are integrated into the architectural design of the building.				
8820 Landscape					
a.	The first Lot Layer may not be paved, with the exception of Driveways, and walkways leading to Principal Entrances.	§8705(b)			
b.	Privately owned but publicly accessible spaces provided internal to any Lot are designed as a landscaped that relates to natural character of Santa Maria Creek.				
c.	Parking and landscaped areas utilize stormwater paving, channelling, storage, and filtration techniques.	§8608			
d.	Shrub massing are 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. Refer to County Regulatory Ordinance and Landscape Design Manual.	§86.701			
e.	Shrubs are of medium sized, low creeping variety and shall include Ceanothus, Juniperus, Mahonia, Ornamental grasses, Pittosposum, Pyracantha, and Ribes species.				
8821 Stormwater Management					
a.	The first Lot Layer may not be paved, with the exception of Driveways, and walkways leading to Principal Entrances.	§8705(b)			
b.	Privately owned but publicly accessible spaces provided internal to any Lot are designed as a landscaped that relates to natural character of Santa Maria Creek.				
c.	Pervious Paving materials shall be limited to Compacted Earth, Wood Planks, Stabilization Mat, Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, and Pervious Asphalt or Concrete.				
d.	Channelling techniques should be used to direct storm water primarily into storage and filtration areas.				
e.	Channelling materials shall be limited to Natural Creek, Terracing, Vegetative Swale, and Drainage Ditch.				
f.	Storage facilities collects water through an interconnection of paving, channels and filtration systems to naturally deliver storm water to the Santa Maria Creek Greenway.				
g.	Storage facilities shall be limited to Irrigation Pond, Retention Basin with sloping bank and/or Fence and Creek.				
h.	Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage systems.				
i.	Filtration facilities shall be limited to Filtration Pond, Natural Landscape, and Surface Landscape.				



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment	Sheet
	RAMONA DESIGN REVIEW BOARD STANDARDS				
	8823 Private Frontages				
a.	Porch, Common yards, balconies, bay windows, and roof overhangs may Encroach within the first Lot Layer.	6.4			
	8825 Sign				
a.	Address Signs shall be permitted for all Uses. Nameplate Signs and Post Signs shall be permitted for all non-Residential Uses.	6.5			
b.	Address Signs are made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of the unit they identify.	6.5			
c.	Signage does not exceed more than 5 square feet per Lot.	6.5			
d.	Address Signs are made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of the unit they identify. Address signs may be attached to an off-site mailbox by Exception.				
e.	One (1) Nameplate per address limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to the Facade within ten (10) feet of a Principal Entrance of any building with a Commercial Use.				
	8825 Lighting				
a.	Lighting is oriented to maintain the natural Dark Sky character within the Santa Maria Creek.				
b.	No lighting level measured at the building Frontage Line does not exceed 0.5 foot-candle level.				
c.	All lighting shall use full cutoff - fully shielded - luminaries.				
d.	No overhead lighting shall be allowed.				
e.	Along walkways, low-level lighting in the form of bollards or fixtures should be mounted on human-scaled posts.				
f.	All lighting shall, at a minimum, comply with County Zoning Ordinance	§6322			
	8829 Fencing				
a.	Fencing located on Primary Frontages, Secondary Frontages, and shared Lot Lines.	1.7			
b.	Fencing types meet design standards set in diagrams 6.6	6.6			
c.	Fencing materials meet the design standards c.i. - c.vi.				



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

Applicant hereby agrees to comply with the applicable design review checklist standards and all applicable Federal, State, and Local laws and regulations for the life of the project, or until modified by a subsequent development approval.

Applicant

Date

The Ramona Planning Group Village Center Committee hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Ramona Planning Group

Date

Project and Property Owner Information:

APN: _____ **Project Address:** _____

Owner's Name: _____ **E-mail:** _____ **Phone:** _____

Owner's Mailing Address: _____

Agent's Name: _____ **E-mail:** _____ **Phone:** _____

(if applicable)

Agent's Mailing Address: _____

Brief description of the project: _____



County of San Diego – Ramona Village Center Form-Based Code
Application and Site Plan Checklist

Applicant hereby agrees to comply with the applicable design review checklist standards and all applicable Federal, State, and Local laws and regulations for the life of the project, or until modified by a subsequent development approval.

Applicant

Date

The Ramona Town Center Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Design Review Board

Date

Project and Property Owner Information:

APN: _____ Project Address: _____

Owner's Name: _____ E-mail: _____ Phone: _____

Owner's Mailing Address: _____

Agent's Name: _____ E-mail: _____ Phone: _____

(If applicable)

Agent's Mailing Address: _____

Brief description of the project: _____

