

**PLANNED COMMUNITY DISTRICT REGULATIONS  
FOR OTAY RANCH, PORTION OF  
VILLAGE FOUR**

**City of Chula Vista, California**

**Adopted May 22, 2018**

**By Ordinance No. 3426**

*Project Application:*

**Otay Valley Quarry LLC**

6591 Collins Drive, Suite E-11

Moorpark, California 93021

*Contact: Chuck Miller*

*Project Sponsor:*

**Atlantis Group**

2488 Historic Decatur Road, Suite 220

San Diego, California 92106

619.523.1930

*Contact: Marcela Escobar-Eck*

*Prepared by:*

**Atlantis Group**

2488 Historic Decatur Road, Suite 220

San Diego, California 92106

619.523.1930

*Contact: Marcela Escobar-Eck*



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# **Planned Community District Regulations**

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## **1 GENERAL PROVISIONS AND ZONING DISTRICT MAP**

### **1.1 Purpose and Scope**

The purpose of the Village Four Planned Community (P-C) District Regulations is to achieve the following goals:

- Protect and promote the public health, safety, and welfare of the people of the City of Chula Vista;
- Safeguard and enhance the appearance and quality of development in the Village Four Sectional Planning Area (SPA) Plan Area of the Otay Ranch General Development Plan (GDP) area;
- Provide the social, physical, and economic advantages resulting from comprehensive and orderly planned use of land resources;
- Ensure the SPA Plan is prepared and implemented in accordance with the Otay Ranch GDP;
- Implement the Chula Vista General Plan for the East Area Plan;
- Promote the orderly planning and long-term phased development of the Village Four portion of the Otay Ranch GDP area; and
- Establish conditions that will enable the Village Four SPA to exist in harmony within the larger Otay Ranch community.

### **1.2 Conflicting Ordinances**

Whenever the provisions of this ordinance impose more, or less, restrictive regulations upon construction or use of buildings and structures, or the use of lands/premises than are imposed or required by other ordinances previously adopted, the provisions of this ordinance or regulations promulgated hereunder shall apply.

### **1.3 Establishment of Zones**

Based on the need to classify, regulate, restrict, and separate the use of land, buildings, and structures; regulate and limit the type, height, and bulk of buildings and structures in the various districts; establish the areas of yards and other open space areas abutting and between buildings and structures; and regulate the density and population, the Village Four SPA is hereby divided into the zones shown in Table 1.1 (reproduced from Table 2.1 of the SPA Plan).

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**Table 1.1**  
**Village Four SPA Zone Definitions**

Symbol	General Description
SF-1	Single-Family LM: allows single-family detached housing at densities 3 to 6 units per acre.
RM-1	Multi-Family MH: allows multi-family detached and attached housing at densities 11 to 18 units per acre.
RM-2	Residential Multi-Family H: allows attached housing at densities 18 to 27 units per acre.
CPF	Community Purpose Facility: allows uses established pursuant to the Community Purpose Facilities requirements of the P-C Planned Community Zone.
OS	Open Space: allows development of naturalized open space.
OSP	Open Space Preserve: allows natural, undisturbed, and/or restored open space that is part of the Otay Ranch Preserve.

## 1.4 District Boundaries

Land Use Districts and boundaries are established and adopted as shown on Figure 2.1: Village Four Zoning Districts Maps of the SPA Plan and Figure 1.1: Zone Boundaries, of these P-C District Regulations. This map, together with all notations, references, data, district boundaries, and other information thereon, is made a part of the Village Four SPA Plan and adopted concurrently here within. The boundaries are intended to align with physical and legal features such as property boundaries, top or toe of slopes, and streets. Refinements to these boundaries are expected during the detailed engineering design phase and will not require an amendment providing the refinement does not alter the intent.



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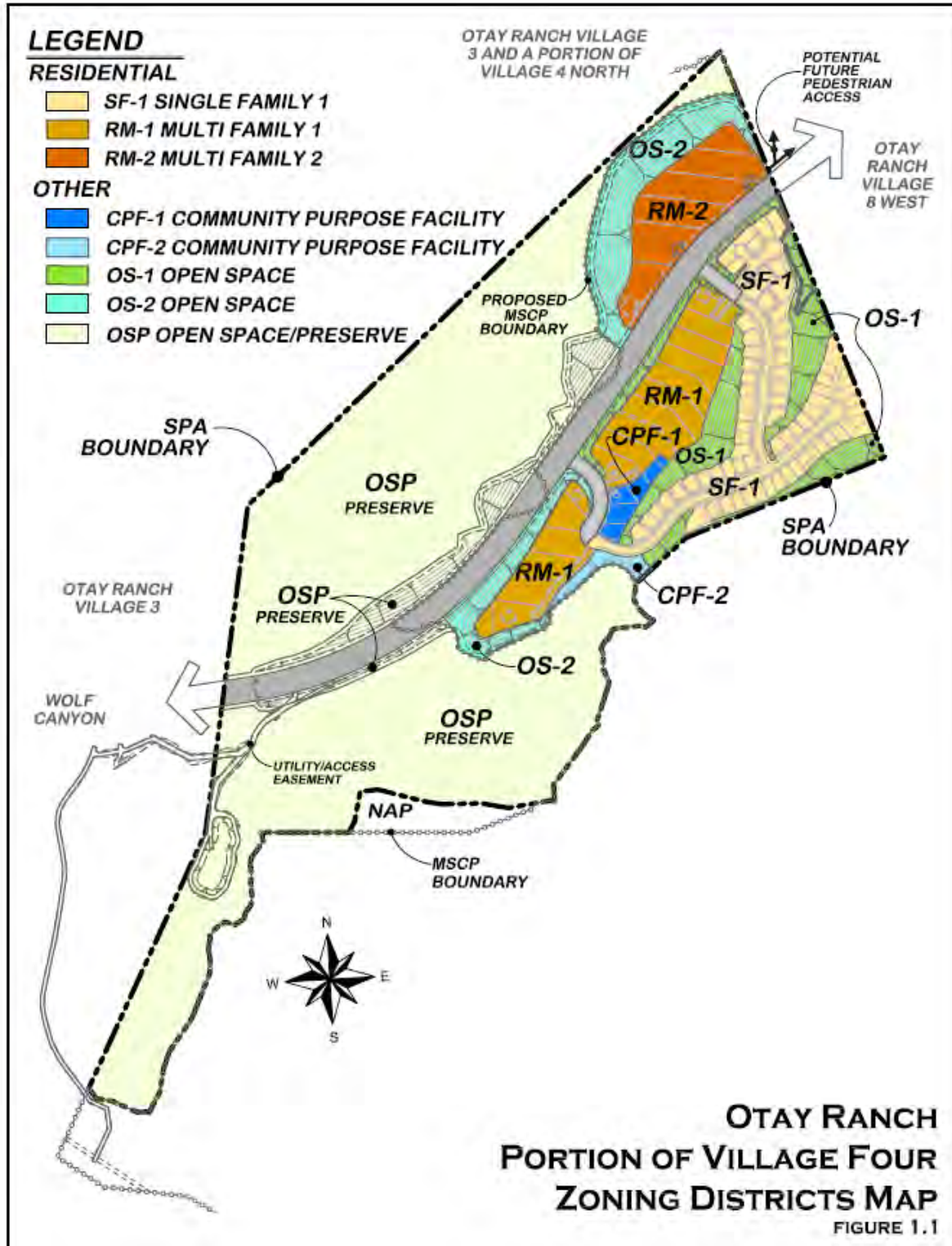


Figure 1.1 Zone Boundaries

## Planned Community District Regulations

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## 2 RESIDENTIAL DISTRICTS

### 2.1 Purpose

The purpose of the Village Four Residential District is to achieve the following goals:

- Implement the residential policies of the Otay Ranch GDP.
- Locate appropriate areas for housing at a range of residential densities consistent with the Otay Ranch GDP and consistent with the City's standards for public health, safety, and welfare.
- Ensure adequate air, light, open space, and privacy for each dwelling unit.
- Minimize the effects of traffic congestion and avoid overloading public services and utilities through phasing construction of buildings in relation to the availability of infrastructure.
- Protect residential properties from noise, illumination, unsightliness, odors, smoke, and other objectionable influences.
- Facilitate the provision of utility services and other public facilities commensurate with anticipated population, dwelling unit densities, and service requirements.

### 2.2 Residential District Categories

Three basic residential unit types are anticipated in the Village Four SPA: single-family; small-lot single-family/duplexes/townhomes; and attached multi-family units. One single-family land use district (SF-1) is provided for traditional single-family home development. Districts RM-1 is intended for small-lot single-family/duplexes/townhomes and other similar products that allow a variety of housing products. The RM-2 land use district is anticipated to provide traditional multi-family products such as stacked flats and grouped parking; however, alternative designs are encouraged with the goal of achieving approximately 20 dwelling units per net acre.

### 2.3 Permitted and Conditional Uses

The land use matrix, Table 2.1, indicates the permitted uses in the Village Four SPA Plan Area, using the symbols that follow:

- A = permitted, subject to discretionary approval by the Zoning Administrator;
- C = permitted, subject to approval of a Conditional Use Permit;
- N = not permitted; and
- P = permitted by right, administratively.

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**Table 2.1  
Permitted Use Matrix (Residential)**

Residential Uses	SF-1	RM-1	RM-2	Other Applicable Regulations
Assisted Living/Nursing Home/Convalescent Home (6 patients or fewer)	P	P	P	
Assisted Living/Nursing Home/Convalescent Home (more than 6 patients)	C	C	C	CVMC 19.58.110 and 19.54.020
Group Residences (Dormitories, Boarding House)	N	N	C	
Home Occupation	A	A	A	
Live/Work	N	N	N	
Mobile Home	N	N	N	
Model Homes, subject to Temporary Use Section	A	A	A	
Multi-Family (3 or more Units)	N	N	P	
Single-Family Dwelling, Detached	P	A	A	
Single-Family Dwelling, Attached	N	P	P	
Temporary Tract Office and Tract Signs (subject to Temporary Use Section)	A	A	A	
Townhouse Dwellings	N	P	P	
<i>Other Uses</i>				
Daycare Facility (Commercial)	N	N	C	
Daycare Facility (Home based, 7 to 12 children)	A	A	A	CVMC 19.58.147: Daycare
Daycare Facility (Home based, up to 6 children)	P	P	P	
Unclassified Uses	C	C	C	CVMC 19.54
<i>Recreational Facilities</i>				
Athletic Fields and Sports Court	N	N	P	
Bicycle and Pedestrian Trails and Associated Signage	P	P	P	
Community Gardens	A	A	A	
Parks (Public or Private)	P	P	P	
Picnic Areas, Benches, and Barbecue Facilities	P	P	P	
Playgrounds (Public or Private)	P	P	P	
Recreation Center, less than 2-acres (Public or Private)	A	A	A	CVMC 19.58.100
Recreation Center, greater than 2-acres (Public or Private)	C	C	C	CVMC 19.58.100
Swim Center/Community Pool (Public or Private)	P	P	P	CVMC 19.58.040
<i>Utilities + Equipment</i>				
Cellular Tower	C	C	C	CVMC 19.89
Roof Mounted Satellite Dishes, smaller than or equal to 36-inches in diameter	P	P	P	
Roof Mounted Satellite Dishes, larger than 36-inches in diameter	P	P	P	CVMC 19.22.030
Utility Substation/Gas Regulator	P	P	P	CVMC 19.58.140

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**Table 2.1**  
**Permitted Use Matrix (Residential)**

Residential Uses	SF-1	RM-1	RM-2	Other Applicable Regulations
<i>Secondary/Accessory Uses</i>				
Accessory Buildings, Structures, and Uses	P	P	P	CVMC 19.58.020
Accessory Second Dwelling Units (ASDUs)	P	P	N	CVMC 19.58.022

SF-1 = single-family detached; RM-1 = multi-family medium-high density; RM-2 = residential multi-family high density; CVMC = Chula Vista Municipal Code.

Uses not listed may be permitted or conditionally permitted if the Zoning Administrator determines said use is of the same general character as any permitted or conditionally permitted use listed above.

## 2.4 Residential Property Development Standards

Residential district performance standards shall apply as described in the following sections.

### 2.4.1 General Standards

The general standards found in this section are based on the Otay Ranch GDP. Where the specific standards listed below are silent on an issue, the Zoning Administrator is authorized to define a standard based on the Otay Ranch GDP, the Chula Vista General Plan, Zoning Ordinance, Design Manual, and/or Landscape Manual, as may be appropriate.

### 2.4.2 Specific Standards

The residential property development standards shall apply to all land and buildings, other than accessory buildings, permitted in their respective residential land use district. Dimensions and standards are minimum, and minor variations may be permitted subject to Zoning Administrator Design Review or tract map approval. Lot widths and depths are typical minimums but may vary slightly with irregularly shaped lots and site-specific conditions (see Table 2.2). Refer to Chapter 6: Implementation and Administration for further information regarding processing requirements.

**Table 2.2**  
**Property Development Standards – Residential Districts**

Land Use Districts			
	SF-1	RM-1	RM-2
<i>Lot Criteria</i>			
Minimum lot area (square feet)	4,000	7,000	7,000
Maximum floor area to lot ratio (FAR)	0.5	0.55	Design Review
Maximum lot coverage (%)	n/a	n/a	50
Minimum lot depth (feet)	80	80	n/a

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**Table 2.2**  
**Property Development Standards – Residential Districts**

Land Use Districts			
	SF-1	RM-1	RM-2
<i>Minimum Lot Width (feet)</i>			
Measured at setback line	50	60	65
Flag lot street frontage	20	60	65
Knuckle or cul-de-sac street frontage	20	60	65
Maximum building heights (feet)	35	35	45
<i>Minimum Front-Yard (public street) Setback (feet)</i>			
Main residence	7	7	15
Garage	18	18	18
Porch, patio, entry feature, veranda	4	4	4
Semi-private courtyard	3	4	4
<i>Minimum Side-Yard Setback (feet)</i>			
From property line to main residence	5	5	10
Porch, patio, entry feature, veranda	3	3	10
<i>Minimum Rear-Yard Setback</i>			
Main residence (feet)	5	5	15
Patio covers (feet)	5	5	N/A
<i>Other</i>			
Usable open space (square feet)	750	400	400
Parking spaces per unit	<i>See Chapter 5: Parking Regulations.</i>		

SF-1 = single-family detached; RM-1 = multi-family medium-high density; RM-2 = residential multi-family high density; N/A = not applicable.

## 2.4.3 Pedestrian-Oriented Features

All homes within the single-family detached neighborhood (SF-1) shall have at least one of the following pedestrian-oriented features: porch, veranda, porch/veranda combination, semi-private courtyard, balcony, gateway, trellis porte-cochere, featured window, or similar feature as approved by the Zoning Administrator.

Each of the minimum porch/veranda sizes in the table and outlined below shall be defined as “Sitting Area” and shall be free and clear of any structural supports or other building forms. Porch setbacks shall be measured to the clear area rather than the structural supports.

### a. Porches

Porches qualifying for pedestrian-oriented use should be oriented toward the street and open. Lots with less than 40 feet of lot width, measured at the setback line, shall have a minimum porch area of 60 square feet and a minimum clear dimension of 6 feet. Lots with

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more than 40 feet of lot width, measured at the setback line, shall have a minimum porch area of 70 square feet and a minimum clear dimension of 6 feet.

b. **Verandas**

At least 50% of the corner lots shall have verandas that qualify as pedestrian-oriented features. Lots with less than 40 feet of lot width, measured at the setback line, shall have a minimum veranda area of 60 square feet and a minimum clear dimension of 6 feet. Lots with more than 40 feet of lot width, measured at the setback line, shall have a minimum veranda area of 70 square feet and a minimum clear dimension of 6 feet.

c. **Balconies**

Balconies qualifying as pedestrian-oriented features should be oriented toward the street and/or the pedestrian circulation system. Further, balconies shall have a minimum area of 60 square feet and a minimum clear dimension of 6 feet and can be used to satisfy the private usable open space requirement. Balconies may project into the front yard up to 3 feet and side yard up to 50% of the required setback. Smaller balconies are encouraged as architectural features.

d. **Semi-Private Courtyards**

Semi-private courtyards are open outdoor areas with usable seating areas similar to porches and verandas, oriented toward the entry of the home, and surrounded on three sides by either the building or low walls/fences. In order to qualify as pedestrian-oriented features, the courtyard should provide access to and/from the street; should have a minimum clear dimension of 6 feet; and should be designed as an architectural component of the house. Courtyard walls may be up to 42 inches in height and shall provide appropriate sight distance clearances.

e. **California Room**

A California Room provides a transitional space between indoor and outdoor areas and may include options such as a fireplace, lighting, and other fixtures for comfort and entertainment. The area typically has a solid roof that is integral to the structure's roof system and includes walls that are 50% transparent and/or doors that provide the same visual openness. Requests to deviate from this openness requirement are subject to review and approval of the Director of Development Services. In order for a California Room to qualify as a pedestrian-oriented feature, it should be oriented toward the street.

f. **Featured Window**

Large picture windows, bay windows, and glass-paneled doors oriented toward the street provide a sense of openness and a visual connection between the interior living spaces and the street. These features enhance neighborhood security and provide an alternative to

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porches, verandas, and courtyards. Windows and doors should be proportional in scale to the wall plane; however, they should be no less than 4 feet in width to qualify as a pedestrian-oriented feature.

### g. Gateways, Trellises, and Porte-Cocheres

Gateways, trellises, porte-cocheres, and similar architectural elements may be used to designate residential entries; however, such features should be visually distinctive and may be either freestanding or attached to the residence.

## 2.4.4 Maximum Floor Area Ratio

The maximum floor area ratio (FAR) for single-family detached homes shall be permitted by percentage of floor area to lot area. The maximum building area permitted for each lot shall be as shown in Table 2.2. Homeowner additions shall be permitted only where consistent with these standards on an individual lot basis. Certain portions of the building can be excluded from the FAR calculations, as described in the following paragraphs:

- Up to 300 square feet of covered rear-yard patio (open on at least two sides) can be excluded from the FAR calculation. A patio up to 300 square feet shall be permitted on each residential lot within setbacks, as described in Table 2.2. When a covered patio exceeds 300 square feet, the area in excess of 300 square feet shall count toward the FAR of the building(s); and
- Porches, verandas, balconies, patios, architectural projections, and semi-private courtyards shall not count toward the FAR.

## 2.4.5 Open Space

### a. Private Usable Open Space Definition

Adequate usable outdoor areas are intended for daily family activities such as playing, gathering, dining, landscaping, and gardening. Private usable open space must meet the following requirements:

- Porches and balconies with minimum dimension of 6 feet and minimum area of 60 square feet;
- Private fenced yards with no dimension less than 10 feet (side-yard, rear-yard, and front-courtyard locations permitted);
- Generally level (less than 5% of grade);
- Usable landscaped front yards; and
- Yard areas with minimum dimensions of no less than 6 feet, excluding driveways.



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### b. Common Usable Open Space Definition

Open space areas (including Private Open Space) that are amenities to the surrounding community in addition to required public parkland. Common usable open space must meet the following criteria:

- Located within a quarter-mile of the residences to be served;
- Consists of large, meaningful areas that are not fragmented by unrelated uses or improvements;
- Developed with recreational uses, including both passive (landscaping) and active features (picnic areas, benches, fitness station, tot-lots);
- No dimension less than 10 feet;
- Generally level, less than 5% grade; and
- Water quality and stormwater features cannot be included in the common usable open space calculation.

### 2.4.6 Single-Family Detached Open Space

For single-family lots in the SF-1 Zone larger than 3,000 square feet, a minimum of 750 square feet of private usable open space shall be provided. For lots that are 3,000 square feet or smaller, the amount of open space shall be pro-rated to no less than 25% of the lot area.

### 2.4.7 Multi-Family Open Space

For multi-family units in the RM-1 and RM-2 Zones, private usable open space shall be provided as follows:

- Sixty square feet for each one-bedroom unit;
- Eighty square feet for each two-bedroom unit;
- One hundred twenty square feet for each three-bedroom unit; and
- An additional twenty square feet for each additional bedroom over a three-bedroom unit.

Common open space for development in the RM-1 and RM-2 Zones shall be equal to and additional to the amount of private usable open space required as provided above.

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### **2.4.8 Site Plan Review for Residential Districts**

Notwithstanding the property development standards listed herein, development within any land use district may be approved with specific site development standards through the Site Plan process, presented in greater detail in Chapter 6 of these P-C District Regulations.

### **2.4.9 Model Home Complexes**

Model homes, their garages, parking lots, and private recreation facilities are temporary uses and may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts using the same architectural designs, subject to the regulations of the City of Chula Vista governing said uses and activities.

### **2.4.10 Building Elevations**

A minimum of three front elevations shall be provided for each floor plan on all single-family detached house/plan types. Elevations for any accessory second unit (proposed for construction prior to the initial sale to an individual homeowner) shall be submitted at the same time as the elevations for the main structure for site plan and architectural review. Accessory second dwelling units proposed for construction subsequent to the initial home sale shall be architecturally consistent with the existing home through site plan and architectural review. Administrative Review shall occur at the time of Building Permit review.

### **2.4.11 Energy Conservation Features**

The City of Chula Vista requires all SPA Plans to include an Air Quality Improvement Plan. As detailed in Appendix C: Non-Renewable Energy Conservation Plan, of the Village Four SPA Plan, homes within the SPA are required to exceed California 2008, Title 24 Energy Efficiency Standards by 15%.

## **2.5 Accessory Buildings, Structures, and Uses**

Accessory uses and building customarily appurtenant to a permitted use are allowed subject to the requirements of Chula Vista Municipal Code (CVMC) Sections 19.58.020: Uses; Accessory buildings and 19.58.022: Uses; Accessory second dwelling units.

## **2.6 Walls and Fences**

Walls and fences customarily appurtenant to a permitted use are allowed subject to the requirements of CVMC Section 19.58.150: Uses; Fences and walls and the Design Guide for Village Four.

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### **2.7 Residential Sign Regulations**

No sign or outdoor advertising structure shall be permitted in any residential district except as provided in Chapter 2: Sign Regulations of the Design Guide for Village Four.

### **2.8 Performance Standards**

Residential district performance standards shall apply as described in the following sections.

#### **2.8.1 Equipment**

Air conditions, antennas, satellite dishes, ham radio antennas, solar panels, heating, cooling, ventilating equipment, and all other mechanical lighting, or electrical devices shall be operated and located to not disturb the peace, quiet, and comfort of neighboring residents. The location and screening of such equipment shall provide visual shielding and noise buffering from surrounding properties and streets. All equipment shall be installed and operated in accordance with all other applicable ordinances including CVMC Section 19.68, and shall not exceed the maximum height of the zone in which the equipment is located.

All lighting within and adjacent to the Preserve is subject to the lighting provisions in the Preserve Edge Plan (Appendix D of the SPA Plan).

#### **2.8.2 Landscaping**

Exterior yards requiring landscaping shall consist predominantly of trees, ground cover, and decorative rocks, except for necessary walks, drives, and fences. Drought-tolerant landscaping is encouraged. All required landscaping shall be permanently maintained in a healthy and thriving condition, free of weeds, trash, and debris. Landscaping requirements shall be met by either the builder or developer during installation, or for single-family homes, by requiring Covenants, Conditions, and Regulations (CC&Rs) or other restrictions that require individual homeowners to install front-yard landscaping within 1 year of ownership.

All lighting within and adjacent to the Preserve is subject to the lighting provisions in the Preserve Edge Plan (Appendix D of the SPA Plan).

#### **2.8.3 Utilities**

All utility connections shall be coordinated with the site's architectural elements to blend into the structure, except where required by the utility provider. Pad-mounted transformers and/or meter box locations shall be included in the site plan with an appropriate level of screening, as allowed by the utility provider. Power lines and cables, except for temporary uses, shall be installed

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underground. The Landscape Master Plan shall include a utility plan, prepared by a professional utility consultant, outlining the exact type and location of all utilities.

### **2.8.4 Exterior Noise**

The acceptable outdoor noise exposure levels, measured at the receiving property line, for each residential district are provided in CVMC Section 19.68.030: Performance Standards and Noise Control: Exterior noise limits.

### **2.8.5 Interior Noise**

The acceptable interior noise exposure levels for each residential district are provided in CVMC Section 19.68.040: Performance Standards and Noise Control: Interior noise limits.

### **2.8.6 Energy Conservation**

Buildings shall be located to provide adjacent buildings adequate sunlight for solar access, when practical. Buildings should be designed to minimize energy consumption through consideration of window placement, eave coverage dual glazing, capturing of breezes, and insulation (see Appendix B: Village Air Quality Improvement Plan, of the SPA Plan).

### **2.8.7 Parked Vehicles**

Motorized and non-motorized vehicles shall be parked, stored, or kept outside of front-yards, except in driveways or on a paved area adjacent to the driveway. If motorized or non-motorized vehicles are parked, stored, or kept on lot, other than permitted above, they must be for the resident's or guest's personal use. No storage or display of vehicles for sale by a motor vehicle dealer is permitted in a residential driveway or on a residential street. Parked vehicles are subject to CVMC Sections 19.62.060–19.62.160: Off-Street Parking and Loading.

### **2.8.8 Special Standards – RM-2 District**

The multi-family district shall have the following performance standards:

- Noise attenuation barriers along Main Street shall comply with the Noise Analysis and mitigation measures as provided in the Village Four Environmental Impact Report.
- Conveniently located common laundry facilities shall be provided for all units with do not have individual hook-ups.
- Conveniently located trash and recyclable receptacles shall be provided and screened. Each phase of the multi-family neighborhood shall comply with the City's solid waste and recycling guidelines.

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- Recreational vehicle (including campers, boats, and trailers) parking areas should be screened from the public right-of-way.
- Mailbox kiosks shall be conveniently located and distributed throughout the complex.
- Lockable, enclosed storage shall be provided in carports, substitutions may be approved by the Zoning Administrator, provided the substitute provides equivalent or greater security for the storage areas.

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## 3 OPEN SPACE DISTRICT

### 3.1 Introduction

Chapter 5: Parks, Open Space, and Trails of the SPA Plan serves as the Parks, Open Space, and Trails Master Plan as required by the Otay Ranch GDP. The Parks, Open Space, and Trails Master Plan designates a variety of parks and open spaces throughout the SPA. The SPA plan implements the goals, objectives, policies, and implementation measures of the Otay Ranch GDP and the City of Chula Vista Parks and Recreation Master Plan. The network of parks and open spaces shall define the community's character and provide a variety of active and passive recreational opportunities while raising the quality of life for both residents and visitors. Trails linking these open space areas are discussed in Chapter 3: Circulation and Corridor Design of the SPA Plan.

The City of Chula Vista requires a variety of parks, recreational uses, and open spaces to preserve natural resources and meet the social and recreational needs of the community. Permitted uses for each park and open space area are discussed in this chapter. Open space areas are subject to the zone requirements for Open Space Preserve (OSP) and Open Space (OS).

The Open Space district is included in the P-C District Regulations to achieve the following:

1. Provide focal points for community and neighborhood activities.
2. Provide for public/quasi-public and recreational uses.
3. Promote natural community linkages among Otay Ranch villages.
4. Preserve, enhance, and manage natural resources.
5. Preserve vistas and conserve viewpoint areas for the enjoyment of future generations.
6. Establish edges to help define communities.
7. Promote public health and safety.
8. Provide recreation and public use opportunities, such as trails and pathways.

### 3.2 Permitted Uses

#### Permitted and Conditional Uses

The land use matrix presented in Table 3.1 indicates the permitted open space uses in the Village Four SPA Plan Area using the following symbols:

- A = permitted, subject to approval of a Zoning Administrator approval;
- C = permitted, subject to approval of a Conditional Use Permit;

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- N = not permitted; and
- P = permitted.

**Table 3.1  
Permitted Use Matrix (Open Space)**

Uses	OS-1*	OSP
All types of horticulture	A	N
Agricultural crops	A	N
Arboreta – horticultural garden	A	N
Athletic fields and sport courts	N	N
Bicycle and pedestrian trails and associated signage	P	N
Community garden	P	N
Fire/police station	C	N
Parks (public or private)	P	N
Picnic areas, benches, barbecue facilities	P	N
Playgrounds (public or private)	P	N
Recreation center, less than 2 acres (public or private)	A	N
Recreation center, greater than 2 acres (public or private)	C	N
Swim center/community pool (public or private)	A	N
Temporary uses	A	N
Unclassified uses	C	N
Utility substation/gas regulator	P	P

OS = Open Space; OSP = Open Space Preserve.

Uses not listed may be permitted or conditionally permitted if the zoning administrator determines said use is of the same general character as any permitted or conditionally permitted use listed above.

\*OS--2 consists of the Preserve Edge and are subject to additional restrictions compared to other OS lots as detailed in the Preserve Edge Plan.

### 3.3 Property Development Standards

#### 3.3.1 Site Planning

All development proposals in the Open Space District shall be reviewed on a case-by-case basis to determine appropriate setbacks. All permanent signs, including any required signs (such as monument and dedication signage), shall be included in the review and specifically approved. Neighborhood and community-level signs included in the Village Four SPA Plan shall be permitted in areas designated in the SPA Plan. Trail signage shall meet the requirements of the Parks, Open Space, and Trails Master Plan.

#### 3.3.2 Landscaping

All landscaping shall meet the requirements of the City of Chula Vista Landscape Manual and the City of Chula Vista Landscape Water Ordinance. Landscaping and lighting abutting the Preserve

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is subject to the landscaping and lighting provisions in the Preserve Edge Plan and the Fire Protection Plan (Appendices D and F, respectively, of the SPA Plan).

### **3.3.3 Accessory Uses and Buildings**

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed subject to the requirements of CVMC Chapter 19.58: Uses.

### **3.3.4 Open Space Preserve Signage and Design Standards**

Signage within the 100-foot Preserve Edge and adjacent to the Preserve shall be consistent with the OVRP Design Guidelines and the Otay Ranch Preserve Owner/Manager “Sensitive Habitat/No Trespassing” sign requirements.

Sign permits may be issued, provided the signs are in compliance with all other applicable laws and ordinances; specifically, CVMC Section 19.60.595: Signs: Other zones; Section 19.60.500: Signs: P-C zone; and Section 19.60.410: Signs: R-3 zone.

## **3.4 Performance Standards**

All uses in the Open Space District shall conform to the performance standards provided in CVMC Chapters 19.66: Performance Standards and 19.68: Performance Standards and Noise Control, as well as other pertinent City ordinances and policies. Hiking and biking trails and related facilities, including signage, are permitted consistent with the Parks, Open Space, and Trails Master Plan. Signage shall be provided in areas adjacent to the MSCP Preserve to the satisfaction of the Director of Development Services and/or the Preserve Owner/Manager.



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### **4 COMMUNITY PURPOSE FACILITY, SPECIAL USES, AND CONDITIONS**

#### **4.1 Purpose**

CVMC Chapter 19.04.055: Definitions: Community purpose facility states that “Community Purpose Facility” (CPF) means a land use designation in a planned community intended for nonprofit and certain for-profit land uses as listed in CVMC 19.48.025.

CPF sites shall be developed pursuant to the provisions in CVMC Section 19.48.025. Any proposal to satisfy the CPF requirements in any manner other than the provision of land designated for CPF uses on the Zoning District Map Figure 1.1 of these P-C District Regulations, shall comply with the Alternative Compliance provisions of CVMC Section 19.48.025B.3. Any proposal to reduce the amount of CPF required shall be subject to the Extraordinary Public Benefit provisions of CVMC Section 19.48.025B.3.

#### **4.2 Permitted and Conditional Uses**

Refer to CVMC Chapter P-C Planned Community Zone, Section 19.48.025C, for the list of allowed uses for CPF-1 and to PC Figure 4.2 for allowed uses in the CPF-2..

#### **4.3 Performance Standards**

1. All light sources shall be shielded in such a manner that the light is directed away from streets, adjoining properties, and the Preserve. Illuminators should be integrated within the architecture of the building, whenever possible. All lighting abutting the MSCP Preserve is subject to the Preserve Edge Plan.
2. No use shall be permitted that creates odor in such quantities as to be readily detectable beyond the boundaries of the site.
3. Buildings shall be located to provide adjacent buildings adequate sunlight for solar access when practical. Buildings shall be designed to minimize energy consumption through the placement of windows, eave coverage, dual glazing, and insulation.
4. Criteria and standards for design and hours of operation shall be addressed during review of the Site Plan.
5. Parking spaces for electric cars, carts, and bicycles may be required.
6. No structures other than fencing and walls shall be allowed within 100 feet of the MSCP Preserve. Perimeter fences and walls within 100 feet of the Preserve shall be built and landscaped to minimize the visual impacts of the Preserve and the Otay Valley Regional

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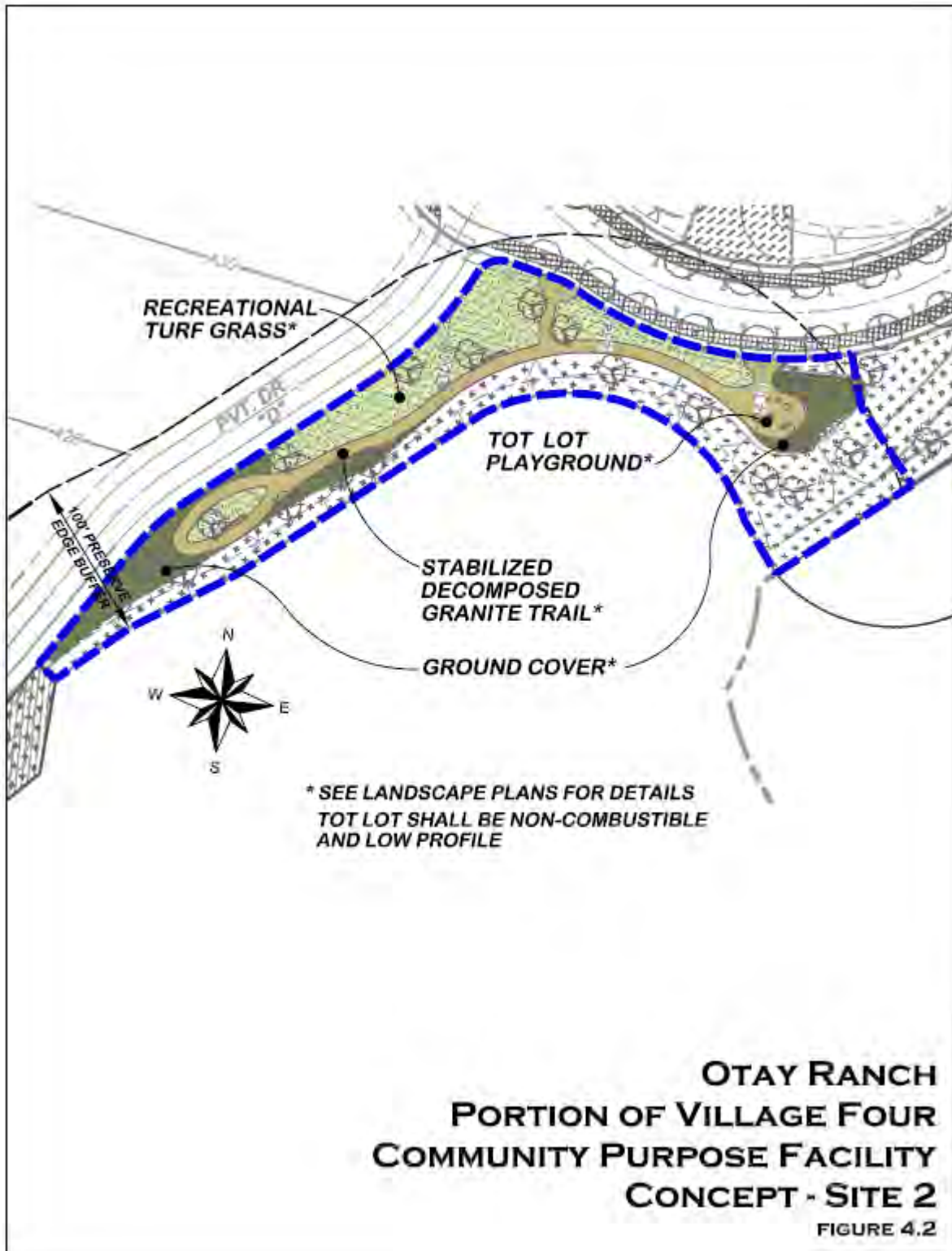
Park. Landscape plans for the areas within 100 feet of the Preserve shall comply with the Preserve Edge Plan Approved Plant List.

Alternative compliance is subject to the discretion of the Director of Development Services. An alternative compliance mechanism may be approved, provided such alternative mechanism meets the requirements of CVMC Section 19.48.025.

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## 5 PARKING REGULATIONS

### 5.1 Purpose

All regulations set forth in this section are the purpose of providing convenient parking spaces for vehicles. The parking requirements of this section are to be considered as the minimum necessary for such uses permitted by the respective zone.

The intent of these regulations is to provide adequately designed parking areas with sufficient capacity and adequate circulation to minimize traffic congestions and promote public safety. It shall be the responsibility of the developer, and owner, or operator of the specific use to provide and maintain adequate parking.

### 5.2 General Provisions

1. On-street parking shall comply with the requirements of the CVMC Chapter 19.62: Off-Street Parking and Loading. Should the City standards not adequately address on-street parking, particularly in terms of maintaining access for public safety on private streets and drives, special requirements shall be determined through Site Plan review and approved by the City Engineer.
2. Off-street parking facilities, for both motor vehicles and bicycles, shall be provided for any new building constructed, for any use established, for any addition or enlargement of an existing building or use, and for any change in the occupancy of an existing building.
3. For additions or enlargements of any existing conforming building or use, or any change of occupancy or manner of operation that would increase the number of parking spaces required, the additional parking spaces shall be required only for such addition, enlargement, or change and not for the entire building or use, unless required as a condition of approval of a Conditional Use Permit.
4. The requirements of this ordinance shall apply to temporary as well as permanent uses.
5. All required off-street parking spaces shall be designed, located, constructed, and maintained as fully usable, free of obstructions, as needed by the use of the premises.
6. The parking requirements for uses not specifically listed in the matrix shall be determined by reference to the CVMC Chapter 19.62: Off-Street Parking and Loading, or, if the use is not included therein, the approving authority may determine the parking requirements for similar uses, and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement.

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7. A maximum of 10% of the parking spaces required on any site may be provided as “compact” spaces for non-residential uses, subject to the approval of the Planning Commission (Major Design Review) or Zoning Administrator (Minor Design Review).
8. Where the application of these schedules results in a fractional parking space, the fraction shall be rounded to the next higher whole number.
9. All parking facilities required by the section shall be maintained in good operating condition for the duration of the use requiring such facilities. Such facilities shall be used exclusively for the parking of vehicles. Parking facilities shall not be used for the storage of merchandise, or for the storage or repair of vehicles or equipment. Parking facilities shall not be used for the sale of merchandise.
10. For short-term bicycle parking, permanently anchored bicycle racks within 200 feet of the visitors’ entrance, readily visible to passersby, for 5% of visitor motorized vehicle parking capacity, with a minimum of one rack with a two-bicycle capacity, will be provided.
11. For long-term bicycle parking for buildings with more than 10 tenant-occupants, 5% of tenant-occupant motorized vehicle parking capacity shall be provided as secure bicycle parking, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and may include, but not are limited to, covered, lockable enclosures with permanently anchored racks for bicycles; lockable bicycle rooms with permanently anchored racks; and lockable, permanently anchored bicycle lockers.
12. All parking spaces, loading areas, and drive aisles shall comply with the City of Chula Vista construction and paving regulations, and shall be free of obstructions.

### 5.3 Schedule of Off-Street Parking Requirements

The off-street parking requirements are shown in Table 5.1.

**Table 5.1  
Off-Street Automobile Parking Requirements**

Land Use	Minimum Off-Street Parking Required
Day Nurseries, Daycare Schools, Nursery School	One space per staff member plus one space per 5 children or one space per 10 children if adequate drop-off facilities are provided and designed to accommodate a continuous flow of passenger vehicles to safely load and unload children. The adequacy of proposed drop-off facilities shall be determined by the Director of Development Services.
Parks (Public or Private)	To be determined by the Director of Development Services
Public Utilities	To be determined by the Director of Development Services.
SF-1	Two garage spaces per unit (400 square feet).
RM-1	Two assigned parking spaces per unit (one space shall be covered) plus 0.33 on-site parking spaces per unit for guests.

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**Table 5.1  
Off-Street Automobile Parking Requirements**

Land Use	Minimum Off-Street Parking Required
RM-2	One space per studio, 1.5 spaces per 1-bedroom unit, 2 spaces per 2-bedroom unit, and 2.25 spaces per 3- or 4-bedroom unit (plus add 0.5 additional on-site spaces per bedroom over 4 bedrooms). The above requirements include 0.33 guest spaces /unit.
Recreational Courts	To be determined by the Director of Development Services.
Senior, Congregate Care, or Affordable Housing	To be determined by the Director of Development Services.

The above list of land uses is not exhaustive; for the parking requirements for other land uses not listed, the reader should refer to CVMC 19.62.

## 5.4 Property Development Standards

All parking areas shall comply with the following:

- Automobile, disabled, motorcycle, and bicycle parking stalls and maneuvering areas shall be paved and permanently maintained with asphalt, concrete, or any other all-weather surfacing approved by the Zoning Administrator and subject to current City standards.

### Residential

- **Standard parking space:**
  - *Covered in a garage or carport* – 10 feet by 20 feet (interior dimension) for each parking space;
  - *Uncovered* –9 feet by 19 feet for each parking space.
- **Compact parking space** –8 feet by 18 feet.
- **Motorcycle parking space** – 4 feet by 8 feet for each parking space.
- **Bicycle parking space** –2 feet by 6 feet.
- **Motorized cart parking space** dimensions shall be determined during Design Review.

### *Striping and Identification*

- a. **Automobile:** parking stalls shall be clearly outlined with double lines on the surface of the parking facility.
- b. **Disabled:** parking spaces shall be striped and marked according to the applicable State standards.
- c. **Motorcycle:** parking spaces shall be clearly marked for motorcycle usage.
- d. **Bicycle:** spaces shall be clearly identified for bicycle usage.

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- e. **Motorized Carts:** parking spaces shall be clearly marked, identified, and striped for motorized carts.

### 5.5 Performance Standards

#### 5.5.1 Parking Screening Requirements

Off-street parking areas for more than five vehicles shall be screened, to the extent possible, with a 10-foot-wide landscape planter. In those instances where car lights might directly shine into an adjacent residential dwelling unit(s), then a 3.5-foot-high wall or fence shall be used to screen the vehicle lights. Said landscaping and wall or fence shall be maintained in good condition.

#### 5.5.2 Parking Area Landscaping

- a. Parking areas shall be landscaped in accordance with the City's Landscape Manual, the Village Four SPA Plan, and the Master Landscape Plan.
- b. Any unused space resulting from the design of the parking area shall be used for landscaping purposes, if determined to be of appropriate size and location.
- c. All landscaped parking lot islands shall have a minimum inside dimension of 3 feet, contain a 12-inch-wide walk adjacent to the parking stall, and be separated from the vehicular areas by a 6-inch-high and 6-inch-wide concrete curb.
- d. All landscaped areas shall be irrigated automatically and kept in a healthy and thriving condition, free from weeds, debris, and trash.
- e. A minimum of one tree shall be provided for every 10 parking spaces within the parking lot landscaping. Said parking lot trees shall be evenly distributed throughout the parking lot and in no case shall the trees be farther than 100 feet apart. Parking lot designs shall conform to the City's Shade Tree Policy.
- f. All landscaping adjacent to the MSCP Preserve shall comply with the Preserve Edge Plan.

#### 5.5.3 Parking Area Lighting

- a. Lighting of all developed areas adjacent to the Preserve should be directed away from the Preserve, wherever feasible, while meeting public safety requirements. Where necessary, development should provide adequate shielding with non-invasive plant materials—preferably native—berming, and/or other methods to protect the Preserve and sensitive species from night lighting.



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- b. All parking facilities shall have lighting in accordance with City of Chula Vista standards. The lighting shall be designed and installed to confine direct rays to the site. Parking lot lights shall be a maximum height of 18 feet from the finished grade of the parking surface and directed away from the property lines.

### **5.5.4 Parking Area Front Setback**

No part of any front yard or exterior side yard shall be used for off-street parking or access, except driveways, unless authorized by the Zoning Administrator, pursuant to an approved Site Plan.

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## **6 IMPLEMENTATION AND ADMINISTRATION**

### **6.1 Implementation**

#### **6.1.1 Purpose**

The purpose of this section is to define certain implementation and administrative procedures to provide clear instructions and notice to property owners and developers within Village Four SPA regarding permit and plan approvals. The general intent of these regulations is to use the standard procedures provided in the CVMC Chapter 19.14: Administrative Procedures-Permits-Applications-Hearings-Appeals, except where special procedures are required or defined herein.

The administration of the Village Four SPA Plan shall be as provided for in CVMC Section 19.48.090 et seq. Whenever the provisions of this SPA conflict with or provide different rules, standards, or procedures from those in Titles 12 (Streets and Sidewalks), 18 (Subdivisions), or 19 (Planning and Zoning) of the City's Municipal Code, the provisions of this section shall prevail. On matters within those titles on which this section is silent, the existing titles apply.

#### **6.1.2 Adoption of Planned Community District Regulations**

These P-C District Regulations are adopted pursuant to Title 19: Planning and Zoning of the CVMC and are intended to implement and integrate the Chula Vista General Plan, the Otay Ranch GDP, and the Village Four SPA Plan. The Village Four SPA is zoned P-C, pursuant to the adoption of the Otay Ranch GDP and CVMC Chapter 19.48: P-C: Planned Community Zone. These regulations provide for the implementation of the GDP and P-C Zone by setting forth the development and use standards for all property within the Village Four Planned Community District by establishing:

- Setbacks; building heights.
- Parking requirements.
- Landscape requirements.
- Use restrictions.
- Animal regulations.
- Density of development limitations.
- Lot size, width, and depth standards.
- Fencing requirements.
- Sign regulations.

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### **6.1.3 Amendments**

Changes to the boundaries of the zoning districts shall be made by ordinance and shall be reflected on the official Village Four SPA Zoning District Map as provided in Chapter 2 of the SPA Plan, Figure 2.1. Minor changes resulting from the approval of a tentative or final map shall be made to the Zoning Districts Maps as an administrative matter. Approval of a zone change requires affirmative action following a public hearing by both the Planning Commission and City Council in accordance with the provisions of CVMC Chapter 19.12: Legislative Zoning Procedures.

### **6.1.4 Effect of Regulations**

The provisions of Chapter 2: Residential Districts; Chapter 3: Open Space District; and Chapter 4: Community Purpose Facility, Special Uses, and Conditions of these P-C District Regulations, governing the use of land, buildings, structures, building setbacks, building height, performance standards, and other provisions, are hereby declared to be in effect upon all land included within the boundaries of each and every zoning district established by these Planned Community District Regulations. The provisions of Chapter 1: Design Guide, of the Design Guide govern the design aspects of Village Four, including landscaping and site planning.

## **6.2 Review Process**

This section includes the distinct administrative procedures for reviewing the design and development of new buildings and uses within the CPF and the residential Planning Areas of the Village Four SPA. Design Review for RM-2 will occur in accordance with CVMC Chapter 19.14. SF-1 and RM-1 are exempt from Design Review approval. Additional permits may be required and shall be subject to and processed in accordance with the CVMC.

### **6.2.1 Submittal Requirements**

Design Review shall comply with the procedures and requirements set forth in CVMC Sections 19.14.582 through 19.14.600, except that the actions of both the Planning Commission and the Zoning Administrator shall be based upon the provisions of this SPA Plan. The Zoning Administrator shall have, at his/her sole discretion, the right to refer such Design Review application to the Planning Commission for their action.