



## Thriving Landmark Restaurant

2548 Main St, Ramona, CA 92065

### Business Opportunity

- Iconic Restaurant for Sale
- Cornerstone of the Community
- Unforgettable Dining Experiences
- Fully Turn-Key Operation
- Opportunity for Growth and Expansion

Available for \$249,000

- Solid Financial Foundation
- Abundant Parking
- Combine Tradition and Innovation
- Prime Location
- Ideal for Restaurateurs and Entrepreneurs



**Donn Bree**

Broker of Record | Co-Owner  
Donn@Donn.com  
800.371.6669  
CA DRE # 01078868



**Meriah Druliner**

Managing Broker | Co-Owner  
Meriah@Donn.com  
760.420.5131  
CA DRE # 01997162

For more property info:  
**RedHawkRealty.com**  
800.371.6669



# Thriving Landmark Restaurant



This is Your Chance to Own a Local Landmark! Situated on a sizable 3/4-acre lot, sits this 3,660+/- sf cherished establishment known for its unforgettable dining experiences and rich history. This restaurant is now available for a new visionary to continue its legacy of exceptional food and warm hospitality. Historically operated as the family run Boll Weevil of Ramona, capitalize on the opportunity to continue the legacy, or create your own unique culinary vision. This FULLY TURN-KEY OPERATION has earned its place as a dining destination loved by locals and visitors alike. Take the reins seamlessly with a fully equipped kitchen, well-appointed dining spaces, and all the necessary furnishings and equipment. Don't miss out – YOUR LEGACY STARTS HERE!



\*Business Opportunity only,  
Real Property not included.



RedHawkRealty.com



800-371-6669
























**QuickFacts**  
**Ramona CDP, California**

QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more*.

Table

All Topics 	Ramona CDP, California
<b>Population Estimates, July 1, 2022, (V2022)</b>	 X
 <b>PEOPLE</b>	
<b>Population</b>	
<b>Population Estimates, July 1, 2022, (V2022)</b>	 X
Population estimates base, April 1, 2020, (V2022)	 X
Population, percent change - April 1, 2020 (estimates base) to July 1, 2022, (V2022)	 X
Population, Census, April 1, 2020	21,468
Population, Census, April 1, 2010	20,292
<b>Age and Sex</b>	
Persons under 5 years, percent	 5.2%
Persons under 18 years, percent	 21.1%
Persons 65 years and over, percent	 14.4%
Female persons, percent	 48.5%
<b>Race and Hispanic Origin</b>	
White alone, percent	 78.5%
Black or African American alone, percent (a)	 1.0%
American Indian and Alaska Native alone, percent (a)	 0.6%
Asian alone, percent (a)	 1.6%
Native Hawaiian and Other Pacific Islander alone, percent (a)	 0.0%
Two or More Races, percent	 11.4%
Hispanic or Latino, percent (b)	 38.5%
White alone, not Hispanic or Latino, percent	 54.8%
<b>Population Characteristics</b>	
Veterans, 2017-2021	1,379
Foreign born persons, percent, 2017-2021	15.8%
<b>Housing</b>	
Housing units, July 1, 2022, (V2022)	X
Owner-occupied housing unit rate, 2017-2021	65.8%
Median value of owner-occupied housing units, 2017-2021	\$573,800
Median selected monthly owner costs -with a mortgage, 2017-2021	\$2,781
Median selected monthly owner costs -without a mortgage, 2017-2021	\$632
Median gross rent, 2017-2021	\$1,652
Building permits, 2022	X
<b>Families &amp; Living Arrangements</b>	
Households, 2017-2021	7,156
Persons per household, 2017-2021	3.04
Living in same house 1 year ago, percent of persons age 1 year+, 2017-2021	89.9%
Language other than English spoken at home, percent of persons age 5 years+, 2017-2021	30.2%
<b>Computer and Internet Use</b>	
Households with a computer, percent, 2017-2021	96.6%
Households with a broadband Internet subscription, percent, 2017-2021	89.4%
<b>Education</b>	
High school graduate or higher, percent of persons age 25 years+, 2017-2021	83.2%
Bachelor's degree or higher, percent of persons age 25 years+, 2017-2021	21.1%
<b>Health</b>	
With a disability, under age 65 years, percent, 2017-2021	8.1%
Persons without health insurance, under age 65 years, percent	 8.6%

<b>Economy</b>	
In civilian labor force, total, percent of population age 16 years+, 2017-2021	67.8%
In civilian labor force, female, percent of population age 16 years+, 2017-2021	63.0%
Total accommodation and food services sales, 2017 (\$1,000) (c)	36,042
Total health care and social assistance receipts/revenue, 2017 (\$1,000) (c)	40,446
Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)	9,590
Total retail sales, 2017 (\$1,000) (c)	237,541
Total retail sales per capita, 2017 (c)	NA
<b>Transportation</b>	
Mean travel time to work (minutes), workers age 16 years+, 2017-2021	32.4
<b>Income &amp; Poverty</b>	
Median household income (in 2021 dollars), 2017-2021	\$82,079
Per capita income in past 12 months (in 2021 dollars), 2017-2021	\$35,567
Persons in poverty, percent	⚠ 6.6%

## BUSINESSES

<b>Businesses</b>	
Total employer establishments, 2021	X
Total employment, 2021	X
Total annual payroll, 2021 (\$1,000)	X
Total employment, percent change, 2020-2021	X
Total nonemployer establishments, 2020	X
All employer firms, Reference year 2017	568
Men-owned employer firms, Reference year 2017	294
Women-owned employer firms, Reference year 2017	119
Minority-owned employer firms, Reference year 2017	S
Nonminority-owned employer firms, Reference year 2017	425
Veteran-owned employer firms, Reference year 2017	42
Nonveteran-owned employer firms, Reference year 2017	457

## GEOGRAPHY

<b>Geography</b>	
Population per square mile, 2020	558.5
Population per square mile, 2010	528.3
Land area in square miles, 2020	38.44
Land area in square miles, 2010	38.41
FIPS Code	0659346



# PLANNING & DEVELOPMENT SERVICES

## *Preliminary Review of Resources for IS/EA Preparation*

Disclaimer: This report is completed on a regional level with conservative data. The information provided is to be used as screening criteria only. All data is subject to review and may be verified through project site visits. This report may also include user generated static output from an internet mapping site. The information in this preliminary report may or may not be accurate, current, or reliable and may need to be changed on the basis of a more specific review.

Report Run Date/Time:	8/19/2023 7:27:47 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2822010200
Project Name:	

2822010200

### General Information

USGS Quad Name/County Quad Number:	San Pasqual/69
Section/Township/Range:	Valle De Pamo Or Santa Maria
Tax Rate Area:	65043
Thomas Guide:	/
Site Address:	2548 Main St Ramona 92065 -2555
Parcel Size (acres):	0.77
Board of Supervisors District:	2

### Public Service and Utility Districts

Water/Irrigation District:	Ramona Muni Water Imp Dist A; Ramona Municipal Water District
Sewer District:	None
Fire Agency:	Ramona Municipal Water District
School District:	Unified Ramona

**General Plan Information**

General Plan Regional Category:	Village
General Plan Land Use Designation:	General Commercial
Community Plan:	Ramona
Rural Village Boundary:	None
Village Boundary:	Ramona
Special Study Area :	None

**Zoning Information**

Use Regulation:	Rmv4
Animal Regulation:	Q
Density:	14.5
Minimum Lot Size:	-
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	-
Height:	-
Setback:	-
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	B;C;D5

**Aesthetic**

The site is located within one mile of a State Scenic Highway.	Yes
The site contains steep slopes > 25%.	No
The site is located within Dark Skies "Zone A".	No

**Agricultural Resources**

The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No
The site contains Prime Soils.	Yes
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery
Sunset Zone:	21
The site is located within an Agricultural Preserve.	No
The site is in a Williamson Act Contract.	No

**Biological Resources**

Eco-Region:	Central Foothills
Vegetation Map	12000 Urban/Developed
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	No
The site is located within a Quino Checkerspot Butterfly Survey Area.	No
The site contains Wetlands.	No
The site is within one mile of Biological Easements.	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: North)
The site is within MSCP Boundaries.	No (Draft: North)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	No
Maritime Succulent Scrub	No
Diegan Coastal Sage Scrub	No
Inland Form (>1,000 ft. elevation)	No
Coastal Sage - Chaparral Scrub	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No
None of the above	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	Yes: Developed
The site is located within the Ramona Grassland area.	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No

**Cultural and Paleontological Resources (\*always confirm with Cultural and Paleontology Specialists)**

Geological Formation:	Quaternary Alluvium
Paleo Sensitivity:	Low
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor

**Geology**

Alquist-Priolo Zone:	No
County Special Study Zone:	No
Quaternary/Pre-Quaternary Fault:	No
Potential Liquefaction Area:	Yes
Soils Hydrologic Group:	D
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No
The site is located within a High Shrink Swell Zone (Expansive Soil).	Yes
The site is located within an area categorized as high or moderate potential for unique geologic features. If yes, name the unique geologic features.	No

**Mineral Resources**

The site is located within a Mineral Resource Category.	Yes: Mrz-3 (Yes Alluvium/No Mines)
---	------------------------------------

**Hazard Flooding**

The site is located within a FEMA flood area.	No
The site is located within 1/2 mile from a FEMA flood area.	Yes
The site is located within a County Flood Plain area.	No
The site is located within 1/2 mile from a County Flood Plain area.	Yes
The site is located within a County Floodway.	No
The site is located within 1/2 mile from a County Floodway.	Yes
The site is located within a Dam Inundation Zone.	No

**Hazardous Materials**

Schools are located within 1/4 mile of the project.	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No
The site is located within 1000 feet of buried waste in a landfill.	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No
The site is listed on the Geotracker listing.	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No
The site is listed in the EPA's Superfund CERCLIS database.	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery

**Airport Hazards**

The site is located in a FAA Notification Zone. If yes, list the height restrictions.	Yes: 60 To 41 Feet Below Faahns
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No
The site is located within an airport safety zone. If yes, list the zone number.	Yes: 6
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	Yes
The site is within one mile of a private airport. If yes, list the name of the airport.	No



**Hydrology and Water Quality**

Hydrologic Unit:	San Dieguito
Sub-basin:	905.41/Ramona
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges
The site is tributary to an Environmentally Sensitive Area.	Yes
The site is located in a Source Water Protection Area.	Yes

**Water Supply/Groundwater**

The site is located outside (east) of the County Water Authority boundary.	No
The site is in Borrego Valley.	No
The project is groundwater dependent.	No
Annual rainfall:	18 To 21 Inches

**Noise**

The site is within noise contours.	Yes
------------------------------------	-----

**Fire Services**

The site is located in an Urban-Wildland Interface Zone.	Yes
FRA/LRA/SRA:	Lra

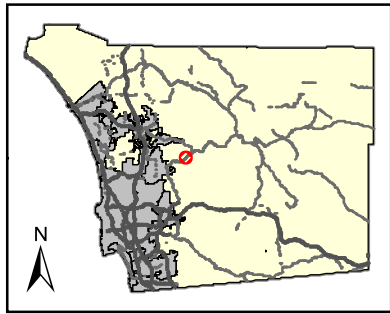
**Additional Information**

The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	No
The site is located in a Special Area.	No
There are existing or proposed trails on site or adjacent properties.	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes
The population has a density of 1,000 per square mile or greater.	Yes
The site APN is listed in the GP Housing Element inventory.	No

**CEQA-Public Review Distribution Matrix**

The site is located in the Desert.	No
The site is located east of the County Water Authority boundary.	No
All or a portion of the site is east of the Tecate Watershed Divide.	No
The site is located immediately adjacent to a State Highway or Freeway.	Yes
The site is located south of State Highway 78.	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No
The site is located in the Sweetwater Basin.	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No

# 2014 ORTHOPHOTO



**Legend:**

 PROJECT AREA

0 0.02 0.04 0.06 0.08 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services

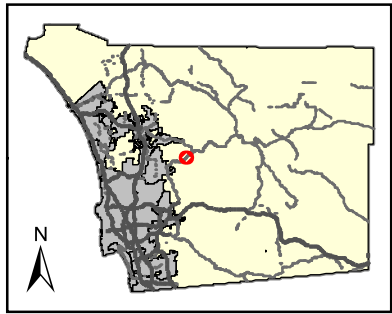


This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

**Notes:**

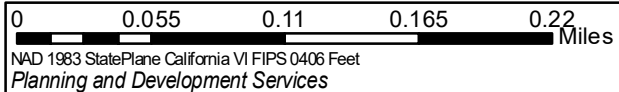


# 1997 COLOR INFRARED



**Legend:**

 PROJECT AREA

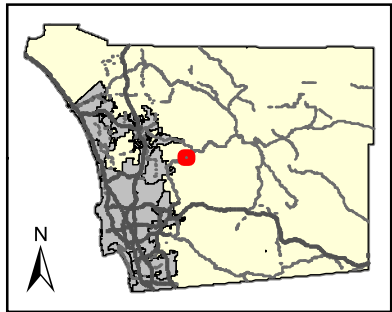


This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

**Notes:**

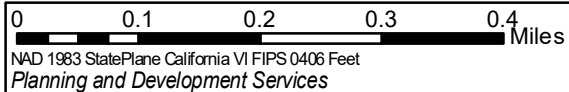


# 1995 AERIAL



**Legend:**

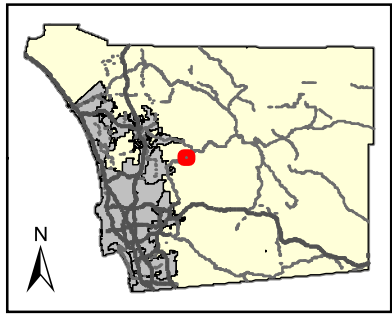
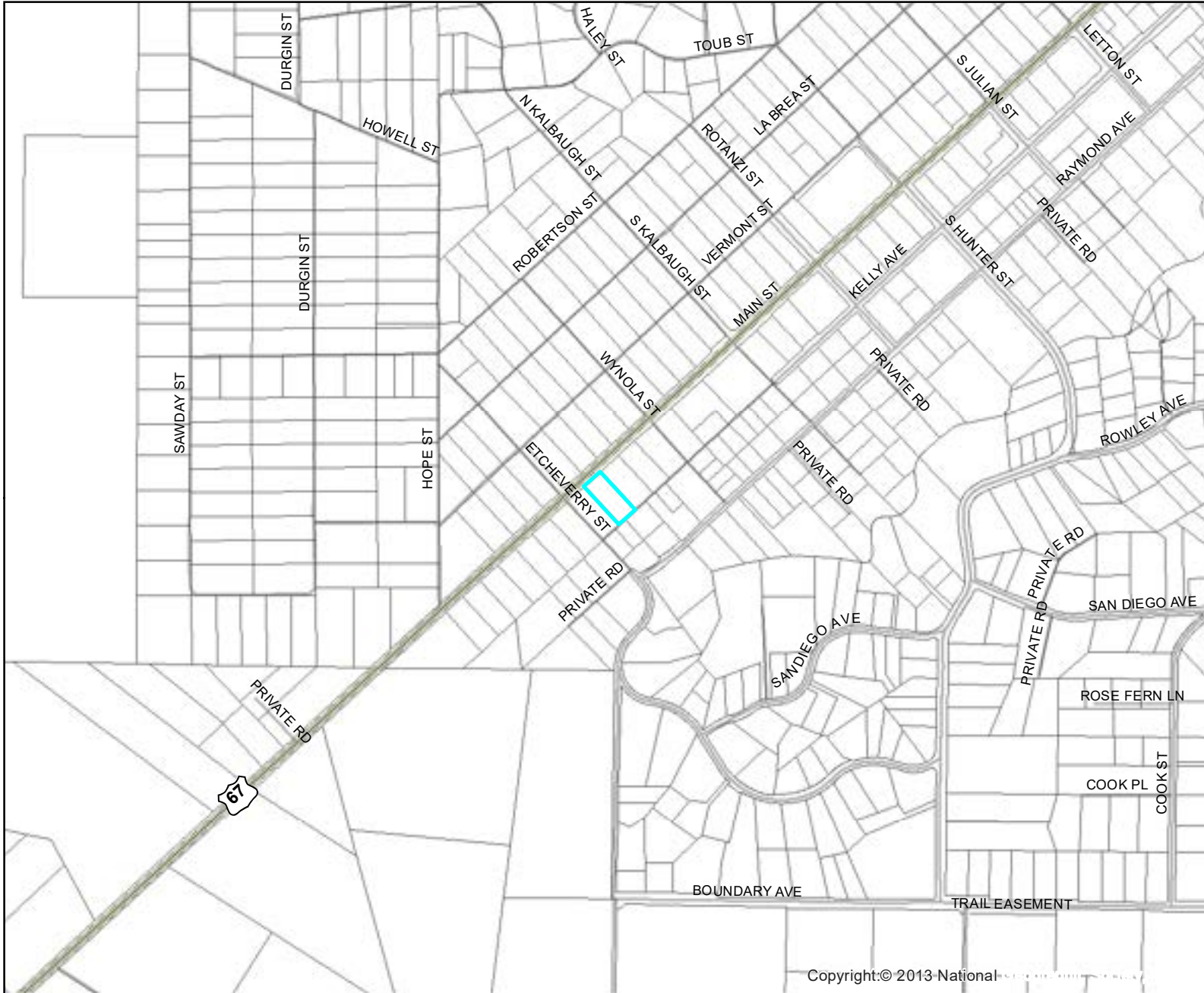
 PROJECT AREA




This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

**Notes:**

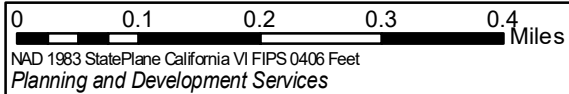
# TOPO MAP



**Legend:**

 PROJECT AREA

Copyright © 2013 National Geographic

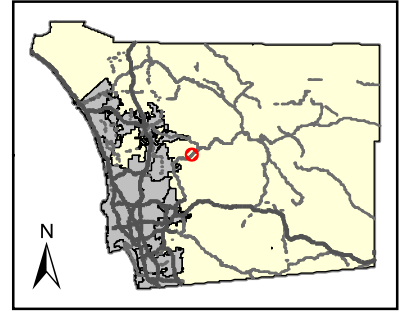
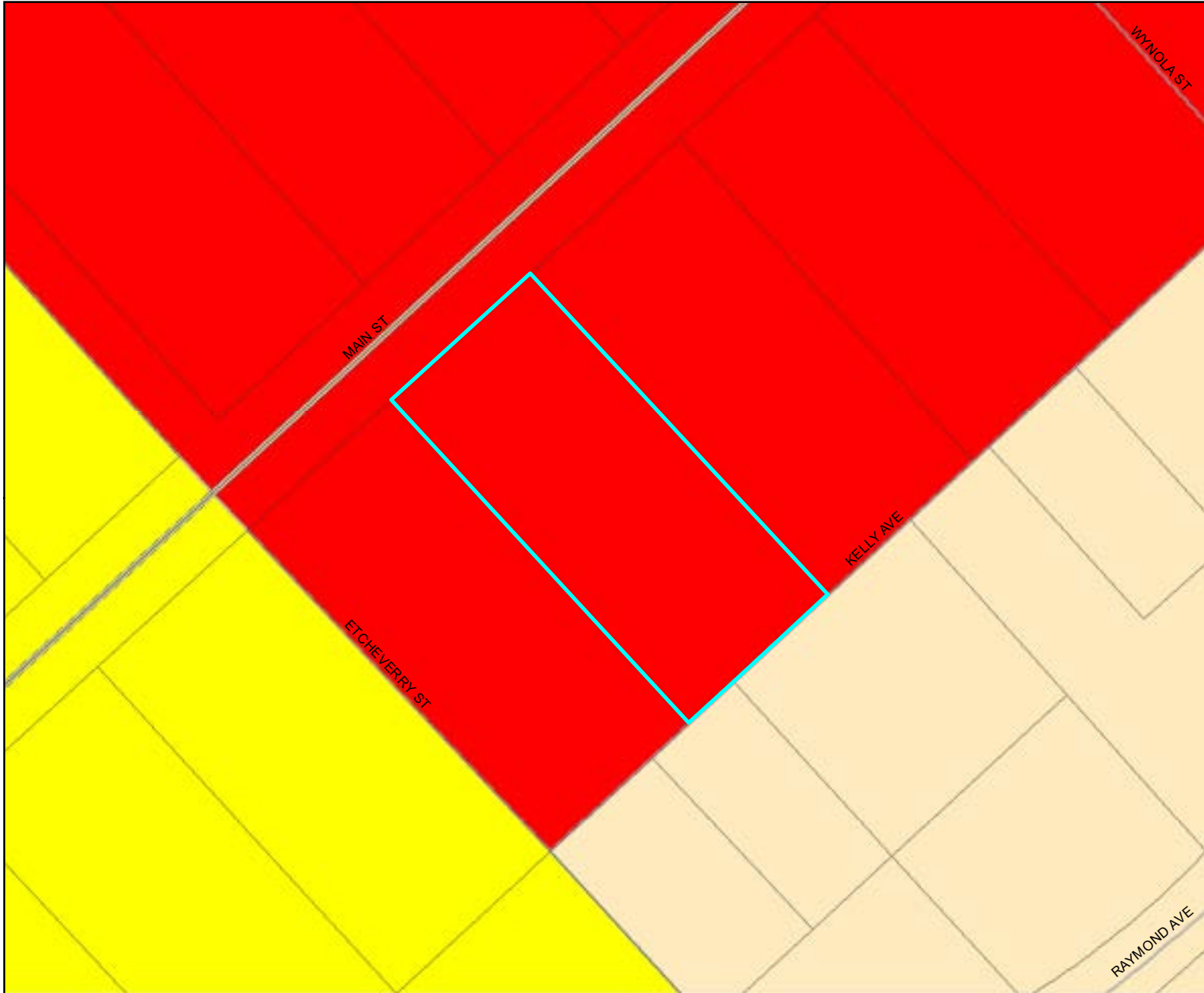


This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

**Notes:**

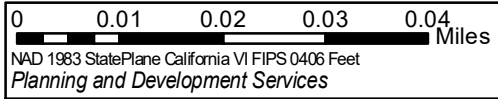


# GENERAL PLAN - LAND USE



**Legend:**

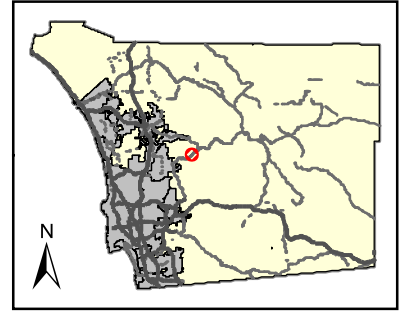
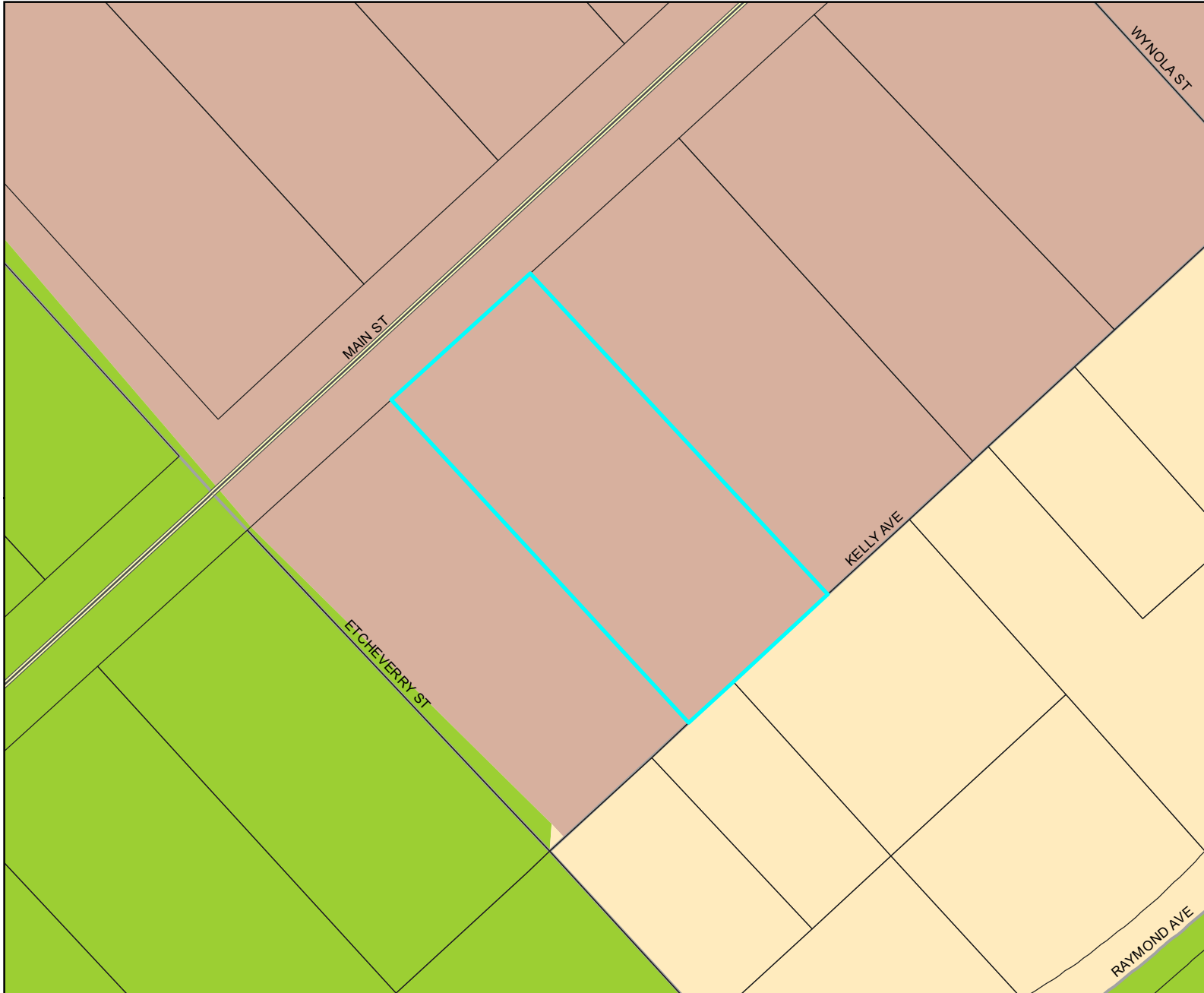
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area\*
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)



This map is generated automatically from an internet mapping site and is for reference only.  
 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**

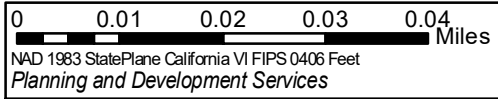
**Notes:**  
 \*Residential densities in italics

# ZONING - USE



**Legend:**

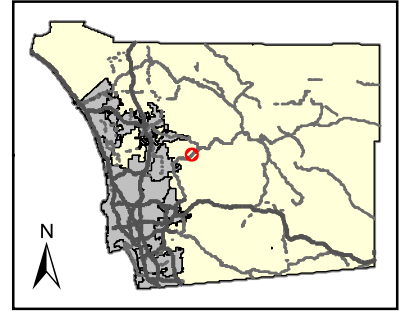
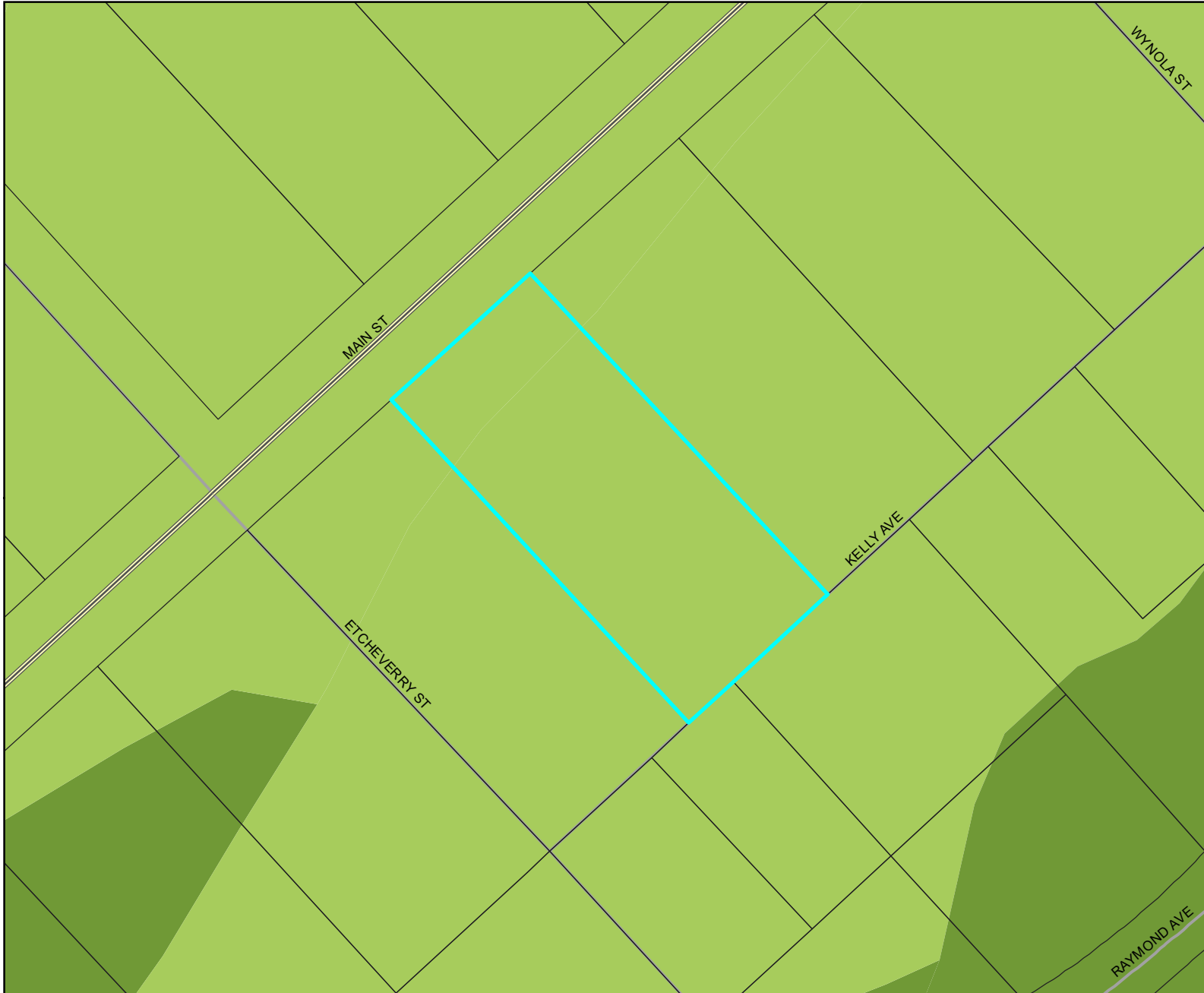
- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village
- Village
- Open Space
- Extractive Use
- Transportation and Utility
- Limited Control
- Specific Plan
- Holding Area
- General Rural
- City of San Diego/No Zone
- Indian Reservation



**N** This map is generated automatically from an internet mapping site and is for reference only.  
 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
 THIS MAP IS NOT TO BE USED FOR NAVIGATION.

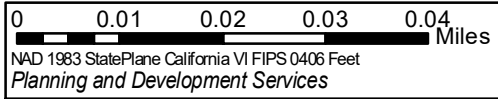
**Notes:**

# PRIME SOILS



**Legend:**

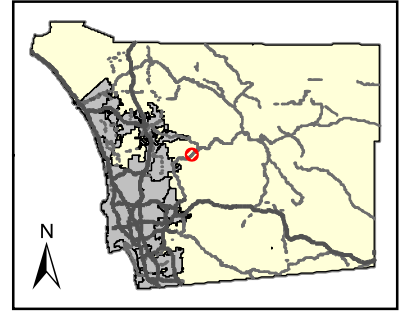
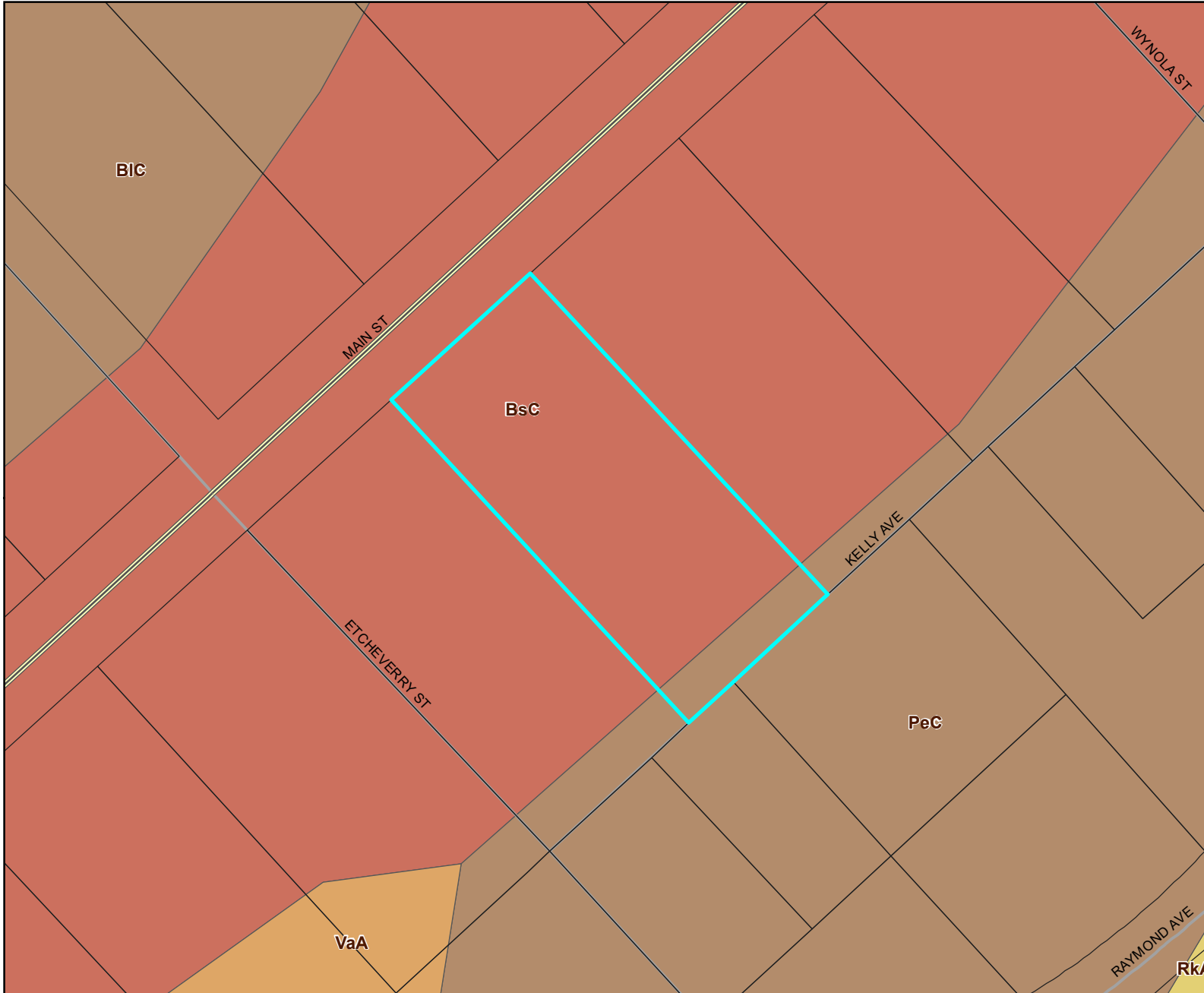
- PROJECT AREA
- PRIME SOILS**
  - Prime Farmland Soils
  - Statewide Significance Soils



**N** This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

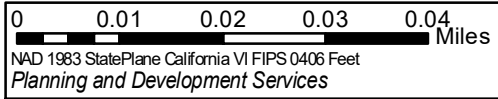
**Notes:**

# SOIL



**Legend:**

- PROJECT AREA
- SOILS**
- ALFISOLS
- ENTISOLS
- INCEPTISOLS
- MOLLISOLS
- VERTISOLS
- OTHER
- URBAN
- WATER
- UNKNOWN



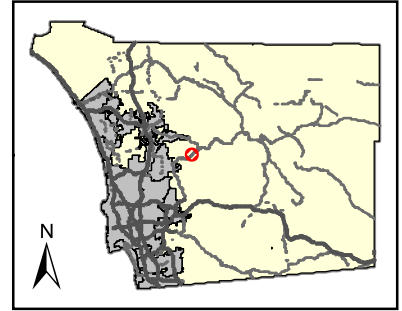
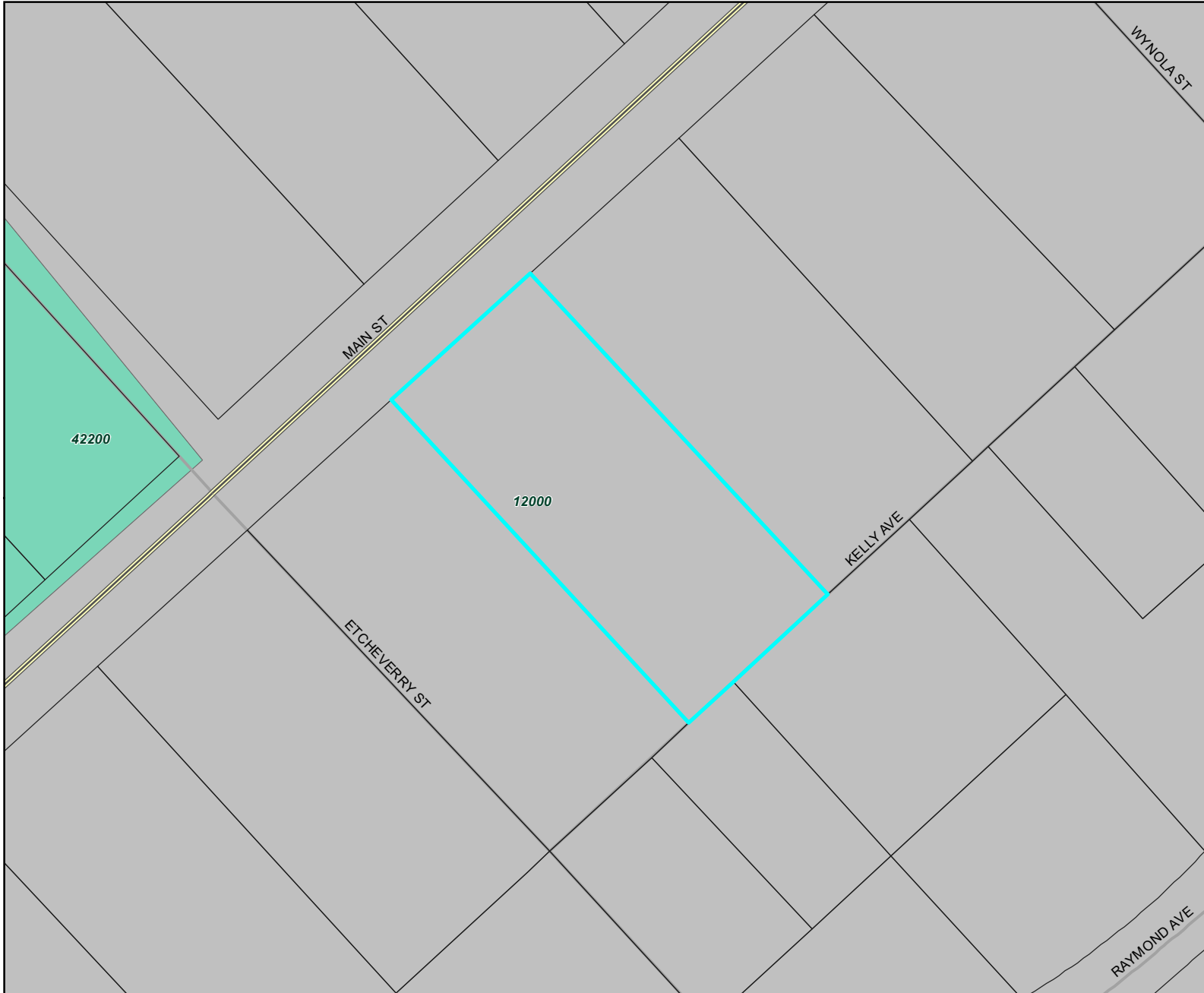
**N**  
 This map is generated automatically from an internet mapping site and is for reference only.  
 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**

**Notes:**

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
PeC	Placentia sandy loam, 2 to 9 percent slopes	4e-3(19)	49	High	Severe 9
BsC	Bosanko clay, 2 to 9 percent slopes	3e-5(19)	32	High	Moderate 16

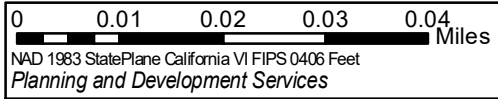


# VEGETATION



**Legend:**

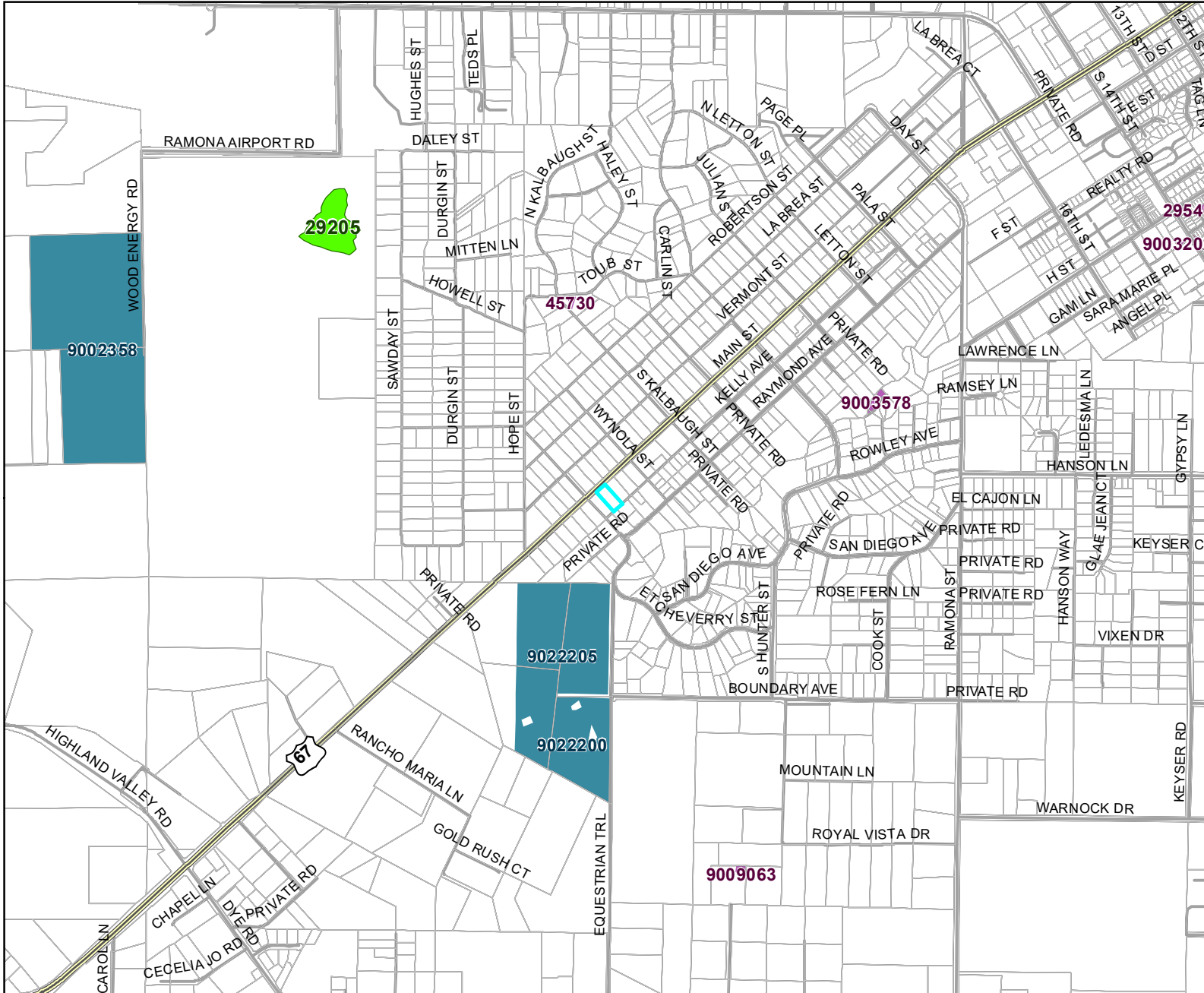
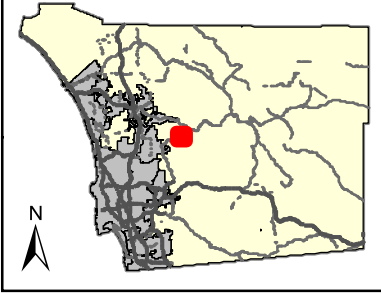
- PROJECT AREA
- VEGETATION CATEGORY**
- Southern Foredunes, Beach, Saltpan
- Mudflats
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Vernal Pool, Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes (22100, 22300, 24000)
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water (including 11200, 13200)
- Urban, Disturbed Habitat, Agriculture,
- Eucalyptus Woodland



This map is generated automatically from an internet mapping site and is for reference only.  
 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**

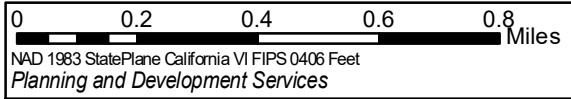
**Notes:**

# OPEN SPACE EASEMENTS



**Legend:**

- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational

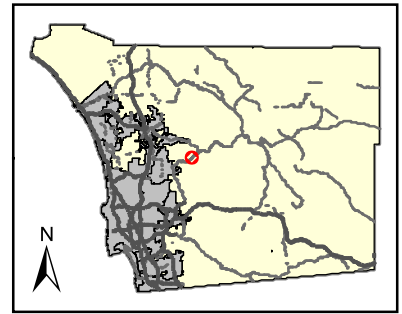
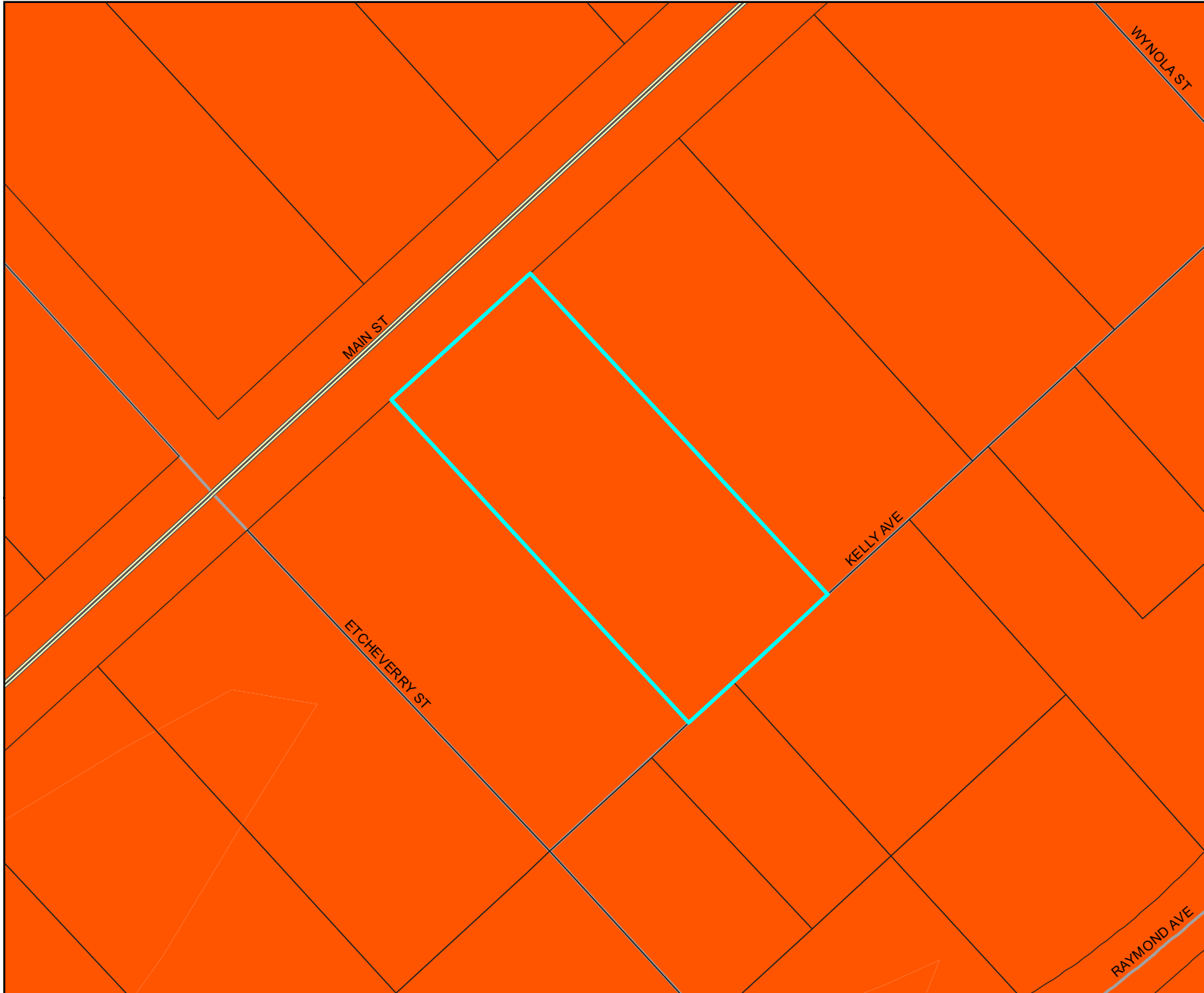


This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



**Notes:**



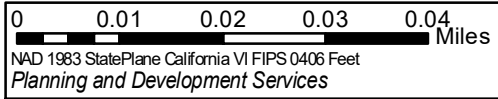
# POTENTIAL LIQUEFACTION




**Legend:**

-  PROJECT AREA
-  POTENTIAL LIQUEFACTION AREA

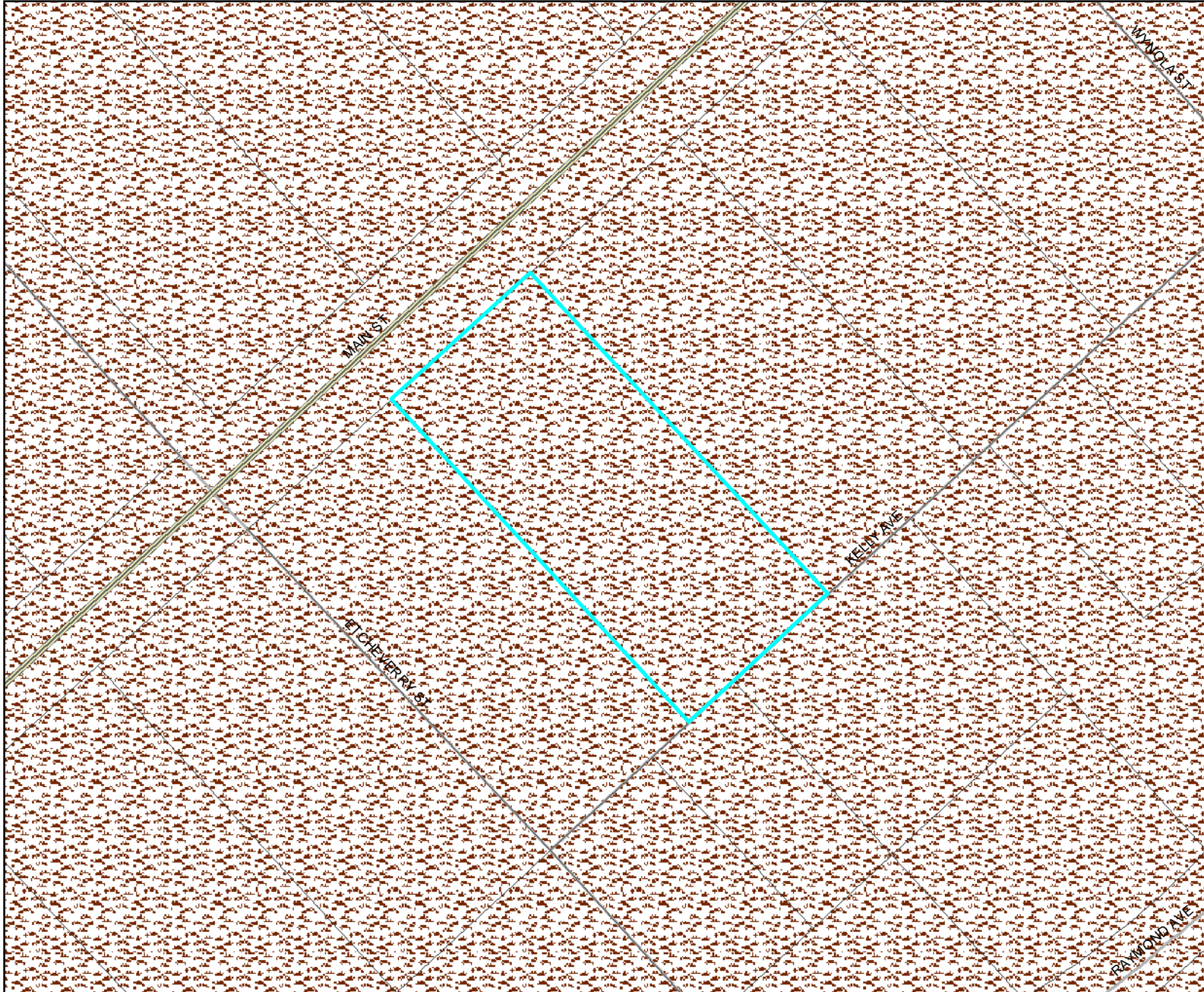
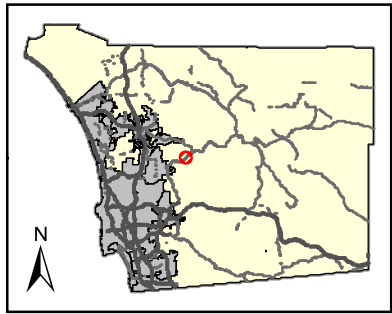
**Notes:**



 This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



# MINERAL RESOURCES



**Legend:**

- PROJECT AREA
- ALLUVIUM
- ✱ MINE
- MINE
- MINERAL RESOURCE ZONES**
- Inconclusive
- Resource Not Present
- Resource Potentially Present
- Resource Present

0 0.01 0.02 0.03 0.04 Miles  
 NAD 1983 StatePlane California VI FIPS 0406 Feet  
 Planning and Development Services

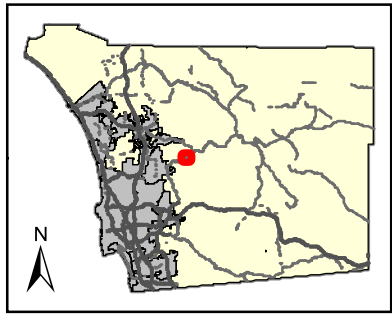
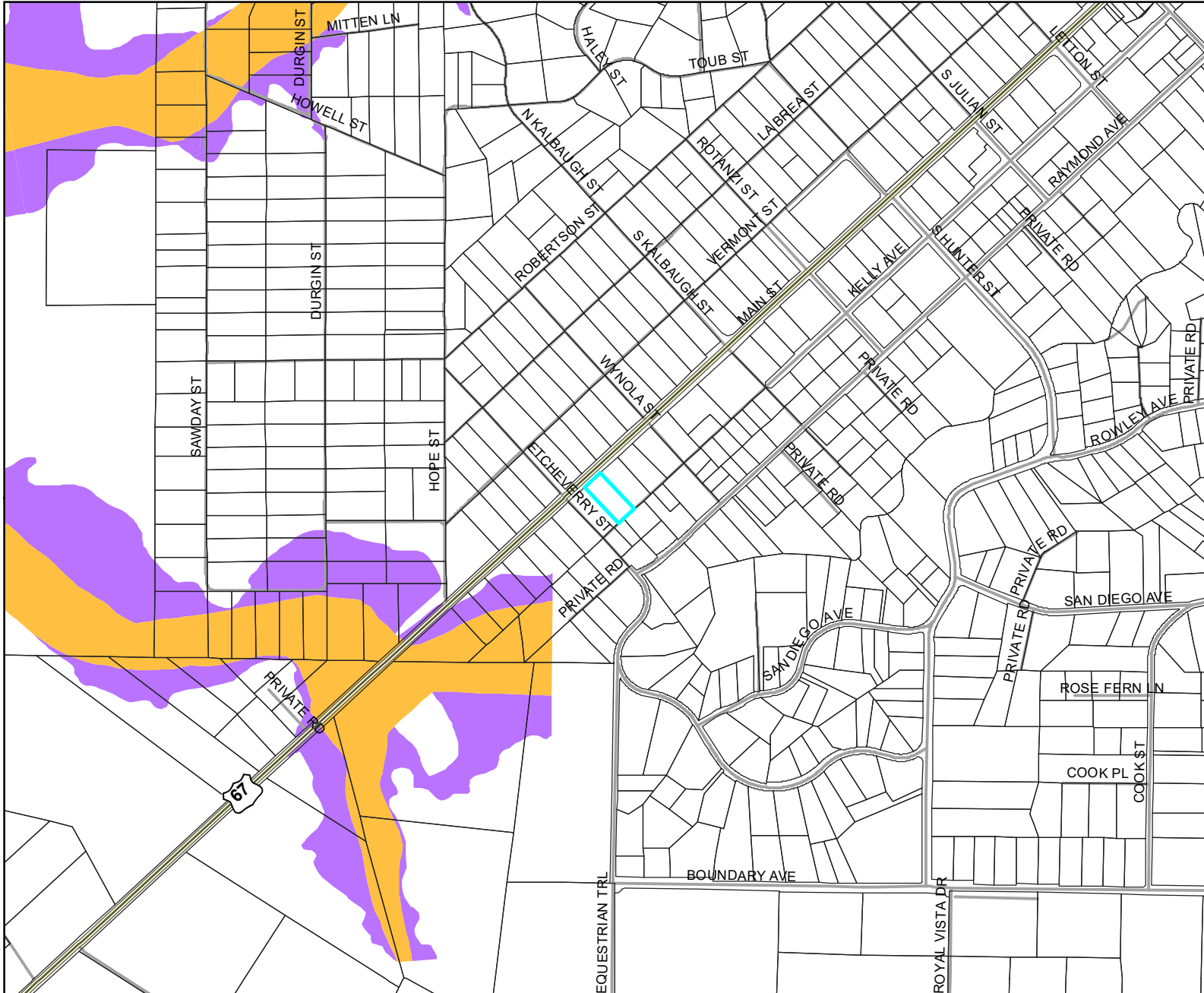


This map is generated automatically from an internet mapping site and is for reference only.  
 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**

**Notes:**



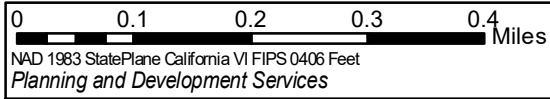
# FEMA FLOOD AREAS



**Legend:**

- PROJECT AREA
- FEMA 100 YEAR FLOODWAY
- FEMA 100 YEAR FLOODPLAIN

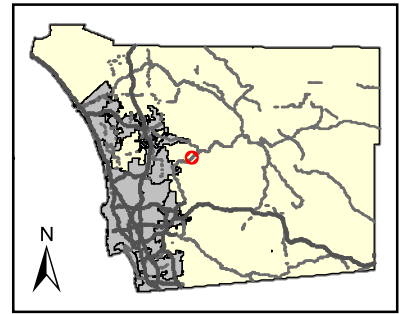
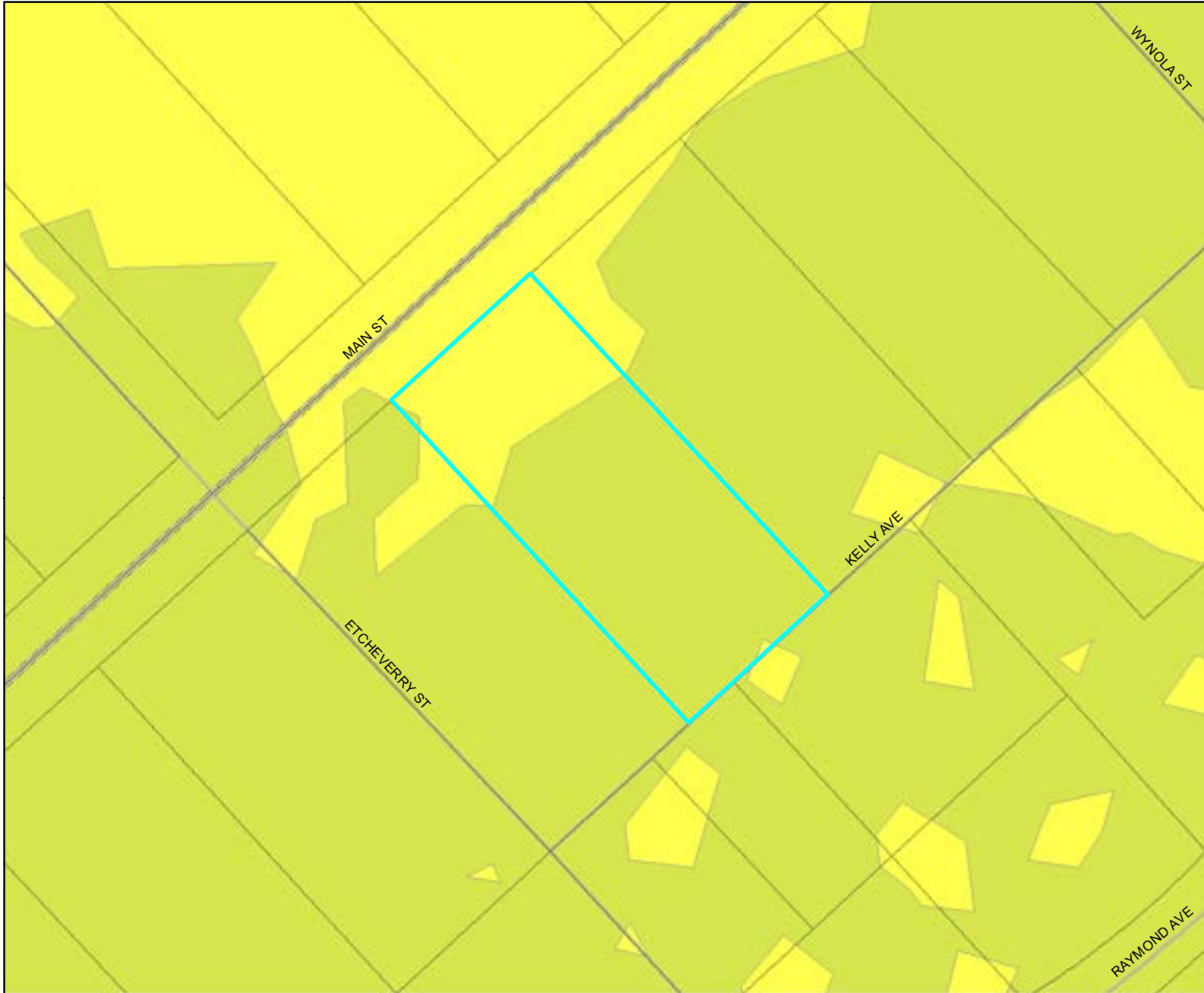
**Notes:**



This map is generated automatically from an internet mapping site and is for reference only.  
 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**



# FAA HEIGHT NOTIFICATION

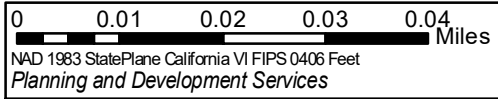


**Legend:**

- PROJECT AREA

**FAA HEIGHT NOTIFICATION**

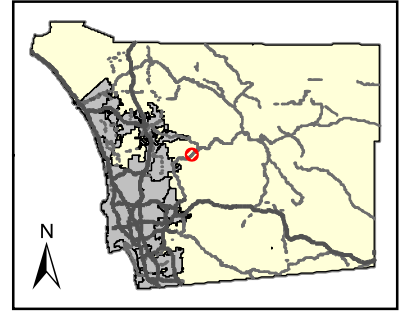
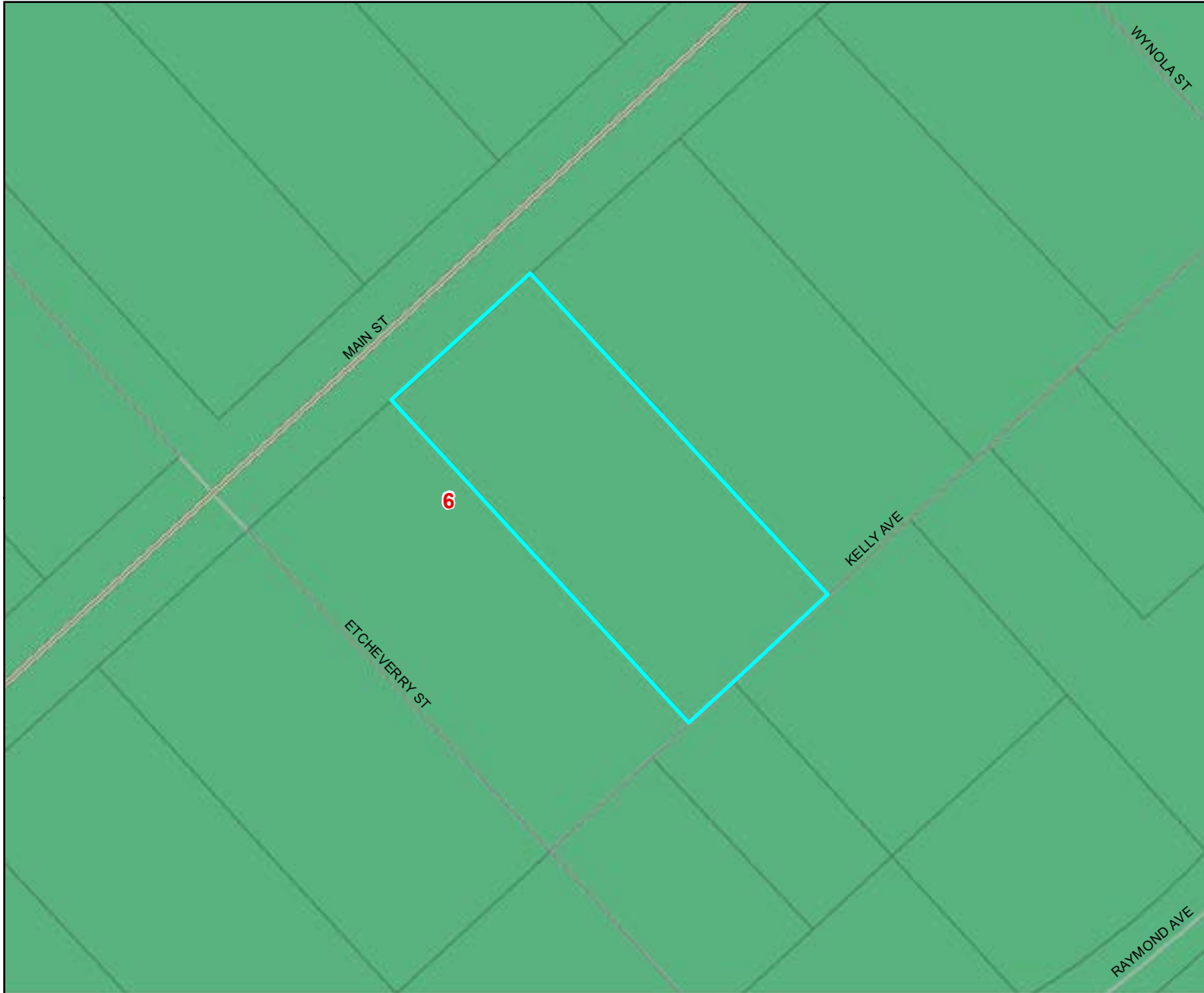
- 41 to maximum elevation above FAAHNS (notification required automatically)
- 21 to 40 feet above FAAHNS (notification required automatically)
- 1 to 20 feet above FAAHNS (notification required automatically)
- 20 to Zero feet below FAAHNS
- 40 to 21 feet below FAAHNS
- 60 to 41 feet below FAAHNS
- 80 to 61 feet below FAAHNS
- 100 to 81 feet below FAAHNS
- 150 to 101 feet below FAAHNS
- 200 to 151 feet below FAAHNS
- Max elevation below to 201 feet below FAAHNS



**N** This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

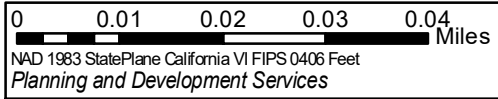
**Notes:**

# AIRPORT SAFETY ZONES



**Legend:**

- PROJECT AREA
- SAFETY ZONES**
- 0 - Runway
- 1 - Airport Property/Runway Protection Zone
- 2 - Inner Safety Zone
- 3 - Inner Turning Zone
- 4 - Outer Safety Zone
- 5 - Sideline Zone
- 6 - Traffic Pattern Zone
- INFLUENCE AREAS**
- 99 - Airport Influence Area 1
- 99 - Airport Influence Area 2

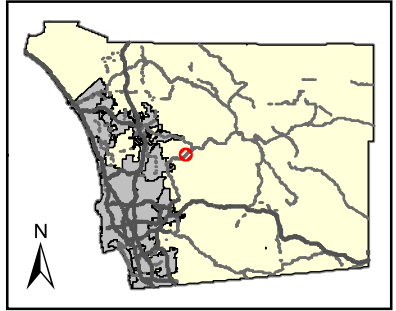


This map is generated automatically from an internet mapping site and is for reference only.  
 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**

**Notes:**

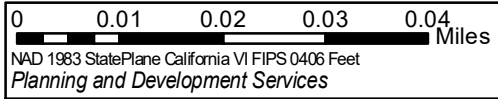


# NOISE



**Legend:**

- PROJECT AREA
- TRAIN
- TROLLEY
- RAIL NOISE**  
(Community Noise Equivalent Level)
- 60
- ROAD NOISE**  
(Community Noise Equivalent Level)
- 60
- 75
- AIR NOISE**  
(Community Noise Equivalent Level)
- 60
- 65
- 70
- 75
- 80

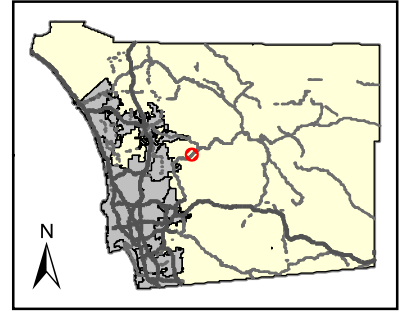
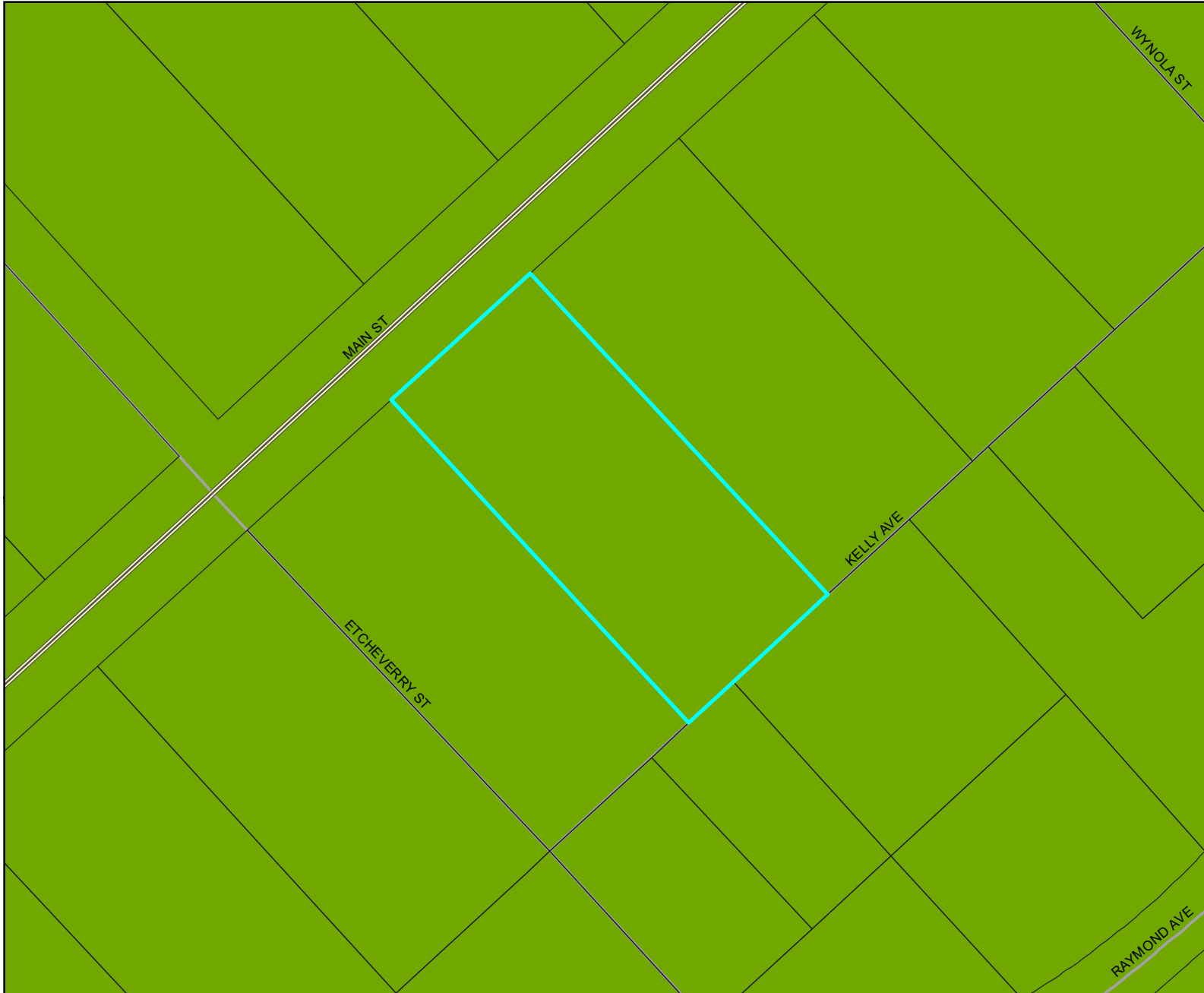


**N**  
 This map is generated automatically from an internet mapping site and is for reference only.  
 Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION.**



**Notes:**



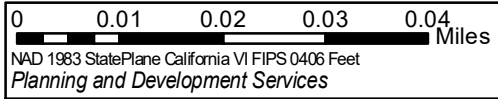
# URBAN-WILDLAND INTERFACE




**Legend:**

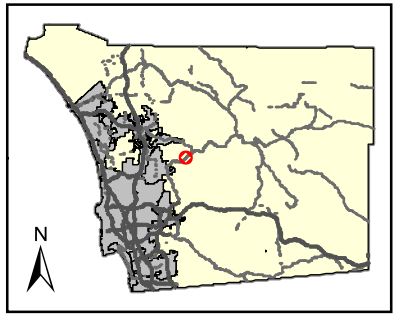
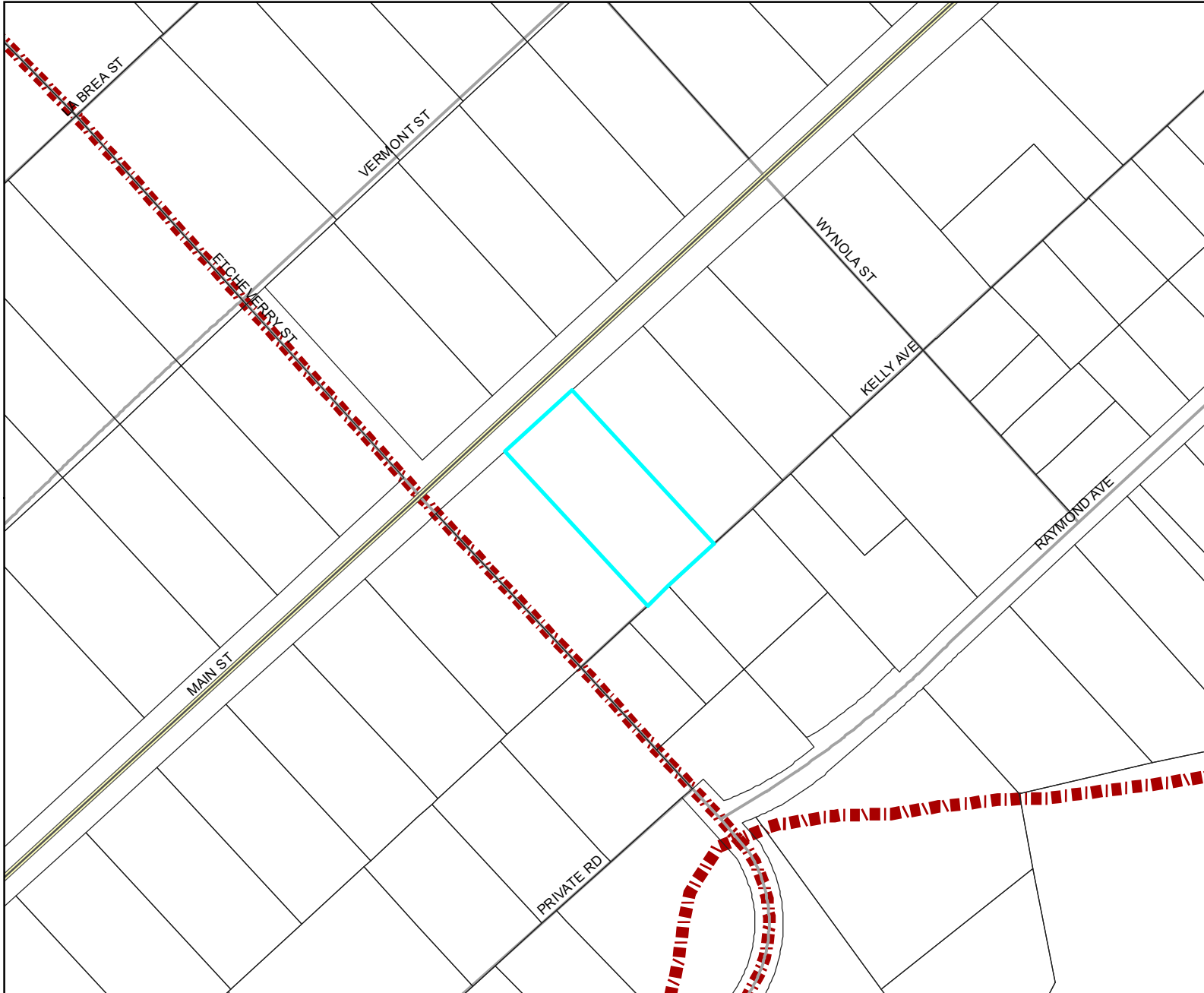
-  PROJECT AREA
-  URBAN-WILDLAND INTERFACE ZONE

**Notes:**






 This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

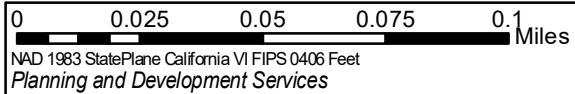
# TRAILS



**Legend:**

-  PROJECT AREA
-  TRAIL EASEMENT
-  PROPOSED COMMUNITY PLAN TRAILS

**Notes:**



This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

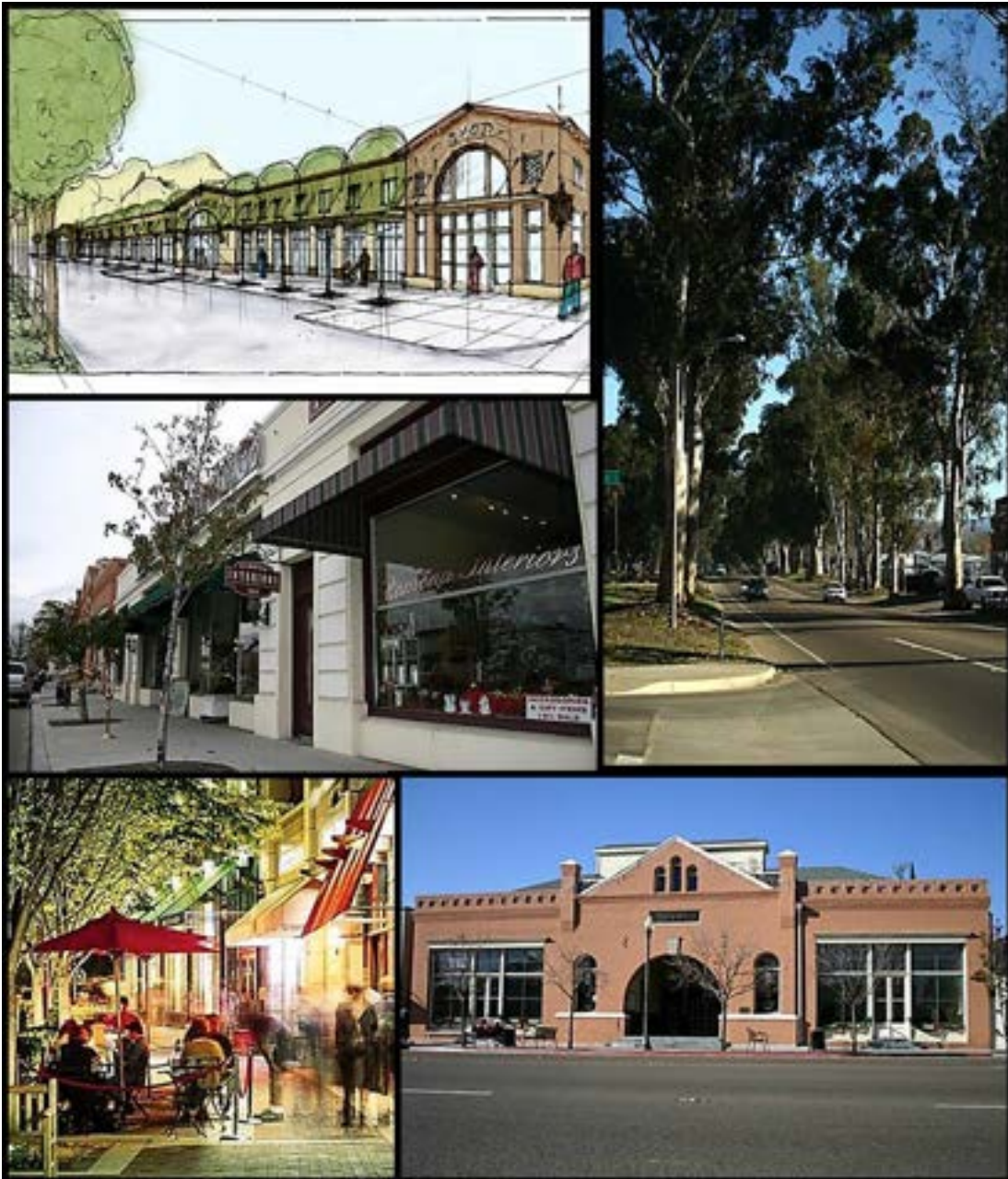
## Summary of Use Regulations

Part of Sections 2000-2990

RS, RD, RM, RV – Single Family, Duplex, Multi and Variable Family Residential. Family Residential is the principle, dominate use and civic uses are conditionally allowed by Use Permit.	M50 – Basic Industrial. Allows almost all processing and manufacturing uses. Permits only limited commercial uses. Virtually all uses must be enclosed within buildings.
RU – Urban Residential. Family Residential, conditional institutional residential care uses and civic uses allowed by Use Permit. Applied to areas where adequate levels of public services are available.	M52 – Limited Industrial. Allows wide range of industrial and commercial uses frequently associated with industrial operations; such as wholesaling, auto and truck repair and administrative and professional offices. Virtually all uses must be conducted within buildings except when outdoor uses are allowed by Use Permit
RMH – Mobilehome Residential. Family Residential use in a mobile home. Typically applied to a mobilehome park or mobilehome subdivision.	M54 – General Impact Industrial. Allows unenclosed commercial and industrial operations having potential nuisance characteristics such as construction sales and services
RR – Rural Residential. Family Residential uses permitted with Group Residential, limited packing and processing, and other uses allowed by Use Permit	M56 – Mixed Industrial. Intended to create an industrial area, and a maximum of 5% of each lot to be designated as support commercial area. Generally applied to large areas of 100 or more acres where a unified appearance can be created. A Specific Plan will be required
RRO – Residential-Recreation Oriented. Residential uses permitted with certain recreation uses allowed by Use Permit	M58 – High-Impact Industrial. Same as M54, but allows petroleum refining, manufacture of explosives and radioactive materials by Major Use Permit.
RC – Residential-Commercial. Intended for mixed residential-commercial areas where residential uses predominate, and limited commercial, office and sales are allowed by Use Permit	A70 – Limited Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by neighborhood regulations.
C30 – Office-Professional. Allows administrative and professional offices and other limited commercial uses	A72 – General Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by neighborhood regulations
C31 – Residential-Office Professional. Same as C30, but also allows Family and Group Residential uses	S80 – Open Space. Intended for recreation areas or areas with severe environmental constraints.
C32 – Convenience Commercial. Intended for retail commercial uses conducted inside buildings of limited size to serve immediate need of surrounding residential areas. Residences may be permitted as secondary uses of commercial buildings.	S82 – Extractive Use. Intended for mining, quarrying, borrow pits and oil extraction.
C34 – General Commercial-Residential. Intended for mixed commercial-residential developments. General retail and residential uses permitted. Uses generally required to be enclosed within buildings. Outdoor uses may be allowed by Use Permit	S86 – Parking. Allows vehicle parking in association with another dominant land use.
C35 – General Commercial/Limited Residential. Intended for mixed commercial-residential developments. General retail uses permitted. Uses generally required to be enclosed within buildings. Residential uses and outdoor uses may be allowed by Use Permit	S88 – Specific Plan. Allows limited uses, and after adoption of a specific plan, any use allowed by the specific plan
C36 – General Commercial. General retail sales and services permitted if conducted within buildings. Outdoor uses may be allowed by Use Permit. Residences may be permitted as secondary uses	S90 – Holding Area. Used to prevent premature urban or non-urban development until more precise zoning regulations are prepared. Permitted uses are similar to A70. Any temporary use allowed by Major Use Permit
C37 – Heavy Commercial. Same as C36, except enclosure of uses not required, and additional wholesaling and other uses permitted. Industrial uses conforming to performance and power standards are permitted. Residences may be permitted as secondary uses.	S92 – General Rural. A residential and agriculture zone which is intended to provide approximate controls for land which is rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fire and erosion, or subject to other environmental constraints
C38 – Service Commercial. General commercial, wholesaling and service uses. Industrial uses conforming to performance and power standards permitted. Residences may be permitted as secondary uses.	S94 Transportation and Utility Corridor. Intended to create and protect existing and future transportation corridors, and corridors for facilities for transmission of electricity, gas, water and other materials / forms of energy.
C40 – Rural Commercial. Intended for commercial centers which serve predominantly rural or semi-rural areas with a broad range of goods and services	AL-V – Indicates customized zoning regulations applied to properties within the Alpine Village Core area (refer to the Alpine Village Core FBC).
C42 – Visitor Service Commercial. Intended for areas devoted to the provision of a broad range of recreational and tourist services. Other uses are very limited.	FB-V – Indicates customized zoning regulations applied to properties within the Fallbrook Village area.
C44 – Freeway Commercial. Intended for small commercial areas to serve traveling public at freeway interchanges. Allows gasoline sales, motels, restaurants and similar uses.	RM-V – Indicates customized zoning regulations applied to properties within the Ramona Village Center area (refer to Ramona Village Center FBC).

# Ramona Village Center Form-Based Code

March 2019



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

---

### **8750 RM-V4 General District Development Standards**

8751 Lot

8752 Building and Land Use

Table 3.0 Permitted Uses

8753 Parking and Storage

Table 3.1 Required Parking Spaces

Table 3.2 Shared Use Parking Multiplier

Table 3.3 Parking Placement Standards

8754 Building Placement

8755 Building Height

8757 Design Standards

8759 Landscape

8760 Stormwater Management

Table 3.4 RM-V3 Summary Table

8761 Private Frontages

Table 3.5 Encroachment Specifications

8763 Signage

Table 3.6 Sign Standards

8765 Lighting

8767 Fencing

Table 3.7 Fencing Standards

8769 Shared Civic Space Types

Table 3.8 Civic Space Types

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

---

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 Building may share up to two (2) Uses.
- c. Lots designated as RM-V4 abutting the Main Street Frontage Residential Restriction Line, as shown on the Ramona Village Center Zoning Map, Paso and Colonnade Sub-Area 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. Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego ZO §6980 excepting §6985 and §6986 and shall not exceed a height of 35-feet.
- f. New developments located on Main Street shall consist of a minimum 50-percent commercial space of the total square footage.
- g. New developments located off Main Street shall consist of a minimum 25-percent commercial space of the total square footage.



**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: 8750 RM-V4 - General District

### 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 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**

<b>RESIDENTIAL</b>	2.0 / dwelling
Studio Units <600 sf, and Accessory Dwelling Unit	1.0 / dwelling
Multi-family Guest Parking	0.5 / dwelling
<b>COMMERCIAL</b> <sup>i</sup>	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.
<b>CIVIC</b>	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 <sup>ii</sup>	-
Religious Assembly (More than 50 guests)	1.0 / 4 total occupancy
<b>OFFICE (CLASS A)</b>	3.5 / 1000 sq. ft.
<b>INDUSTRIAL, AGRICULTURAL, EXTRACTIVE</b>	1 / 300 sq. ft.

<sup>i</sup> Square footage shall be calculated as Gross Leasable Floor Space (includes Restaurants and Retail)

<sup>ii</sup> 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.

# PART EIGHT: 8750 RM-V4 - General District

**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"> <li>Determine V5 Building(s) Land Uses per each Lot:                             <ol style="list-style-type: none"> <li>Ground Floor Professional Services 2,000 sq. ft.: 3.5 Spaces per 1000 sq. ft. = 7 Parking Spaces</li> <li>Upper Floor Residential Units (2): 2 Spaces per Unit = 4 Parking Spaces</li> <li>Total Number of Parking Spaces Required = 11</li> </ol> </li> <li>Shared Parking Multiplier for Residential Use plus Professional Services (a typical office) = 70%</li> <li>Multiply 11 x .70 = 8 (rounded up to the nearest number)</li> <li>Minimum Number of Parking Spaces is 8 per Lot.</li> </ol> <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>
<b>RESIDENTIAL</b>	+ 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%	
<b>RESIDENTIAL</b>	+ <b>Lodging</b>	75%	
<b>RESIDENTIAL</b>	+ 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.



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

---

### **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 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. Where Eucalyptus trees are plated along Main Street, the primary front yard setback shall be a minimum 15-feet and a maximum of 45-feet, by exception through the RDRB.

### **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

## PART EIGHT: 8750 RM-V4 - General 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 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 integrate §8760 Stormwater management 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 Pavements may be used in all Lot Layers (see Table 3.4.d).
- b. Pervious Pavements may be used for Driveways, Parking Lots and Patios.
- c. Pervious Paving materials shall be consistent with the guidance in the San Diego County BMP Design Manual.
- d. Stormwater conveyance shall be designed to compliment the landscaping plan for the site, and to prevent nuisance conditions on the site or adjacent properties.
- e. Site designs should incorporate, as applicable and feasible, the Green Infrastructure techniques and Site Design BMP Requirements of the County LID Handbook and BMP Manual, including, Tree Wells, Impervious Area Dispersion, and Green Roof(s), Permeable Pavements, Rain Barrels, and Amended Soil.

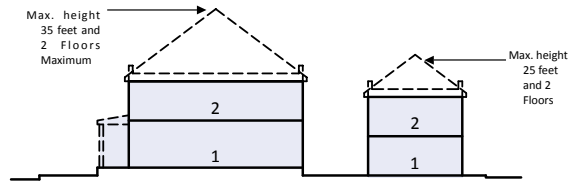


# PART EIGHT: 8750 RM-V4 - General District

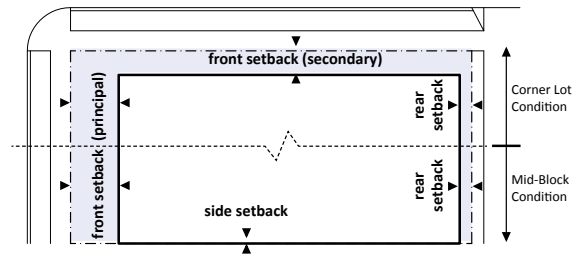
**TABLE 3.4 RM-V4 SUMMARY TABLE**

<b>BUILDING PLACEMENT</b>	
Freestanding Rural Building	permitted
Attached Compact Building	permitted
<b>LOT OCCUPATION</b>	
Lot Coverage	70%
Facade Buildout at Primary Front Setback	60% min.
<b>PRINCIPAL BUILDING SETBACKS</b>	
Primary Front Setback	(15 ft. min. 45 ft. max 8754.i) 2 ft. min. 15 ft. max.
Secondary Front Setback	2 ft. min. 15 ft. max.
Side Setback	0 ft. min. 24 ft. max.
Rear Setback	3 ft. min.
<b>OUTBUILDING SETBACKS</b>	
Front Setback	40 ft. max. from rear
Side Setback	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.
<b>BUILDING HEIGHT (FLOORS/FEET)</b>	
Principal Building	2 max. 35 ft. max.
Outbuilding	2 max. 25 ft. max.
<b>ENCROACHMENTS</b>	
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.
<b>PARKING LOCATION</b>	
2nd Layer	permitted
3rd Layer	permitted
<b>STORAGE LOCATION</b>	
2nd Layer	permitted
3rd Layer	permitted

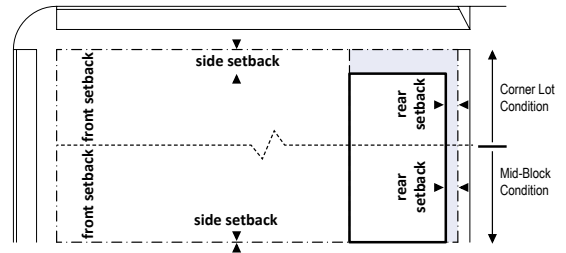
**A. BUILDING HEIGHT DIAGRAM**



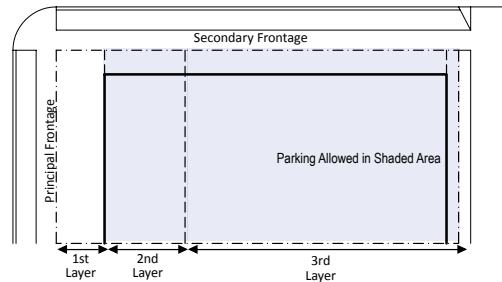
**B. PRINCIPAL BUILDING PLACEMENT DIAGRAM**



**C. OUTBUILDING PLACEMENT DIAGRAM**



**D. PARKING AND STORAGE LOCATION DIAGRAM**

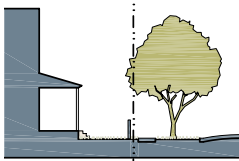
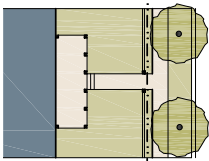
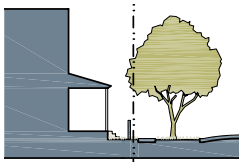
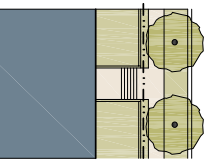
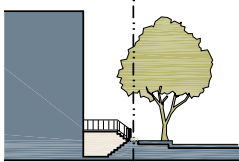
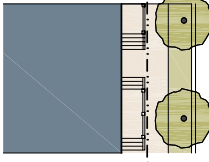
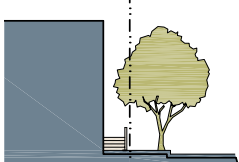
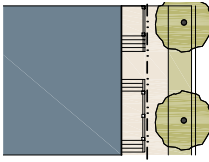
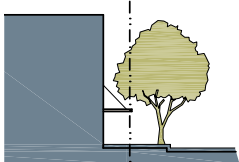
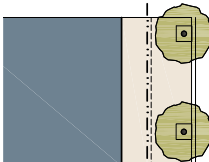


## PART EIGHT: 8750 RM-V4 - General District

### 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
<b>a. Common Yard:</b> 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>b. Porch:</b> a roof covered, raised platform at the entrance to a building					80% max	not permitted	not applicable
<b>c. Terrace:</b> 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
<b>d. Stoop:</b> 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.
<b>e. Awning:</b> 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

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

---

### 8763 Signage

- a. Applicable to New Buildings and Existing Buildings with improvements adding 120-square feet or more of new construction, permitted signage types shall conform to the specifications of Table 3.6 and shall be limited to five (5) 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. 0.75-square foot of signage area per every one (1) linear feet of Principle Building Frontage or Bay. A maximum of 90-square feet of total signage is allowed with buildings of 120-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. Signage shall not exceed 120-square feet per total Primary Building, if the building size qualifies.
- e. The only signage area allowed within the second and third Lot Layer, and/or on Outbuildings are either one (1) Address or Nameplate Sign.
- f. **Address Signs** shall be limited to two (2) square feet total area and made easily visible through colors or materials that contrast with their background and shall be attached to the Principal Entrance of each unit they identify. Address sign(s) may be attached to off-site mailbox(s) by Exception to preserve the historic bucket mailbox character of the Colonnade.
- g. **Awning Signage** shall be limited to no more than 70-percent of the Valance of the awning or the vertical portion of a dome awning. The height of the Valance shall not exceed (15) inches. Awning Signs shall contain only the business name, logo, and/or street address. Awning Signs may encroach into the Public Sidewalk Frontage.
- h. One (1) **Band Sign** limited to 70-percent of the width of the Building Facade shall be permitted for each building with a Commercial Use. Information shall consist of the name and/or logo of the business and allowed on streetscreens.
- i. **Blade Signs** shall be permitted only for Commercial Uses that have a Principal Entrance on the ground floor.
- j. One (1) **Blade Sign** shall be permitted only for each business if the Facade is no more than five (5) feet setback from the Principal Frontage Line. Blade Signs may encroach into the Public Sidewalk Frontage up to four (4) feet, shall clear the Sidewalk by at least eight (8) feet in height, and shall not encroach above the bottom of any second Story windows. Blade Signs shall be limited to the name and/or logo of the business.
- k. **Marquees** are allowed by Exception only in the Old Town Sub Area, and shall be only located above the Principal Entrance of a building, and shall provide a minimum clearance of ten (10) feet, and may encroach into the Public Sidewalk Frontage to within two (2) feet of the Curb. Message Boards shall be permitted as part of Marquees.
- l. One (1) **Nameplate** per address limited to two (2) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to a building wall within ten (10) feet of a Principal Entrance.
- m. Outdoor **Display Cases** shall not exceed six (6) square feet and shall not be internally illuminated.
- n. One (1) freestanding, double-sided, temporary **Sidewalk Sign** may be placed within the public Frontage for each business. Sidewalk Signs shall be removed at the close of business each day.
- o. One (1) **Window Sign** per window area shall not exceed 25-percent of the glass (See Table 2.7.f.), and shall contribute to the overall signage allotment. Window Signs shall not interfere with the ability of pedestrians and public safety personnel to see through windows into premises and view of product displays. Window signs may list services and/or products sold on the premises, and/or provide contact information, operating hours and other messages.
- p. Signage shall be externally illuminated, **Window Sign** may be neon lit and in conformance with Table 2.7 f.
- q. No signs are allowed above the highest portion of the building and no digital signs are allowed.
- r. Signage that is painted, and/or routed and/or sandblasted on metal and/or on the building facade shall be allowed a letter height of 18-inches maximum, unless set back more than 100-feet from the street frontage, then a letter height of 24-inches shall be permitted. All other letter heights shall conform with Table 2.7 letter height(s).
- s. **Monument Signs** for multiple tenants are allowed to be up to eight (8) feet wide and six (6) feet tall, excluding a base or pedestal up to 18-inches tall, and shall not exceed up to 48 square feet max. (Table 3.6).
- t. **Outdoor Menu Boards** for Drive-Thru service are limited to two (2) per Lot and allowed to be up to five (5) feet wide by five (5) feet tall, not exceeding six (6) feet tall, unless screened or not visible from the right-of-way, then an Exception may be considered.

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

---



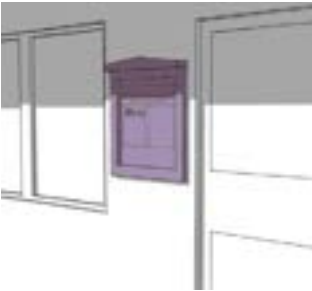







- u. **Gas Station** pricing are limited to one (1) per Lot and allowed to be up to five (5) feet wide by five (5) feet tall, not exceeding six (6) feet tall. Letter height shall be allowed a maximum letter height of 12-inches tall. No internal illumination other than letters and numbers shall be permitted.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



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

**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 18 in max.                      Height 18 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 6 in min., 10 in max.                      Other allowed on upper floors. Allowed on streetscreens (see Table 2.8.h)</p>	<p>d. Blade Sign</p> 	<p>Quantity 1 per Facade, 2 max                      Area 6 sq ft.                      Width 4 ft max.                      Height 4 ft max.                      Depth / Projection 4 ft max.                      From Sidewalk Clearance 8 ft min.                      Apex upper storefront beam and/or bottom of upper floor windows                      Letter Height 10 in max.                      Other business name and logo only. Not allowed on upper floors</p>
<p>e. Band Sign</p> 	<p>Quantity 1, 2 for corner building                      Area 1 sq ft max for every linear ft of Building Facade                      Width between upper storefront beam max to upper transom or display window.                      Height 3 ft max.                      Depth / Projection Not Applicable - No illuminated letters                      From Sidewalk Clearance 10 feet min.                      Apex upper storefront beam                      Letter Height 6 in min., 12 in max.                      Other business name and logo only. Allowed on Streetscreens (See Table 2.8.h)</p>	<p>f. Window Sign</p> 	<p>Quantity 1 per window every 12.5 linear 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>
<p>g. 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 6 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>h. Sidewalk Sign</p> 	<p>Quantity 1 per business                      Area 7.583 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>i. Marquee (by exception only)</p> 	<p>Quantity 1 per business                      Area Not Applicable                      Width width of entrance + 4' o.c.                      Height 50% Story height max                      Depth / Projection 4 ft min, 10 ft max.                      From Sidewalk Clearance 10 feet min.                      Apex bottom of upper floor windows                      Letter Height 12 in min, 18 in max.                      Other Only allowed by exception in Old Town. not allowed on upper floors</p>	<p>j. Monument (by exception only)</p> 	<p>Quantity 1 per business                      Area 24 sq ft max.                      Width 72 in max.                      Height 48 in max.                      Depth / Projection not applicable                      From Sidewalk Clearance not applicable                      Apex 48 in max.                      Letter Height 10 in max.                      Other Base or pedestal shall not exceed 18-inches in height. Not allowed on upper floor(s)</p>

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

---

### **8765 Lighting**

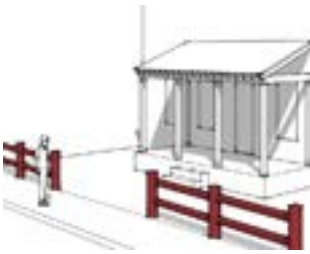




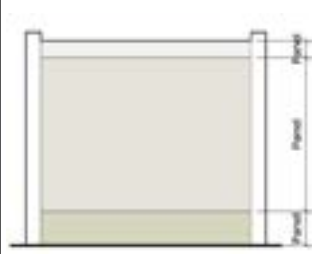

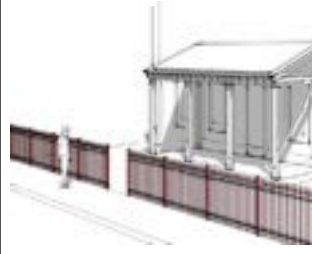
- a. Privately owned but publicly accessible spaces provided internal to any private Lot shall be oriented to maintain the natural Dark Sky character within rural Ramona.
- b. No lighting level measured at the building Frontage Line shall exceed 1.0 foot-candle level.
- c. All lighting shall use full 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>

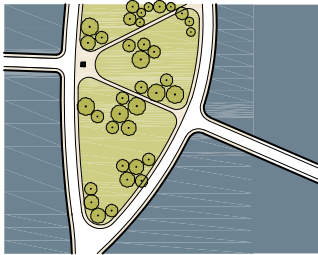
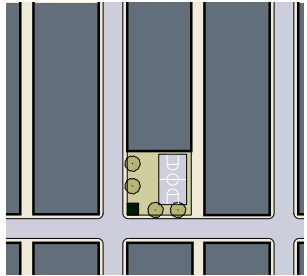
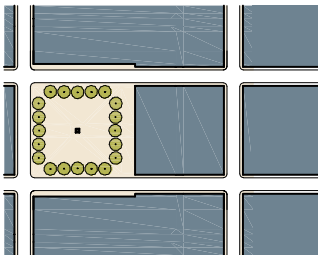
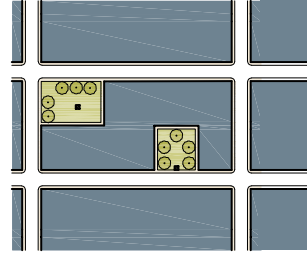


## PART EIGHT: 8750 RM-V4 - General District

### 8769 Shared Civic Space

- 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.
- Privately owned, but publicly accessible, Shared Civic Space shall be located in the first and second Lot Layer.
- 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.
- Shared Civic Space designed as a Plaza shall have a minimum of 25% of its perimeter fronting onto a Thoroughfare.
- These spaces may be combined with Stormwater Management facilities (8760), such as Retention Basins, pool/fountain, Cisterns, Landscaped and Grated Tree Wells.
- 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.
- 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.
- Shared Civic Space landscape shall directly reference Landscape Standards §8759.

**TABLE 3.8 RM-V4 CIVIC SPACE TYPES (ADVISORY)**

<p><b>a. Green</b> 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>b. Playground</b> 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><b>c. Court</b> 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><b>d. Pocket Park</b> 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><b>e. Close</b> 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>	