

# **Otay Ranch Village Eleven**

## **II.3 Planned Community District Regulations**

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## TABLE OF CONTENTS

	<u>Page</u>
<b>II.3.1 General Provisions</b>	
II.3.1.1 Purpose and Scope	1-1
II.3.1.2 Private Agreements	1-1
II.3.1.3 Conflicting Ordinances	1-1
II.3.1.4 Establishment of Zoning Districts	1-2
II.3.1.5 Clarification of Ambiguity	1-3
II.3.1.6 Effects of Regulations	1-4
II.3.1.7 Enforcement	1-4
II.3.1.8 Definitions	1-5
<b>II.3.2 Village Eleven Zoning Districts</b>	
<b>II.3.3 Residential Districts</b>	
II.3.3.1 Purpose	3-1
II.3.3.2 Permitted and Conditional Uses	3-1
II.3.3.3 Residential Property Development Standards	3-3
II.3.3.4 Performance Standards	3-12
II.3.3.5 Accessory Structures and Uses	3-14
II.3.3.6 Walls and Fences	3-14
II.3.3.7 Sign	3-15
<b>II.3.4 Mixed Use Districts</b>	
II.3.4.1 Purpose	4-1
II.3.4.2 Permitted and Conditional Uses	4-1
II.3.4.3 Property Development Standards	4-4
II.3.4.4 Performance Standards	4-5
<b>II.3.5 Community Purpose Facility Districts</b>	
II.3.5.1 Purpose	5-1
II.3.5.2 Permitted and Conditional Uses	5-1
II.3.5.3 Property Development Standards	5-2
II.3.5.4 Performance Standards	5-2
<b>II.3.6 Open Space and Parks Districts</b>	
II.3.6.1 Purpose	6-1
II.3.6.2 Permitted and Conditional Uses	6-1
II.3.6.3 Property Development Standards	6-2
II.3.6.4 Accessory Uses and Buildings	6-2
II.3.6.5 Performance Standards	6-2

<b>II.3.7</b>	<b>School Land Use Districts</b>	
II.3.7.1	Purpose	7-1
II.3.7.2	Permitted and Conditional Uses	7-1
II.3.7.3	Property Development Standards	7-1
<b>II.3.8</b>	<b>Special or Temporary Uses and Conditions</b>	
II.3.8.1	Purpose	8-1
II.3.8.2	Temporary Uses and Special Events	8-1
II.3.8.3	Home Occupations	8-3
II.3.8.4	Arcades	8-3
II.3.8.5	Recreational Courts and Facilities	8-4
<b>II.3.9</b>	<b>Comprehensive Sign Regulations</b>	
II.3.9.1	Purpose	9-1
II.3.9.2	Permit Requirements and Review Procedures	9-1
II.3.9.3	Sign Regulations	9-5
II.3.9.4	Sign Design Standards	9-8
<b>II.3.10</b>	<b>Off-Street Parking Regulations</b>	
II.3.10.1	Purpose	10-1
II.3.10.2	General Provisions	10-1
II.3.10.3	Schedule of Off-Street Parking Requirements	10-2
II.3.10.4	Parking Development Standards	10-4
II.3.10.5	Performance Standards	10-5
<b>0I.3.11</b>	<b>Administration</b>	
II.3.11.1	Purpose	11-1
II.3.11.2	Standard Procedures	11-1
II.3.11.3	Administrative Review	11-1
II.3.11.4	Site Plan and Architectural Approval	11-2
II.3.11.5	Conditional Use Permit Review	11-2
II.3.11.6	Other Provisions	11-3

**EXHIBITS**

<b>II.3.2-1</b>	Village Eleven SPA Zoning Districts Map	2-2
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**TABLES**

<b>II.3.2-1</b>	Village Eleven SPA Zoning Districts and Definitions	2-1
<b>II.3.3-1</b>	Permitted Use Matrix – Residential Districts	3-2
<b>II.3.3-2</b>	Residential Property Development Standards-Lot Criteria and Setbacks	3-4
<b>II.3.3-3</b>	Minimum Porch Sizes and Dimensions	3-7
<b>II.3.3-4</b>	Floor Area Ratio	3-9
<b>II.3.3-5</b>	Common and Private Usable Open Space	3-10
<b>II.3.3-6</b>	Private Usable Open Space	3-10
<b>II.3.4-1</b>	Permitted Use Matrix - Mixed-Use Districts	4-2
<b>II.3.4-2</b>	Mixed-Use District Development Standards	4-4
<b>II.3.5-1</b>	Permitted Use Matrix – Community Purpose Facilities	5-1
<b>II.3.5-2</b>	Community Purpose Facilities Development Standards	5-2
<b>II.3.8-1</b>	Listed Temporary Uses	8-2
<b>II.3.10-1</b>	Off-Street Parking Requirements	10-2

## **II.3.1 GENERAL PROVISIONS**

### **II.3.1.1 Purpose and Scope**

These Planned Community (PC) District Regulations establish development standards for Otay Ranch Village Eleven. They are adopted pursuant to Chapter 19.48 Planned Community (PC ) Zone, of the Chula Vista Municipal Code and are intended to:

- Ensure that the development within Village Eleven is consistent with the approved Otay Ranch General Development Plan (GDP).
- Implement the City of Chula Vista General Plan for the Eastern Territories.
- Promote the orderly planning and long-term phased development of the Village Eleven Sectional Area Plan (SPA).
- Provide standards for the compatibility of land uses within the project and to the surrounding areas.

These regulations are established for the purpose of promoting and protecting the public health, safety and welfare for the people of the City of Chula Vista; to safeguard and enhance the appearance and quality of development of Otay Ranch Village Eleven, and to provide the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources.

### **Residential Dwelling Units and Density Summary**

The number of dwelling units shall be as shown on the Village Eleven SPA Land Use Plan and in the Land Use Summary. A maximum of 2,304 dwelling units are permitted in Village Eleven.

### **II.3.1.2 Private Agreements**

The provisions of these PC District Regulations are not intended to abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions contained herein.

### **II.3.1.3 Conflicting Ordinances**

Whenever the provisions of these PC District Regulations impose more restrictive regulations upon construction or use of buildings or structures, or the use of lands or premises than are imposed or required by other ordinances previously adopted, the provisions of these PC Regulations or regulations promulgated hereunder shall apply.

**II.3.1.4 Establishment of Zoning Districts**

Zoning Districts have been established for the following purposes:

- To classify, regulate, restrict and separate the use of land, buildings and structures.
- To regulate and limit the type, height and bulk of buildings and structures in the various districts.
- To establish the areas of yards and other open areas abutting and between buildings and structures.
- To regulate the density of population.

**Adoption of Zoning District Map**

Zoning Districts and boundaries are established and adopted as shown, delineated and designated on the Village Eleven SPA Zoning District Map (Exhibit II.3.2.-1). This map, together with all notations, references, data, district boundaries and other information thereon, is made a part of the Village Eleven SPA and are adopted concurrently.

The original Village Eleven SPA Planned Community District Regulations Zoning District Map shall be kept on file with the City Clerk and shall constitute the original record. A copy of said map shall also be filed with the Planning Department.

**Mapping Refinements**

The individual acreage indicated on the Village Eleven SPA Site Utilization Plan is based on preliminary design concepts developed at large scale (1" = 200') and measured to the nearest one-tenth acre based on planimeter readings. Later design refinements will be accomplished at 100-scale (1" = 100'). Modifications resulting from technical refinements such as land surveys performed during the development permit and subdivision process will not require an amendment to this document, provided the overall intent of the SPA plan is maintained. Mapping refinements to the Zoning District Map which are needed to reflect adjustments based on an approved Tentative Map will not require an amendment to this document. Mapping refinements may change the number of dwelling units permitted within various districts shown on the Village Eleven Zoning Districts Map, provided that the total number of dwelling units in Village Eleven does not exceed 2,304

**Density Redistribution**

In order to promote density flexibility and residential diversity, the transfer of dwelling units from one neighborhood area to another neighborhood area as defined by the Village Eleven SPA Land Use Plan may be approved as part of this SPA approval or subsequent Tentative Map approval. Future density transfers which do not require amendment to these PC District Regulations must meet the following criteria:

- The total number of units within the village may not exceed 2,304.
- The maximum density for the particular zoning category must not be exceeded.
- The planned identity of the village must be preserved, including the creation of a pedestrian friendly and transit oriented environment.
- An increase in the number of dwelling units in one residential neighborhood area must be accompanied by a corresponding decrease in dwellings within another area.

All such density transfers are permitted subject to the approval of the Director of Planning and Building through an administrative approval. Proposed changes outside the scope of these provisions may be allowed, subject to a SPA Plan amendment. An exhibit showing the locations of the density changes shall accompany such requests as the Director of Planning and Building might deem necessary.

The school sites have been designated for planning purposes, however, if a school district determines that a site will not be used for school purposes, the developer may initiate SPA Plan amendment proceeding for other appropriate land uses. The underlying land use of the school sites is residential, as depicted in the GDP.

**Amendments to the Zoning District Map**

Changes to the boundaries of the Zoning Districts (other than mapping refinements and density redistributions meeting the criteria described above) shall be made by ordinance and shall be reflected on the Village Eleven SPA Planned Community District Regulations Zoning District Map, as provided in Section II.3.10.

**II.3.1.5 Clarification of Ambiguity**

If ambiguity arises concerning the appropriate classification of a particular land use within the meaning and intent of these PC District Regulations, or if ambiguity exists with respect to matters of height, yard requirements, area requirements or zoning district boundaries as set forth herein, it shall be the duty of the Director of Planning and Building to ascertain all pertinent facts and forward said findings and recommendations to the Planning Commission, or on appeal, to the City Council. If approved by the Commission, or on appeal, by the City Council, the established interpretation shall govern thereafter.

Should any provision of these regulations conflict with those of the Municipal Code, the requirements herein shall apply.

**II.3.1.6 Effects of Regulations**

The provisions of these PC Regulations governing the use of land, buildings and structures, the size of yards abutting buildings and structures, the height and bulk of buildings, the density of population, the number of dwelling units per acre, standards of performance and other provisions hereby declared to be in effect upon all land included within the boundaries of each and every zoning district established by these PC District Regulations.

**II.3.1.7 Enforcement**

**Enforcement by Officials**

The City Council, City Attorney, City Manager, City Engineer, Director of Public Works, Director of Public Safety, Director of Planning and Building, City Clerk and all officials engaged with issuance of licenses or permits, shall enforce the provisions of these PC Regulations. Any permit, certificate or license issued in conflict with the provisions of these PC Regulations shall be void.

**Actions Deemed a Nuisance**

Any building or structure erected hereafter, or any use of property contrary to the provision of a duly-approved Design/Site Plan Review, Site Plan, Variance, Conditional Use Permit, or Administrative Review and/or these PC District Regulations shall be declared to be unlawful and a public nuisance per se and subject to abatement in accordance with local Ordinance.

**Remedies**

All remedies concerning these PC District Regulations shall be cumulative and non-exclusive. The conviction and punishment of any person hereunder shall not relieve such persons from the responsibility of correcting prohibited conditions or removing prohibited buildings, structures, and signs, and shall not prevent the enforced correction or removal thereof.



**Penalties**

Any person, partnership, organization, firm or corporation, whether as principal, agent, employee or otherwise, violating any provisions of these PC District Regulations or violating or failing to comply with any order or regulation made hereunder, shall be guilty of any infraction and, upon conviction thereof, shall be punishable as provided by local Ordinance.

**II.3.1.8 Definitions**

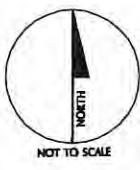
For the purpose of these PC District Regulations, certain words, phrases and terms used herein shall have the meaning assigned to them by Title 19 of the City of Chula Vista Municipal Code. When consistent with the context, words used in the present tense include the future; words in the singular number include the plural; and, those in the plural number include the singular. The word “shall” is mandatory; the words “may” and “should” are permissive. Any aspect of land use regulation within Otay Ranch Village Eleven not covered by these district regulations or subsequent plan approvals, shall be regulated by the applicable section of the Chula Vista Municipal Code (CVMC).

**II.3.2 VILLAGE ELEVEN ZONING DISTRICTS**

The Village Eleven SPA Plan is divided into the Zoning Districts shown in Table II.3.2-1. Zoning Districts and boundaries are established and adopted as shown, delineated and designated on the Village Eleven SPA Zoning District Map (Exhibit II.3.2.-1). This map, together with all notations, references, data, district boundaries and other information thereon, is made a part of the Village Eleven SPA and are adopted concurrently.

**Table II.3.2-1  
Village Eleven SPA Zoning Districts and Definitions**

<b>SYMBOL</b>	<b>DEFINITION</b>
SF3	Single Family Three: Zoning District which permits single family housing located on lots with average sizes of 5,000 square feet to 8,000 square feet.
SF4	Single Family Four: Zoning District which permits single family housing located on lots with average sizes of 3,000 square feet to 4,900 square feet.
RM1	Residential Multi-Family One: Zoning District which permits housing ranging from 8 units/acre up to 14.9 units/acre including small lot single family, alley and duplex product types.
RM2	Residential Multi-Family Two: Zoning District which permits housing at densities above 15 units/acre.
CPF	Community Purpose Facility: Zoning District which permits uses which may be established pursuant to the Community Purpose Facilities Ordinance Section of the City of Chula Vista Planned Community Zone District.
MU	Mixed Use: Zoning District which permits commercial uses such as, but not limited to, retail shops, professional offices and service commercial, as further defined and delineated by the Permitted Use Matrix. Residential uses may be permitted above or connected to the commercial uses.
P	Park: Zoning District which permits allowable open space and park uses, including public neighborhood parks, pedestrian parks and town squares and private parks.
OS	Open Space: Zoning District which includes natural and improved open space areas and may include trails or other recreational uses.
S1	Elementary School
S2	Junior High School



District	Land Use Category	Density Range
SF 3	Single Family Three	3 to 6 du/ac
SF 4	Single Family Four	6 to 8 du/ac
RM 1	Residential Multi-family One	8 to 15 du/ac
RM 2	Residential Multy-family Two	15 to 25 du/ac
MU	Mixed Use	
CPF	Community Purpose Facility	
P	Parks/Private Recreation Facilities	
OS	Open Space	
S1	Elementary School	
S2	Junior High School	

**Exhibit II.3.2-1  
Village Eleven SPA Zoning District Map**

**II.3.3 RESIDENTIAL DISTRICTS**

**II.3.3.1 Purpose**

In addition to the objectives outlined in Section I: General Provisions, the purpose of the Village Eleven Residential District regulations is to achieve the following:

- To implement the residential goals and objectives of the Otay Ranch General Development Plan (GDP).
- To reserve appropriately located areas for single and multi-family housing at a broad range of dwelling unit densities consistent with the GDP.
- To provide sound standards of public health, safety and welfare.
- To ensure adequate light, air, privacy and open space for each dwelling unit.
- To minimize traffic congestion and avoid the overloading of public services and utilities by phasing construction of buildings and available infrastructure.
- To protect residential properties from noise, illumination, unsightliness, odors, smoke and other objectionable influences.
- To facilitate the provision of utility services and other public facilities commensurate with anticipated population, dwelling unit densities and service requirements.

**II.3.3.2 Permitted and Conditional Uses**

The land use regulations for each of the Residential Land Use Districts is shown in Table II.3.3-2, Permitted Use Matrix – Residential Districts. The following uses shall be permitted where the symbol “P” appears and shall be permitted subject to a Conditional Use Permit where the symbol “C” appears. Uses where an “A” appears shall be permitted subject to Administrative Approval, and where an “a” appears, permitted only as an accessory use to a basic permitted use. Where the symbol “N” appears, the use is not permitted.

<b>Table II.3.3-1 Permitted Use Matrix - Residential Districts</b>				
LAND USE DISTRICT	SF3	SF4	RM1	RM2
<b>Residential Use:</b>				
Single-family detached dwellings.	P	P	P	N
Single-family attached dwellings.	N	N	P	P
Townhouse dwellings.	N	N	P	P
Multiple dwellings (3 units and above).	N	N	P	P
Second units/"Granny flats"	A	A	A	N
LAND USE DISTRICT	SF3	SF4	RM1	RM2
Group residences or residential dwellings, operated by an organization, association or individual with a paid professional staff; uses may include, but are not limited to, boarding or rooming homes, dormitories and retirement homes.	N	N	C	C
<b>Agricultural Uses:</b>				
All types of horticulture.	P	P	P	P
Agricultural crops.	A	A	A	A
Animal Raising or grazing <sup>1</sup>	N	N	N	N
Community Gardens	A	A	A	A
Keeping of animals subject to CVMC Chapters 6.02, 6.04, and 6.08.	P	P	P	P
<b>Public and Semi-Public Uses:</b>				
Family daycare homes, large (9 to 14 children) subject to CVMC Section 19.58.147.	A	A	A	A
Family daycare homes, small (up to 8 children).	P	P	P	P
Day nurseries, day care schools and nursery schools.	N	N	N	N
Essential public services, including but not limited to: libraries, museums, parks, public works facilities and other civic uses.	A	A	A	A
Public safety facilities such as police or fire stations.	A	A	A	A
Public and private educational facilities, including but not limited to: elementary schools, secondary and high schools, and adult schools.	A	A	A	A
Public utility and public service sub-stations, reservoirs, pumping plants, telecommunication facilities and similar installations.	C	C	C	C
Recreational facilities over 2 acres in size	C	C	C	C
Recreational facilities under 2 acres in size.	A	A	A	A
<b>Home Occupations:</b>				
Home occupations subject to the provisions of CVMC Section 19.14.490.	A	A	A	A
<b>Other Uses:</b>				
Guesthouses	A	A	A	A
Accessory uses and structures customarily appurtenant to a permitted use, subject to the provisions of Sections 19.58 of the CVMC	A	A	A	A
Temporary tract sales offices and tract signs, subject to the provisions of Section 8.2, Temporary Uses and Special Events	A	A	A	A
Model homes. Model homes may also be used as sales offices.	C	C	C	C
Other temporary uses as prescribed in Section 8.2, Temporary Uses and Special Events.	A	A	A	A
Unclassified uses	C	C	C	C

<sup>1</sup> Interim grazing activities which have been ongoing are permitted to continue in areas subject to these regulations prior to commencement of development in that area.

### II.3.3.3 Residential Property Development Standards

#### A. Design Goals, Principals and Guidelines

The residential property development standards are intended to implement specific design goals and principles established in the Otay Ranch GDP. The intent of the GDP village concept land use goals are to “produce a cohesive pedestrian friendly community that encourages non-vehicular trips and fosters interaction amongst residents.” To implement this goal, the land use policies encourage a pedestrian scale and a pedestrian friendly village environment.

Pedestrian-oriented development in residential neighborhoods has several basic components. In single-family neighborhoods, homes are located closer to the sidewalk and have pedestrian-oriented features such as porches and other seating areas to promote interaction between neighbors and encourage safer neighborhoods. “Veranda” style porches on corner lots, balconies and semi-private courtyards further promote this interaction. The appearance of garage doors fronting on the street should be minimized through a variety of design solutions. For example, living space in residences can be located forward of the garage on a lot so that the view from the street is the architectural design of the building, not the garage door. The pedestrian street experience is enhanced by limiting curb cut widths, thereby reducing driveway paving and increasing landscaping across the front of the residential lots. “Hollywood” driveways are another recommended design solution. Hollywood driveways are often narrow (sometimes consisting of two pavement strips separated by turf or decorative landscape) and lead to garages that are deeply recessed behind the front elevation of the residence. Entries to the residences must be visible from the street and must have strong architectural features facing the street that enhance the pedestrian experience. Walkways that go directly from the front door to the sidewalk instead of the driveway emphasize the pedestrian orientation of the house to the street. Side street entry garages separate the pedestrian-oriented front of the house from the auto entrance.

Multi-family neighborhoods surrounding the Village Core must be designed to enhance the Core as a focal point, discourage use of automobiles and create a “walkable,” inviting environment, both within and outside the boundaries of the development. Pedestrian-oriented features include orienting the front doors toward the streets, plotting the buildings so garages are not visible from the public or commonly used streets; integrating strong, well designed pedestrian connections to the public or commonly used streets, paseos and adjacent trail systems; providing well designed, inviting common usable open space areas and unique, yet compatible, architecture.

These design features are intended to apply to both single-family and multi-family developments and are more fully developed in the Village Eleven Design Plan and the Village Eleven Core Master Precise Plan. The intent of PC District Regulations is to fully implement these types of design features for every neighborhood within the Village. For further understanding of these goals, refer to the Village Design Plan and the Core Master Precise Plan.

**B. General Standards**

The general standards found in this section are based on the Otay Ranch General Development Plan/Subregional Plan. 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 General Development Plan/Subregional Plan, the Chula Vista General Plan, Zoning Ordinance, Design Manual and/or Landscape Manual, as may be appropriate.

**C. Specific Standards**

The following Property Development Standards shall apply to all land and buildings, other than accessory buildings, permitted in their respective residential land use district. The use of the symbol "DR" indicates that the standard is established by the approval of a Design Review Application or Tentative Tract Map. Dimensions and standards are minimums, and minor variations may be permitted subject to Design Review or tract map approval, provided that the minimums specified herein are maintained as average. Lot widths and depths are typical minimums, but may vary slightly with irregularly-shaped lots and site-specific conditions. Refer to Section II.3.10 Administration, for further information regarding processing requirements.

<b>Table II.3.3-2 Residential Property Development Standards</b>					
LAND USE ZONING DISTRICT	SF 3	SF 4	RM 1	RM 2	NOTES
<b>Lot Criteria:</b>					
Average lot area (sq.ft.) <sup>1</sup>	5,000	4,000 <sup>2</sup>	DR	DR	<sup>1</sup> "Average lot area" is the sum of the area of all lots within a neighborhood divided by the total number of lots in the neighborhood. <sup>2</sup> Average lot area may be reduced for attached units with design review approval.
Minimum lot area (sq.ft.)	4,000	3,000 <sup>3</sup>	DR	DR	<sup>3</sup> Minimum lot area may be reduced for attached units with design review approval.
Minimum lot depth (feet)	90	60	DR	DR	
Maximum floor area to lot area ratio (FAR)	.65	.65	DR	DR	See "Floor Area Ratio" section.
<b>Minimum lot width (feet):</b>					
Measured at setback line	45	40 <sup>4</sup>	DR	DR	<sup>4</sup> Lot width may be reduced if lots are served by an alley.
Flag lot street frontage	20	20	DR	DR	
Knuckle or cul-de-sac street frontage	20	20	DR	DR	

LAND USE ZONING DISTRICT	SF 3	SF 4	RM 1	RM 2	NOTES
<b>Minimum front yard setback (feet from back of sidewalk)</b>					
To direct entry garage	19.5 <sup>5</sup>	19.5 <sup>5</sup>	DR	DR	<sup>5</sup> A maximum of 33% of garages may be set back at 19.5 feet within a neighborhood. A minimum of 33% of garages on lots at least 50 feet wide and 100 feet deep shall be set back a minimum of 30 feet and incorporate Hollywood style driveways. Sectional roll-up doors required when setback is less than 22 feet.
To side entry (“swing-in”) garage <sup>6</sup>	10	10	DR	DR	<sup>6</sup> 12-foot wide driveway is encouraged; 16-foot wide maximum driveway allowed.
To main residence	15	15	DR <sup>7</sup>	DR <sup>7</sup>	<sup>7</sup> May be reduced to 10 feet if garage is accessed from alley. See Village Design Plan for street façade design standards.
To pedestrian-oriented Seating Areas and Entry Features	8 <sup>9</sup>	8 <sup>9</sup>	8 <sup>9</sup> /DR <sup>8</sup>	DR	<sup>8</sup> Dimension applies to detached or attached single family dwellings; Design Review (DR) applies to multi-family land uses. <sup>9</sup> May be reduced to 6 feet for courtyards. A Minimum of 66% of neighborhood residential units shall provide a pedestrian-oriented seating area (porch, etc.) and 33% shall provide a pedestrian-oriented entry feature as described in Section D.
<b>Minimum side yard setback (feet)</b>					See “Architectural Projections” Section J.
To adjacent residential lot	5 <sup>9</sup>	5 <sup>9</sup>	DR	DR	<sup>9</sup> May be reduced for zero lot line concepts.
Distance between detached units	10	10	DR	DR	May be reduced based on Design Review for zero-lot line, Z-lot, two-pack or similar design concepts.
To porch/veranda/entry feature (corner lots only)	7 <sup>10</sup>	7 <sup>10</sup>	7 <sup>10</sup>	DR	<sup>10</sup> For detached and attached single family dwellings only.
Residential street from building to back of adjacent sidewalk (corner lot)	13 <sup>11</sup>	13	DR <sup>12</sup>	DR	<sup>11</sup> May be reduced to 10 feet on non-featured side of promenade street. <sup>12</sup> Minimum 8 feet on featured side and minimum 5 feet on non-featured side of promenade street.



LAND USE ZONING DISTRICT	SF 3	SF 4	RM 1	RM 2	NOTES
2 <sup>nd</sup> floor from property line	5/10	5/10	DR	DR	33% of neighborhood units shall have a 10 foot side yard setback on one side of building for a minimum depth of 20 feet from front façade of the main residence (exclusive of pedestrian-oriented seating area). Deep recessed garages are excluded.
To garage with minimum 30 foot deep driveway.	0	0	0	0	
<b>Minimum rear yard setback (feet)</b>					See "Architectural Projections" Section J.
To main residence	15	10	DR	DR	
To garage and living area over garage with a minimum 30 foot front yard setback	5	5	5	DR	
To garage off alley	5	5	5	5	Second story may project 3 feet into rear yard setback in all Districts.
<b>Maximum building height</b>	28 <sup>14</sup>	28 <sup>14</sup>	28 <sup>14/15</sup>	60 <sup>15</sup>	<sup>14</sup> Maximum height is 35 feet for two story single family residences if approved by Zoning Administrator. <sup>15</sup> Maximum height is 45 feet for three story multi-family structures.
<b>Parking Spaces per unit</b>					Includes requirement for 0.3 guest parking space/unit.
Single family dwellings (garage spaces)	2 <sup>16</sup>	2 <sup>16</sup>	2 <sup>16</sup>	SP <sup>17</sup>	<sup>16</sup> Three-car garages shall be tandem or split (separate 2 and 1 car garages) side entry ("swing-in") type. Three-door wide front-facing garage doors are allowed on lots 60 feet wide or greater and limited to 25% of the total dwelling units within the development, provided the main residence or entry feature is forward of the garage. Such garages shall utilize off-sets, overhanging balconies, trellises or similar features as described in the Village Design Plan. <sup>17</sup> One garage and one carport space may fulfill requirement with Site Plan Review.
Multi-family dwellings:					Parking requirements may be reduced at Design Review for affordable and senior housing.
Studio unit	-	-	1.0	1.0	
One bedroom unit	-	-	1.5	1.5	
Two bedroom unit	-	-	2.0	2.0	
Three bedroom unit	-	-	2.25	2.25	

**D. Porches, Verandas, Semi-Private Courtyards, Balconies and Pedestrian-Oriented Features**

Sixty-six percent (66%) of all single-family detached and attached houses shall incorporate street-oriented seating areas including, but not limited to porches, verandas, semi-private courtyards and balconies (or combinations thereof). Thirty-three percent (33%) of all single-family detached and attached houses that do not include seating areas shall include pedestrian-oriented features such as trellises, porte-cocheres, large windows and glass paneled doors (or any combination thereof). Examples of pedestrian-oriented features are provided in the Village Eleven Design Plan and in the following descriptions:

**Pedestrian-Oriented Seating Areas**  
(Required for 66% of Units per Neighborhood)

***Porches***

Porches are defined as structures that are attached to the front and/or side of the main dwelling, with a minimum of two open sides, covered by roofs and oriented towards the street. Porches shall not be completely enclosed. A grade separation between the porch and front yard is encouraged. Porches shall be proportional to the front elevation of the residence, with wider porches provided on wider lots. Porches shall be provided at the following schedule:

Table II.3.3-3 Minimum Porch Sizes and Dimensions		
Lot Width (feet)	Minimum Porch Size	Notes:
40 and less	60 square feet	- Lot width measured at front setback. - Minimum depth is 6 feet - Dimensions are subject to Administrative Design Review.
40 to 60	60 to 70 square feet	
60 and greater	60 to 80 square feet	

***Verandas***

Verandas are roofed structures attached to the exterior of residences creating “wrap-around” style porches, typically oriented to both the front and side streets of corner lots. The size of verandas shall be proportional to the building elevations, with wider verandas provided on wider lots. Dimensions are subject to administrative design review.

***Balconies***

Balconies and other upper level open spaces may be open or covered and shall be oriented towards the street. Balconies shall have a minimum dimension of six (6) by ten (10) feet and shall be parallel to the front property line, unless located on a flag or cul-de-sac lot. Balconies may be located over the lower level or they may project from the structure into the front yard setback up to six (6) feet or into the side yard no more than 50% of the setback dimension.

***Patios and Semi-Private Courtyards***

Patios and semi-private courtyards are outdoor seating areas that may project into the front yard setback, with no dimension less than six (6) feet. Courtyards are typically surrounded on three sides by either the building or low walls/fences. Patios and semi-private courtyards shall be designed to be architecturally dominant elements on the front of the house.

**Pedestrian-Oriented Features**

(Required for 33% of Units without Seating Areas per Neighborhood)

***Windows***

Large picture windows, bay windows and glass paneled doors oriented towards the street provide a sense of openness and a visual connection between the interior living space and the street. This visual connection enhances neighborhood security and provides an indoor seating option to porches, verandas, and courtyards. The window/doors should be proportional in scale to the wall plane and no less than 4 feet in width.

***Gateways, Trellises and Porte-cocheres***

Gateways, trellises, porte-cocheres and similar architectural elements may be used to designate residential entries. Such features should be visually distinctive and may be free standing or attached to the residence.

**E. Floor Area Ratio**

The maximum total building square footage for single-family detached and attached products is determined by "Floor Area Ratio" (FAR). FAR is the ratio of floor area (total building square footage) to lot area as shown in the following example:

$$\frac{3,250 \text{ square feet floor area}}{5,000 \text{ square feet lot area}} = .65 \text{ FAR}$$

Homeowner additions shall be permitted only where consistent with these standards. The following are excluded from the total building square footage when calculating the FAR:

- The first 300 square feet of a covered rear yard patio (open on two sides). A covered rear yard patio of up to 300 square feet shall be permitted on each residential lot. Any square footage above 300 square feet shall be added to the total building area and count toward the FAR. Any portion of a covered rear yard patio over 300 square feet that exceeds the FAR shall not be permitted;
- The first 400 square feet of the garage;
- Pedestrian-oriented features facing the front street (and side streets for corner lots) that provide seating areas including, but not limited to, porches, verandas, balconies, patios and semi-private courtyards as described in Section D.

The allowable building square footage for each lot shall be as permitted in the table below.

<b>Table II.3.3-4 Floor Area Ratio</b>		
<b>Zoning District</b>	<b>Maximum Floor Area Ratio</b>	<b>Notes:</b>
SF 3	.65	
SF 4	.65	
RM 1 <sup>1</sup>	.65 <sup>2</sup>	<sup>1</sup> The FAR for alley products shall be determined at Design Review <sup>2</sup> In the RM1 District, the .65 FAR applies to detached and attached single family developments only. FAR for multi-family developments to be determined through Design Review.
RM 2	To be determined at Design Review	

**F. Usable Open Space**

**Common Usable Open Space**

Common usable open space in multi-family developments shall take the form of passive and active recreation areas such as swimming pools, picnic areas, ball courts, view points, etc. These areas shall not be fragmented or consist of left over land, driveways, parking areas or refuse storage areas, and must be pedestrian linked and/or easily accessible to the majority of residents in the development. Some facilities, such as swimming pools, ball courts or play areas must be centrally located. In Multi-family developments, any portion of a lot which is relatively level (maximum five percent grade), developed for recreational or leisure use, and which contains 60 square feet with no dimension less than six feet, shall be considered open space. Roof decks and recreation rooms should generally count for no more than 25 percent of required common open space. Front and exterior sideyard setback areas may constitute up to 50 percent of required common open space, provided they are developed in a usable and attractive manner.

Partial credit may be given to provide a portion of the common usable open space in conveniently located and easily accessible off-site private recreation facilities. The provision of such off-site, shared active recreation facilities shall allow for the reduction of active recreation facilities provided within individual developments. No more than 40% of the combined private and common usable open space requirement for any development may be satisfied by the provision of off-site facilities.

Common and private usable open space shall be provided for residential districts in accordance with the Chula Vista Design Manual and the table below:

<b>Table II.3.3-5 Common &amp; Private Usable Open Space for Multi-Family Developments</b>	
<b>Zoning District/Density</b>	<b>Minimum Common Usable Open Space per Dwelling Unit</b>
RM 1	300 square feet
RM 2	200 square feet

**Private Usable Open Space:**

Private usable open space shall take the form of yard area, porches, verandas, courtyards, patios, balconies and driveway areas greater than the minimum setback and shall not consist of left over space, as determined by the Director of Planning and Building. Alley-loaded products are exempt from the above requirements.

In conformance with the Chula Vista Design Manual, approximately 750 square feet of usable open space shall be provided for a typical three or four bedroom dwelling, either exclusively in private yards, or in a combination of private yards, landscaped front yards and/or common areas. The private usable fenced yard area should generally total not less than 15 percent of the lot size with no dimension less than 10 feet. No dimension of usable private open space shall be less than 10 feet, except where contiguous to other private usable open space, with a combined dimension of at least 10 feet.

Small lot single family developments should provide approximately 15% of the lot size either exclusively in private yards, or in a combination of private yards, landscaped front yards, patios, porches, balconies and/or common areas. No dimension of private usable open space shall be less than 10 feet, except where contiguous to other private usable open space, with a combined dimension of at least 10 feet.

Private usable open space shall be provided for all residential districts in accordance with the Chula Vista Design Manual and the table below. Modifications may be allowed subject to approval by the Director of Planning and Building.

<b>Table II.3.3-6 Private Usable Open Space</b>	
<b>Type of Dwelling</b>	<b>Minimum Private Usable Open Space Per Dwelling Unit</b>
Detached Single-family	15% of the lot pad area
Multi-family w/1 bedroom	60 square feet
Multi-family w/2 bedroom	80 square feet
Multi-family w/3 or more bedrooms	100 square feet

**G. Model Home Complexes/Subdivision Sales Offices**

Model homes, their garages, parking lots and sales facilities located within private recreation facilities are temporary uses and may be used as offices for the first sale of homes subject to the regulations of the City of Chula Vista governing said uses and activities. Unless otherwise determined by the Zoning Administrator, an administrative Conditional Use Permit and administrative Design Review shall be required for model home sites. Refer to Temporary Uses Section II.3.6.2 for specific requirements for subdivision sales offices. At the discretion of the Zoning Administrator, the Conditional Use Permit may be referred to the Planning Commission or the Design Review application to the Design Review Committee, respectively, for a decision. Otherwise, administrative procedures shall be used. Drought tolerant landscaping is required for one of every three model homes.

**H. Building Elevations**

A minimum of three (3) front elevations shall be provided for each floor plan on all single-family detached residential housing.

Notwithstanding the above requirement, elevations for second units shall be submitted at the same time as elevations for the main structure for administrative Design Review.

**I. Affordable Housing**

The Village Eleven SPA shall comply with the Otay Ranch ranch-wide and Village Eleven SPA Affordable Housing Plans as they may be amended from time to time.

**J. Architectural Projections/Features**

Architectural features which constitute non-usable floor space such as fire places, media niches or book shelf areas on exterior walls, eaves, awnings, chimneys, balconies (except as described in Section D), stairways, wing walls, etc. up to twelve (12) feet in length may project not more than fifty percent (50%) into any required side yard setback or four (4) feet into any required front or rear yard setback.

On houses with a trellis over a ‘Hollywood drive,’ the trellis may come to no closer than the closest front element of a house (porch or face-of-building) to the front property line or encroach no more than fifty percent (50%) into a side yard.

**II.3.3.4 Performance Standards**

The following performance standards shall be met in all Residential Districts:

**Landscaping**

Landscape plan development, review and approval shall adhere to the provisions of the Village Eleven Design Plan and City of Chula Vista Landscape Manual and Municipal Code. Required front and exterior side yards shall be landscaped and shall consist predominantly of trees, plant materials, ground cover and decorative rocks, except for necessary walks, drives and fences. Drought-tolerant landscaping is encouraged and one model home of every three shall utilize drought tolerant landscaping. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris. Landscaping requirements may be met by either installation by the builder or developer, or for single family development, requiring through CC&Rs that individual homeowners install front yard landscaping within one year of occupancy, or sooner if required by CC&Rs.

**Equipment**

All exterior mechanical equipment, such as air conditioners, antennas, ham radio antennas, solar panels, heating, cooling, ventilating equipment, satellite dishes and all other mechanical, lighting or electrical devices shall be so operated and located so that they do not disturb the peace, quiet and comfort of neighboring residents. The location of such equipment in the RM-1 and RM-2 districts shall require the prior approval of the Director of Planning and Building or Design Review. This equipment shall be screened, shielded and/or sound buffered from surrounding properties and streets. All equipment shall be installed and operated in accordance with all other applicable ordinances. Heights of said equipment shall not exceed the required height of the zone in which they are located.

**Utilities**

All utility connections shall be designed to coordinate with the landscape and architectural elements of the site so as not to be exposed except where required by a utility provider. Pad-mounted transformers and/or meter box locations shall be included in the site plan with any appropriate screening treatment. Power lines and cables shall be installed underground. Applicant's utility consultant shall coordinate utility placement with the City.

**Noise**

The City of Chula Vista's noise control ordinance provisions shall apply within Village Eleven, as contained in CVMC amended Chapter 19.66.

**Special Standards – RM Districts**

In the RM Districts, including the conversion of apartments to condominiums where permitted, the following standards shall be met:

- Masonry walls or fences six (6) feet in height, from the highest finished grade, shall be required where needed for noise attenuation as shown on the Wall and Fencing Plan in the Village Design Plans or as required by a site specific noise study.
- When other residential districts are adjacent to the RM2 district, a minimum of fifteen (15) feet of landscaped area, excluding off-street parking, shall be provided on the RM2 lot between such uses.
- Conveniently located common laundry facilities shall be provided for units which do not have individual hook-ups.
- Conveniently located and well-screened enclosures for trash and recyclables shall be provided for all dwelling units, unless provided per unit.
- Recreational vehicle (including campers, boats and trailers) parking areas fully screened from view of the development, shall be provided in all multi-family developments or these developments shall prohibit all parking of recreational vehicles.
- Lockable, enclosed storage shall be provided in the carport area; substitution may be approved by the Director of Planning and Building.
- Design standards shall be required which specify limitations on patio structures, room additions and other modifications to the project.
- Parking spaces for electric carts and bicycle rack spaces are required and are described in Section II.3.10, Off-Street Parking Regulations.
- Conformance with the City Crime Free Multi-family Certificate Program is required.
- Parking requirements include 0.33 spaces for guest parking. If more than one space per dwelling unit is assigned to the dwelling unit, the required guest parking spaces shall be marked and clearly identified as guest parking. The guest parking space shall not be permitted to be assigned to the individual dwelling units.
- Parking standards may be reduced from those specified for SF3, SF4, RM1 and RM2 Districts for projects which are restricted to Affordable and Senior Citizen (age 62 and above) housing. Such a reduction shall be at the discretion of the City Council through the Conditional Use Permit procedure (CVMC 19.14.080). A parking study will be prepared by a registered traffic engineer to ensure adequate parking will be provided.

**Energy Conservation**

Buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption requirements, including but not limited to conservation considerations such as window placement, eave coverage, dual glazing and insulation.



**II.3.3.5 Accessory Structures and Uses**

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed subject to the requirements of CVMC 19.58.020. Accessory uses and structures, attached or detached, used either wholly or in part for living purposes, shall meet all of the requirements for location of the main structure as constructed or required by the District, whichever is less restrictive, except as provided herein.

- Enclosed accessory buildings or open structures attached to the main building are subject to approval by the Director of Planning and Building. The minimum private open space requirement shall be maintained.
- Enclosed accessory buildings or structures that are attached to the main building shall not be allowed to encroach into the required rear yard setback.
- Detached accessory structures shall meet the setback requirements of the main building for the front and street side yard areas.
- Detached accessory structures may be located within an interior side yard or rear yard; provided that such a structure is located no closer than five (5) feet to an interior side or rear lot line and is at least six (6) feet from the main structure and does not exceed one story in height.
- Open structures may be allowed to encroach into the rear yard setback subject to the approval of the Director of Planning and Building. The permitted design and type of open structures will be as determined by the Director of Planning and Building.
- Attached and detached accessory buildings and open structures are permitted pursuant to the site plan and architectural review requirements specified in Section II.3.9, Administrative Procedures.
- A covered rear yard patio of up to 300 square feet shall be permitted on each residential lot. Any square footage above 300 square feet shall be added to the total building area and count toward the FAR. Any portion of a covered rear yard patio over 300 square feet that exceeds the FAR shall not be permitted
- Architectural features which constitute non-usable floor space such as fire places, media niches or book shelf areas on exterior walls, eaves, awnings, chimneys, balconies (except as described in Section D), stairways, wing walls, etc. up to twelve (12) feet in length may project not more than fifty percent (50%) into any required side yard setback or four (4) feet into any required front or rear yard setback.
- On houses with a trellis over a ‘Hollywood drive,’ the trellis may come to no closer than the closest front element of a house (porch or face-of-building) to the front property line or encroach no more than fifty percent (50%) into a side yard.

**II.3.3.6 Walls and Fences**

In any required front or side yard adjacent to a street, a wall, fence or hedge shall not exceed forty-two (42) inches in height, except as provided herein.

- Walls, fences or hedges not more than six (6) feet in height may be maintained along the interior side or rear lot line, provided that such wall, fence or hedge does not extend

into a required front or side yard adjacent to a street except for noise attenuation as required by the City and as provided herein.

- A wall, fence or hedge adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed forty-two (42) inches in height within the front or side yard setback area of the lot. Walls in the front yard setback shall be no closer than five (5) feet to the back of front sidewalk. Corner cut-offs may be required to maintain a reduced height in special circumstances for safety and visibility as determined by the City Engineer.
- Fiberglass, bamboo sheeting, chain link or other similar temporary material shall not be permitted as a fencing material.
- Walls adjacent to corner lot side yards shall be constructed of masonry or stucco where solid walls are required, accordance with community fencing standards. Where view fencing is appropriate, fencing consisting of wrought iron or a combination of masonry and wrought iron may be utilized. Wood fences are prohibited in this location.
- A minimum three (3) foot wide clear, level area shall be maintained between a wall and top of slope where abutting open space.
- A two and one-half (2.5) foot retaining wall may be combined with a six (6) foot free-standing wall for a total maximum height of eight and one-half (8.5) feet.
- Where combined retaining and freestanding walls would exceed the maximum allowable height, a two (2) to three (3) foot horizontal separation shall be provided between wall elements.

#### **II.3.3.7 Signs**

No sign or outdoor advertising structure shall be permitted in any residential district except as provided in Section II.3.8, Special Uses and Conditions and in Section II.3.9, Comprehensive Sign Regulations

## II.3.4 MIXED USE DISTRICTS

### II.3.4.1 Purpose

The Mixed Use District is intended to function as the social, commercial and activity center for the village as described by the Otay Ranch GDP. In order to serve this function, a mix of commercial, public, quasi-public, community purpose and residential land uses are permitted. The Mixed Use District is included in these PCD Regulations to achieve the following:

- To provide areas for office uses, retail stores and service establishments offering commodities and services required by residents of the village or adjacent villages.
- To provide an opportunity for commercial and quasi-public community support facilities.
- To encourage commercial and residential uses concentrated for the convenience of the public and for a more mutually beneficial relationship to each other.
- To provide adequate space to meet the needs of modern commercial activity, including off-street parking and loading areas.
- To protect village core properties from noise, odor, smoke, unsightliness, and other objectionable influences incidental to industrial uses.
- To promote high standards of site planning, architectural and landscape design for office and commercial developments within the City of Chula Vista.

### II.3.4.2 Permitted and Conditional Uses

The land use regulations for the Mixed Use are shown in Table II.3.4 –1. The following uses shall be permitted uses where the symbol “P” appears and shall be permitted subject to a Conditional Use Permit where the symbol “C” appears. Uses where the symbol “A” appears shall be permitted subject to an Administrative Approval. Uses where an “a” appears shall be permitted only as an accessory use to a basic permitted use. Uses where the symbol “N” appears shall not be permitted. Uses not appearing in the table shall be subject to Administrative Review by the Zoning Administrator.

**Table II.3.4-1  
Permitted Use Matrix  
Mixed Use District**

<b>MIXED USE LAND USE</b>	
<b>Administrative and Professional Services</b>	
Business & Professional Services	P
Financial Institutions	P
Medical, Dental & Health Services	A
Real Estate Sales Offices	P
<b>General Commercial Uses</b>	
Antique shops (no outdoor storage)	P
Apparel stores	P
Appliance stores and repair (no outdoor storage)	P
Art, music and photographic studios and supply stores	P
Arcades and electronic games subject to CVMC Section 19.58	C
Athletic and health clubs	P
Automobile and/or truck services, sales, rental agencies	C
Bakeries- retail	P
Barber and beauty shops	P
Bicycle shops, non-motorized	P
Blueprint and photocopy services	P
Books, gifts and stationery stores	P
Candy stores and confectioners	P
Car wash subject to provisions of CVMC Section 19.58.060	C
Catering establishments	P
Cleaners	P
Cocktail lounge, bar or tavern, including related entertainment	C
Commercial recreation facilities not otherwise listed	C
Eating and drinking establishments	
Bars, nightclubs and cabarets	C
Restaurants, coffee shops, delicatessens	
- with alcoholic beverages and/or entertainment	C
- without alcoholic beverages	P
Snack bars and refreshment stands contained within a building	P
Fast-food restaurants with drive-in or drive-through	C
Equipment rental (enclosed building)	P
Feed and tack stores (no outside storage) subject to CVMC Section 19.58	P
Florists' shops	P
Food stores, markets, drug stores	P
Furniture stores	P
Gasoline service stations subject to CVMC Section 19.58	C
Hardware stores	P
Hobby shops	P
Hotels and motels subject to CVMC Section 19.58	P
Janitorial services/supplies	P
Jewelry stores	P
Junior department, department stores, and discount department stores	C
Kiosks, including photo sales, located in parking lots	A
Laundry (coin-op)	P
Liquor stores	C

Medical and dental offices, clinics	P
Mortuaries	N
Motorcycle sales and services including motorized bicycle	A
Newspaper and magazine stores	P
Nurseries and garden supply stores in enclosed area	P
Office suites, general	P
Office supplies/stationery stores	P
Parking facilities (commercial) subject to CVMC Section 19.58	C
Pharmacies	P
Printing shops	P
Recycling drop-off bins	A
Retail stores and shops	P
Sign painting shops (enclosed building)	P
Stamp and coin shops	P
Swimming pool supplies	P
Television, stereo, and radio stores including sales and repair	P
Theaters	C
Tire sales and service	C
Travel agencies	P
Veterinary offices and animal hospitals	C
Video rental stores	A
<b>Residential Use:</b>	
Mixed use residential (units over commercial or attached to storefront use)	P
<b>Public and Semi-Public Uses:</b>	
Community Purpose Facilities (see Section II.4.4)	C
Day nurseries, daycare schools and nursery schools (for profit and non-profit)	A
Educational institutions	C
Essential public services, including by not limited to: library, museum, park, public works facility, post office and other civic use as determined by the Zoning Administrator	A
Group care facilities and residential retirement hotels	C
Hospital, medical care facilities	C
Libraries	P
Public safety facilities such as police or fire stations	A
Public utility and public service sub-stations, reservoirs, and similar installations	C
Recreational facilities, including but not limited to: tennis, racquetball and handball courts. Sites 2 acres or less in size are subject to Administrative review only.	C
<b>Accessory Uses:</b>	
Accessory uses and structures customarily appurtenant to a permitted use, subject to CVMC Section 19.58.020.	P

**II.3.4.3 Property Development Standards**

The property development standards that shall apply to all land and buildings permitted in the Mixed Use Districts shall be those indicated on an approved site plan submitted pursuant to Section 19.14.420 through Section 19.14.480 inclusive in Title 19 of the Chula Vista Municipal Code (CVMC). Submitted site plans shall adhere to the standards identified in the City of Chula Vista Design Manual and the Village Eleven Design Plan. “SP” indicates standard is to be determined through Site Plan approval.

In addition to the Village Eleven Design Plan, a subsequent Master Precise Plan will be prepared for the village core. The Master Precise Plan serves as a link between the approved SPA/Village Design Plan and future development. The primary purpose of the Master Precise Plan is to provide guidelines by which future “Individual Precise Plans” for each village core land use will be evaluated.

**Table II.3.4 – 2  
Mixed Use Development Standards<sup>1</sup>**

Minimum Lot Area	DR
Minimum Lot Width	DR
Minimum Lot Depth	DR
Minimum Building Setbacks from right-of-way	
Front	15 feet
Side	10 feet
Public Street (measured from face of curb)	15 feet
Rear	10 feet
Adjacent to Residential Lot	15 feet
Accessory Structures	10 feet
Minimum Parking Area Setbacks <sup>2</sup>	
Public Street	10 feet
Adjacent Parcel Property Line	10 feet
Minimum Signage Setbacks	
Public Street	5 feet
Adjacent Parcel Property Line	10 feet
Minimum Distance Between Structures	15 feet
Maximum Building Height	48 feet
Off-Street Parking Required <sup>3</sup>	DR
Minimum Landscape Area Required	15%

- 1 - Development standards may be modified through Design/Site Plan Review.
- 2 - Parking areas for nonresidential uses adjoining residential uses or vacant land which may be developed with residential uses per this plan, shall provide a landscaped buffer yard with a minimum 15-foot width between the parking area and the common property line bordering the existing or potential residential use. A solid masonry wall shall be provided along the property line, in addition to the landscaping, where existing or approved residential uses adjoin a proposed non-residential use provided that said wall does not preclude pedestrian access between the residential and commercial area.
- 3 - See Section 11.3.10, Off-Street Parking Regulations, for additional requirements.

#### II.3.4.4 Performance Standards

- Required front and street side yards shall be landscaped. Said landscaping shall consist predominantly of plant materials except for necessary walks and drive. All planting and irrigation shall be in accordance with the City's Landscape Manual. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris.
- The noise level emanating from any commercial use or operation shall not exceed the standards established in Section 19.68 of the Chula Vista Municipal Code.
- All ground mounted mechanical equipment, including heating and air conditioning units and trash receptacle areas, shall be completely screened from surrounding properties by use of a wall or fence, or shall be enclosed within a building. No material or equipment so screened shall have a height greater than that of the enclosing wall, fence or building. Structural and design plans for any screening required under the provisions of this section shall be approved by the Director of Planning and Building.
- All roof appurtenances including, but not limited to, air conditioning units, and mechanical equipment shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and residential uses within the Village Core.
- Reciprocal ingress and egress, circulation and parking arrangements shall be required to facilitate the ease of vehicular movement between adjoining properties.
- All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties. Illuminators should be integrated within the architecture of the building. The intensity of the light at the boundary of any Mixed Use District shall not exceed seventy-five (75) foot lamberts from a source of reflected light.
- All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility provider. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment.
- Except where otherwise approved on a site plan, outdoor storage and/or sales areas shall be entirely enclosed by solid walls not less than six (6) feet in height to adequately screen outdoor areas. Outdoor storage shall include a landscape buffer a minimum of three (3) feet in width. Additional wall height or semi-enclosed roofing may be required where the visibility, scale or intensity of use dictates additional screening, as determined by the Director of Planning and Building during Administrative Review.
- There shall be no emission on any site, for more than one minute in any hour, of air contaminants which, at the emission point or within a reasonable distance of the emission point, are as dark or darker in shade as that designated as No. 1 on the Ringelman Chart as published in the United States Bureau of Mines Information Circular 7718.
- No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.

- Buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption requirements, including but not limited to conservation considerations such as window placement, eave coverage, dual glazing and insulation.
- Parking spaces for electric carts and bicycle rack spaces are required and are described in Section II.3.10, Off-Street Parking Regulations.



**II.3.5 COMMUNITY PURPOSE FACILITY DISTRICTS**

**II.3.5.1 Purpose**

The City of Chula Vista Municipal Code Section 19.04.055 defines “Community Purpose Facility” as “...a structure or site for certain non-profit assembly, or recreation purposes, as well as ancillary uses such as a parking lot within a planned community.” The Code requires 1.39 acres per 1,000 persons for Community Purpose Facility (CPF) sites, based on the lot count at the Tentative Map stage. The Otay Ranch GDP provides that the total acreage requirement for CPF facilities “may be reduced, if approved at the SPA level, based on the availability of guaranteed shared parking with other facilities or other community purpose facilities that are guaranteed to be made available to the community.” The GDP further provides that “site acreage requirements may be reduced through the use of multi-story structures, if appropriately sited and floor space is guaranteed for community purpose use.”

Village Eleven SPA Plan provides for 2,304 residential units. The village population, based on 3.01 persons per unit, is estimated to be 6,935. Implementing the formula of 1.39 acres per 1,000 residents, the estimated CPF requirement is 9.6 acres. In conformance with the Code and the GDP, the Village Eleven CPF requirement is partially met through provision of a 5.5-acre site in the village core and partially through provision of a 3.8-acre community meeting and private recreation facility in the eastern portion of the village.

**II.3.5.2 Permitted and Conditional Uses**

The following uses shall be permitted where the symbol “P” appears and shall be permitted subject to a Conditional Use Permit where the symbol “C” appears. Uses where the symbol “A” appears shall be permitted subject to Administrative Approval.

**Table II.3.5-1  
Permitted Use Matrix  
Community Purpose Facility Districts**

	<b>CPF LAND USE</b>
Senior care and recreation	C
Social and human services	C
Services for the homeless	C
Services for the military	C
Worship, spiritual growth and development	C
Youth organizations (Teen center, Scouts, Boys and Girls Clubs)	C
Daycare facilities	C
Schools ancillary to the above uses	C
Interim uses, subject to the findings outlined in Section 19.48.025 (E) of the CVMC	C
Community meeting or recreational facilities, for non-profit organizations serving the local community, subject to the requirements outlined in Section 19.48.040 (B)(6)(d).	C

**II.3.5.3 Property Development Standards**

The following regulations shall apply to the site of a Community Purpose Facility. The requirements are minimum unless otherwise stated. “SP” indicates standard to be determined through Site Plan approval.

**Table II.3.5 – 2  
Community Purpose Facility Development Standards<sup>1</sup>**

Minimum Lot Area	DR
Minimum Lot Width	DR
Minimum Lot Depth	Dr
Minimum Building Setbacks from right-of-way	
Front	15 feet
Side	10 feet
Public Street	15 feet
Rear	10 feet
Adjacent to Residential Lot	15 feet
Accessory Structures	10 feet
Minimum Parking Area Setbacks	
Public Street	10 feet
Adjacent Parcel Property Line	5 feet
Minimum Signage Setbacks	
Public Street	5 feet
Adjacent Parcel Property Line	5 feet
Minimum Distance Between Structures	10 feet
Maximum Building Height	35 feet
Off-Street Parking Required	Dr
Minimum Landscape Area Required	15%

1 – Development standards may be modified through site plan review.

**II.3.5.4 Performance Standards**

- Required front and street side yards shall be landscaped. Said landscaping shall consist predominantly of plant materials except for necessary walks and drive. All planting and irrigation shall be in accordance with the City’s Landscape Manual. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris.
- The noise level emanating from any commercial use or operation shall not exceed the standards established in the Chula Vista Municipal Code.
- All ground mounted mechanical equipment, including heating and air conditioning units and trash receptacle areas, shall be completely screened from surrounding properties by use of a wall or fence, or shall be enclosed within a building. No material or equipment so screened shall have a height greater than that of the enclosing wall, fence or building. Structural and design plans for any screening required under the provisions of this section shall be approved by the Director of Planning and Building.

- All roof appurtenances including, but not limited to, air conditioning units, and mechanical equipment shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and residential uses within the Village Core.
- Reciprocal ingress and egress, circulation and parking arrangements shall be required to facilitate the ease of vehicular movement between adjoining properties.
- All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties. Illuminators should be integrated within the architecture of the building. The intensity of the light at the boundary of any Community Purpose Facility District shall not exceed seventy-five (75) foot lamberts from a source of reflected light.
- All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility provider. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment.
- Except where otherwise approved on a site plan, outdoor storage areas shall be entirely enclosed by solid walls not less than six (6) feet in height to adequately screen outdoor areas. Stored materials shall not be visible above the required walls.
- There shall be no emission on any site, for more than one minute in any hour, of air contaminants which, at the emission point or within a reasonable distance of the emission point, are as dark or darker in shade as that designated as No. 1 on the Ringelman Chart as published in the United States Bureau of Mines Information Circular 7718.
- No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.
- Buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption requirements, including but not limited to conservation considerations such as window placement, eave coverage, dual glazing and insulation.
- Criteria and standards for design and hours of operation shall be addressed during review of the Conditional Use Permit and the Site Plan.
- Parking spaces for electric carts and bicycle rack spaces are required and are described in Section II.3.10, Off-Street Parking Regulations.

## **II.3.6 OPEN SPACE AND PARKS DISTRICTS**

### **II.3.6.1 Purpose**

The Open Space and Park Districts are intended to provide for open space, landscaping, recreation, habitat preservation and public uses. Only those additional uses which are complimentary to and can exist in harmony with open space, park and recreation uses are permitted. There is no lot size limitation and it is intended that these districts may be applied to a portion of a lot, provided that the remainder of the lot meets the requirements for which it is zoned. Open Space and Park Districts are included in the Planned Community District Regulations to achieve the following purposes:

- Create focal points for community and neighborhood activities.
- Provide for public/quasi-public and recreational uses.
- Promote community links with neighboring Otay Ranch villages.
- Preserve, enhance and manage natural resources.
- Preserve vistas, viewpoints and areas of historic and community significance for the enjoyment of future generations.
- Establish edges to help define communities.
- Promote public health and safety.
- Provide limited recreation and public use opportunities, such as trails and pathways.
- Serve as transition areas between land uses and residential neighborhoods.

### **II.3.6.2 Permitted and Conditional Uses**

#### **Parks**

Park sites will be developed for public and private recreational facilities. Park sites identified in the Village Eleven SPA include a Neighborhood Park, a Town Square and two private pedestrian parks. Park facilities may include play areas, tot lots, sports fields and courts, activity rooms, restrooms, parking lots, picnic and seating areas, and trails. The specific uses and design of private recreation facilities are to be identified on a Site Plan, and are subject to Administrative Review and approval by the Director of Parks and the Director of Planning and Building. The neighborhood park and town square may be subject to Design Review and approval by the Parks and Recreation Commission and City Council.

#### **Open Space**

The uses allowed within Village Eleven Open Space Districts are limited to passive recreational uses such as pedestrian trails, equestrian trails, cart paths and rest areas. Public and private utilities are allowed subject to Administrative Review and approval by the Director of Planning and Building.

**II.3.6.3 Property Development Standards**

Development standards for the neighborhood park and town square will be established by the Parks and Recreation Department. Development standards for private park facilities will be established by Site Plans and will be reviewed on a case-by-case basis to determine appropriate buffering and setbacks. Site Plans shall adhere to the City requirements for walls and fencing and signs. All landscape shall meet the requirements of the City of Chula Vista Landscape Manual.

Development within Open Space Districts is prohibited. The uses permitted within the Open Space Districts are limited to public utilities uses and passive recreation activities that are not subject to development standards.

**II.3.6.4 Accessory Uses and Buildings**

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed subject to the requirements of Chapter 19.58 of the Chula Vista Municipal Code.

**II.3.6.5 Performance Standards**

All uses in Parks and Open Space districts shall conform to the performance standards provided in Chapters 19.66 and 19.68 of the Chula Vista Municipal Code.

**II.3.7 SCHOOL LAND USE DISTRICTS**

**II.3.7.1 Purpose**

The School Land Use Districts are special purpose designations provided for a future Elementary School and a future Junior High School to help serve the needs of the residents of Village Eleven and the surrounding communities.

**II.3.7.2 Permitted and Conditional Uses**

The only use permitted for the Elementary and Junior High School sites is an educational institution. These sites have not yet been approved for acquisition and use by the School Districts. Should the sites not be needed, they could revert to another use consistent with the surrounding development, subject to amendment of the SPA Plan.

**II.3.7.3 Property Development Standards**

All development standards for the schools shall be determined per the School District Site Plan approval process.

**II.3.8 SPECIAL USES AND CONDITIONS**

**II.3.8.1 Purpose**

This section provides additional regulations for special uses and conditions which require special review standards beyond those of the basic land use districts. Temporary uses, home occupations, recreational courts and arcades and similar uses are addressed in this Section. Where this Section prescribes regulation which is more restrictive than that of the Land Use District, the provisions of this Section shall prevail.

**II.3.8.2 Temporary Uses and Special Events**

Table II.3.8-1 is a list of temporary uses and applicable restrictions. All temporary uses are subject to Administrative Review by the Director of Planning and Building.

All temporary uses shall be subject to the issuance of a Temporary Use Permit by the Director of Planning and Building (or Conditional Use Permit as noted) and other necessary permits and licenses, including but not limited to building permits, sign permits and solicitor or vending licenses. In the issuance of such a permit, the Director of Planning and Building shall indicate the permitted hours of operation and any other conditions such as walls, fences or lighting, which are deemed necessary to reduce possible detrimental effects to surrounding developments and to protect the public health, safety and welfare. Prior to the issuance of a permit for a temporary use, a cash deposit may be required to be deposited by the City. The City shall use this cash deposit to defray the costs of property cleanup, in the event the permittee fails to do the same.

Upon written application, the Director of Planning and Building may extend the time within which temporary uses may be operated, or may modify the limitations under which such uses may be conducted if the Director of Planning and Building determines that such extension or modification is in accord with the purposes of the regulations.

Each site occupied by a temporary use shall be left free of debris, litter, or any other evidence of the temporary use upon completion or removal of the use, and shall thereafter be used only in accord with the provisions of the zoning regulations.

The application for temporary use shall be accompanied by a fee established by the City's Master Fee Schedule to cover the cost of processing the application prescribed in this section. The approving authority may waive this fee for charitable groups that do not need any public services.

**Table II.3.8 – 1  
Listed Temporary Uses**

<p><b>Agricultural and animal husbandry activity or project (4-H, FFA, or similar) conducted for educational purposes or school credit.</b> A permit may be granted in any district when the Director of Planning and Building determines that such use will not cause a public nuisance relative to sanitation and health conditions.</p>
<p><b>Agricultural products seasonal retail sales</b> (fruit and vegetable stands) for periods of less than ninety (90) days, if said products are raised on the premises.</p>
<p><b>Circuses, rodeos, parades or similar outdoor entertainment or enterprises,</b> subject to not more than five (5) calendar days of operation in any calendar year. Requests exceeding these limitations will require the submittal and approval of a Conditional Use Permit.</p>
<p><b>Christmas tree sales lots, Halloween pumpkin sales, and other holiday sales</b> subject to not more than forty (40) calendar days of site occupation and operation in any calendar year.</p>
<p><b>Community gardens</b> as developed and operated in accordance with the guidelines in the Village Eleven SPA.</p>
<p><b>Contractors’ offices and storage yards</b> on the site of an active construction site.</p>
<p><b>Mobile home residences</b> for security purposes on the site of an active construction project.</p>
<p><b>Mobile trailer units properly designed for temporary classrooms, offices, banks, etc.,</b> for periods not to exceed ninety (90) days subject to Administrative Review. Requests for such uses of more than ninety days shall require approval of a Conditional Use Permit by the Planning Commission. Such units shall meet all necessary requirements of building, fire and health codes.</p>
<p><b>Outdoor art and craft shows and exhibits,</b> subject to not more than three (3) calendar days of operation or exhibition in any sixty (60) day calendar period.</p>
<p><b>Outdoor displays and sales</b> located within commercially zoned properties not to exceed more than five (5) calendar days in any sixty (60) calendar days and subject to appropriate conditions of the Planning Department.</p>
<p><b>Recycling drop-off bins</b> sponsored by charitable institutions or schools for recycling of cans, newspapers or similar items, or for drop-off of clothes and small items. Bins shall be located in the parking lots of businesses or other public or semi-public property on a temporary basis when written permission is granted by the property or business owner. Said bins shall be kept in a neat and orderly manner.</p>
<p><b>Subdivision sales offices, sales information centers, sales pavilions, and model home complexes located within the subdivision,</b> subject to the following minimum requirements:</p> <ul style="list-style-type: none"> <li>• Offices shall be no closer than one vacant lot to an existing dwelling unit not part of the subdivision. Trailers may be used for no more than ninety (90) calendar days or until such time as the subdivision sales offices have been completed, whichever is less.</li> <li>• Trailers used as sales offices for lot sales without model homes may be used for a period greater than one hundred twenty (120) days, subject to Site Plan and Architectural Review approval and the maximum use period listed herein.</li> <li>• An asphalt or concrete paved parking lot shall provide sufficient off-street parking spaces to accommodate said use.</li> <li>• Faithful performance bonding in an amount appropriate to guarantee removal and/or conversion of the sales office and attendant facilities shall be required.</li> <li>• Other conditions that the Director of Planning and Building deems necessary to ensure that the sales office will not constitute or be objectionable to the residential uses in the neighborhood.</li> </ul>
<p><b>Temporary tract signs</b> for marketing purposes.</p>
<p><b>Additional uses determined to be similar to the foregoing in the manner prescribed by these regulations.</b></p>



**II.3.8.3 Home Occupations**

Home occupations may be permitted only when in compliance with the conditions listed herein. A permit must be issued by the Zoning Administrator prior to operation of such use. The fee shall be in accordance with the Master Fee Schedule.

- There shall be no stock in trade or exterior storage of materials in the conduct of a home occupation.
- A home occupation shall be conducted entirely within a dwelling; if in an attached or a detached garage, it shall not impede the use of said garage for vehicle storage.
- Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or causes fluctuations in lint voltage outside the dwelling unit, shall be prohibited.
- No one other than the residents of the dwelling unit may be engaged in the home occupation.
- There shall be no sale of goods on the premises.
- The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit involved.
- There shall be no signs other than those permitted by this ordinance.
- The required residential off-street parking shall be maintained.
- A home occupation shall not create vehicular or pedestrian traffic in excess of that which is normal for the land use district in which it is located.
- No vehicles or trailers (including pick-up trucks and vans) or construction or other equipment, except those normally incidental to residential use, shall be kept on the site.

**II.3.8.4 Arcades**

In order to minimize adverse effects that arcades and electronic games may have on the neighborhood or area in which they are located, the following regulations are established. Arcades may be permitted only in the Village Core Mixed Use land use district subject to a Conditional Use Permit and to the conditions listed herein:

- All such facilities shall provide parking with ingress and egress designed to minimize traffic congestion, shall be not less than twenty feet away from any adjacent residential zone, and shall show that adequate controls or measures will be taken to prevent offensive noise and vibration. Should the Municipal Code be amended to provide additional regulation of these uses, such amendments shall apply to arcade or similar uses within Village Eleven.

- The operation of four or fewer machines shall be permitted, provided their operation is ancillary to the use of the building and said use does not materially alter the principal use of such a building. The operation of four or fewer machines, where they are the principal use, may be approved by the Director of Planning and Building provided the location does not constitute a traffic or safety hazard to the public or abrogate the intent of the regulations contained in this section.

**II.3.8.5 Recreational Courts and Facilities**

Construction of recreational courts and facilities, including necessary fencing and lighting, may be permitted in the SF3, SF4, RM1, RM2, CPF and OS Districts subject to approval of a Site Plan and a finding that adjacent properties will not be unduly affected. Recreational Courts and Facilities shall meet the following minimum standards:

- Setbacks from the property line for the court shall be:  
Side yard: 10 feet  
Rear yard: 10 feet
- A maximum 20-foot high fence (measured from the finished grade of the court) shall be allowed. Fences shall include a screening material which screens the court activity from off-site view and which improves the appearance of the fence.
- Landscaping shall be installed between the fence and the property line.
- A maximum of eight (8) lights are permitted, not to exceed 22 feet in height. All lights and lights fixtures shall be certified by a qualified lighting engineer to:
  - be designed, constructed, mounted and maintained such that, the light source is cut off when viewed from any point five (5) feet above the ground measured at the lot line;
  - be designed, constructed, mounted and maintained such that the maximum illumination intensity measured at the wall of any residential building on abutting property shall not exceed ½ foot candle above ambient levels and;
  - be used between 7:00 a.m. and 10:00 p.m.
- The surface area of any court shall be designed, painted, colored and/or textured to reduce the reflection from any light incident thereon.

## **II.3.9 COMPREHENSIVE SIGN REGULATIONS**

### **II.3.9.1 Purpose**

The provisions of this Section shall establish the Comprehensive Sign Regulations. It is the purpose of these provisions to establish a comprehensive system for the regulation of on-site and off-site signs. These sign regulations are intended to achieve the following:

- Protect the general public health, safety and welfare of the community by reducing possible safety and traffic hazards through good signage.
- Direct people to various activities and uses in order to provide for maximum public convenience.
- Provide a reasonable system of regulations that ensure the development of a high quality visual environment.
- Encourage signs which are well designed and pleasing in appearance.
- Encourage a desirable visual character which has a minimum of clutter and is compatible with the desired character of the community.
- Enhance the economic value of the community and each development area through the regulation of such elements as size, number, location, design and illumination of signs.
- Encourage signs which are well located and compatible with the function and use of adjacent areas.
- Encourage a sign program with a consistent theme, which visually complements and blends with the Village Eleven landscape program.
- Discourage proliferation of non-conforming signs which can be a visual blight to neighborhoods.

These Comprehensive Sign Regulations are intended to supplement the provisions of Section 19.60 of the Chula Vista Municipal Code. Signs which are permitted under the CVMC which are not expressly prohibited by this Section II.3.9 shall be permitted. Similarly, signs which are prohibited under the CVMC, unless expressly permitted by this Section II.3.9 shall be permitted.

### **II.3.9.2 Permit Requirements and Review Procedures**

- No person, except a public officer or employee in performance of a public duty, shall post, paint, erect, place or otherwise fasten any sign, pennant or notice of any kind, visible from a public street except as provided herein. To ensure compliance with this section, a sign permit shall be required for any sign, pursuant to Sections 19.60.020 and 19.60.030 of the Chula Vista Municipal Code, except as provided in these PC Regulations.
- Any sign, monument, tablet, plaque or markers which are over 42 inches high and located within a public street right-of-way, or within a front yard or exterior side yard setback area as defined in the PC District Regulations, must have approval of the

Zoning Administrator and City Engineer to ensure that architectural, pedestrian and vehicle access and safety issues are addressed.

- A building permit is required for every sign, including those exempt from obtaining a sign permit. Building permits for signs must comply with all SPA signage regulations.
- Design guidelines for signage within the village are included in the Otay Ranch Village Eleven Design Plan and are to be used in conjunction with these sign regulations.
- A Planned Signage Program shall be provided for the mixed use, community purpose facility and multi-family areas of Village Eleven in accordance with these PC District Regulations.

### Sign Permit Exceptions

The following signs shall be exempt from the sign permit requirements, however, an electrical and/or building permit may be required pursuant to the CVMC:

- Real estate signs for residential sales: No more than one sign for interior lots and two for corner lots (one sign per street frontage) not exceeding four (4) square feet in area and four and one-half (4-1/2) feet in height, provided it is unlit and is removed within fifteen (15) days after the close of escrow. Signs placed on the rear street frontage are prohibited. No more than five (5) off-site "Open House" signs not exceeding four (4) square feet in area and five (5) feet in height are permitted for directing prospective buyers to property offered for sale and must be removed on the same day as placed. Signs shall be located a minimum of three (3) feet from the sidewalk or 10 feet from the curb or edge of pavement, where no sidewalk exists.
- Temporary construction signs: Two (2) directory signs shall be permitted on the construction site for all contractors (may include financial institutions, real estate agents, subcontractors, etc.) not exceeding thirty-two (32) square feet each, unless legally required by government contracts to be larger. No sign shall exceed eight (8) feet in overall height and shall be located no closer than ten (10) feet to any property line. Such sign shall be removed upon the granting of occupancy by the City. For all other projects, a total of two (2) signs per development site may be installed with a maximum of four (4) square feet in area and five (5) feet in height for each sign. Such sign(s) shall be removed upon finalization of building permits.
- Permanent window signage not exceeding 20% of the window area of a commercial business frontage and limited to the name of the business, service, or use, hours of operation, address and emergency information, except exposed neon tubing signs advertising products for sale on the premises, are permitted as permanent signs.
- Temporary advertising signage: Signs painted on the window or constructed of paper, cloth, or similar expendable material affixed on the window, wall or building surface, provided that all of the following conditions are met:
  - The total area of such signs shall not exceed twenty-five (25) percent of the window area; however, in all cases, twelve (12) square feet per business frontage is permitted.

- Such signs shall be affixed to the surface for no more than thirty (30) continuous calendar days but for not more than sixty (60) days each calendar year, to promote a particular event or sale of product or merchandise.
- Future tenant identification sign: Future tenant identification signs may be placed on vacant or developing property to advertise the future use of an approved project on the property and where information may be obtained. Such signs shall be limited to one (1) per fronting street and to a maximum of ninety-six (96) square feet in area and twelve (12) feet in overall height each. Further, such signs shall be placed no closer than ten (10) feet to any property line. Any such sign shall be removed upon finalization of building permits. Where a project has in excess of 600 lineal feet of frontage, one additional sign for each 600 lineal feet is allowed.

### **Prohibited Signs and Lighting**

All signs not expressly permitted are prohibited in all zones, including but not limited to the following:

- Roof signs.
- Flashing lights or signs.
- Animated signs or lights that convey the illusion of motion.
- Revolving or rotating signs.
- Vehicle signs (when parked or stored on property to identify a business or advertise a product).
- Portable signs (except where permitted in this section).
- Off-site signs (except temporary subdivision or real estate signs and political signs).
- Signs within the public right-of-way (except those required by a governmental agency). No sign shall be placed, erected or constructed on a utility pole, traffic device, traffic sign, warning sign, or so as to impede access to any public improvement, or to obstruct the vision of any such signs.
- Signs located on public property except as may be permitted in these regulations or required by a governmental agency.
- Signs within the public right-of-way prohibited by the Streets and Highway Code (Sec. 101 et. seq. and Sec. 1460 et. seq), the Vehicle Code (Sec. 21400 et. seq.) and the Public Utilities Code (Sec. 7538 et. seq.).
- Signs blocking doors or fire escapes.
- External light bulb strings and exposed neon tubing outside of building (except for temporary uses such as Christmas tree lots, carnivals and other similar events with prior approval of the City).
- Inflatable advertising devices of a temporary nature, including hot air balloons (except for special events as provided for in these regulations).
- Advertising structures including billboards (except as otherwise permitted in these regulations).
- Statuary (statues and sculptures) advertising products or logos of the business located outside of the structure that houses the business.
- Flags, pennants and banners as defined in CVMC Section 19.60.180 (except those approved as temporary special event or promotional signs).
- Freestanding signs mounted on poles exceeding 10 feet in total height.

- The use of decals, stick-on or transfer letters, or tape on the walls of parapets of buildings, fences, walls or other structures.
- Readerboard/changeable copy signs, either electronic or non-electric except as permitted in this Section.
- Signs displayed as an imitation or resemble official traffic warning devices or signs, that by color, location or lighting may confuse or disorient vehicular or pedestrian traffic. This does not include traffic or directional signs installed on private property to control on-site traffic.

### **Signs Relating to Inoperative Activities**

Signs pertaining to activities or businesses which are no longer in operation, except for temporary closures for repairs, alteration or similar situations, shall be removed from the premises or the sign copy shall be removed within thirty (30) days after the premises have been vacated. Any such sign not removed within the specified time shall constitute a nuisance and shall be subject to removal under the provisions of these regulations and local ordinance.

### **Enforcement, Legal Procedures and Penalties**

Enforcement, legal procedures and penalties shall be in accordance with the enforcement procedures established by Chapter 19.06 of the Municipal Code. Unauthorized illegal signs may be abated by the City in accordance with local ordinance. If said sign is stored by the City, the owner may recover said sign from the City upon payment to the City of any storage and/or removal charge incurred by the City. The minimum charge shall be no less than three dollars (\$3.00) per sign. All signs removed by the City may be destroyed thirty (30) calendar days following removal. If any sign, in the opinion of the Planning Director/Zoning Administrator, is an immediate threat to public health and safety, said sign shall be immediately and summarily removed with the cost of said removal charged to the property owner in accordance with local ordinances.

### **Construction and Maintenance**

Every sign and all parts, portions and materials shall be manufactured, assembled and erected in compliance with all applicable State, Federal and City regulations and the Uniform Building Code.

Every sign and all parts, portions and materials shall be maintained and kept in proper repair and safe structural condition at all times. The display surface of all signs shall be kept clean, neatly painted and free from rust and corrosion. Any cracked or broken surfaces, and malfunctioning or damaged portions of a sign shall be repaired or replaced within thirty (30) calendar days following notification of the business by the City. Noncompliance with such a request will constitute a nuisance and will be abated. Any maintenance, except a change of copy, which does not involve structural change, is permitted.

### II.3.9.3 Sign Regulations

Sign permits may be issued for signs included under this Section, provided the signs are in compliance with all other applicable laws and ordinances.

#### Signs Permitted in Any Land Use District

The following signs may be permitted in any land use district and are subject to the provisions listed below:

- Convenience Signs: On-site signs no greater than four (4) square feet necessary for public convenience or safety may be approved by the Planning Director or his designee. Signs containing information such as “entrance,” “exit,” or directional arrows shall be designed to be viewed from on-site or from an area adjacent to the site by pedestrians or motorists. Signs that convey advertising or products shall not be considered a convenience sign.
- Public and Quasi-Public Signs: Places of worship, schools, community centers and any other public or institutional building, on any mixed use, community purpose facility, school, park or residential district, shall be allowed signs as provided by Section 19.60.310 of the Chula Vista Municipal Code.
- Special Event Signs: Special Event signs may be approved for a limited period of time as a means of publicizing special events such as grand openings, new management, inventory sales, Christmas tree lots, parades, rodeos, and fairs that are to take place within the Village Eleven community. No more than four off-site signs up to thirty-two square feet in size and eight feet in height are allowed. Such signs shall be consistent with the provisions for temporary signs as described by the Chula Vista Municipal Code.
- Temporary On-Site Subdivision Signs:
  - One (1) temporary, on-site subdivision sign not to exceed 64 square feet in total area for two (2) sides or 32 square feet for one (1) side and a total overall height of twelve (12) feet may be permitted on each Circulation Element street frontage of each neighborhood, not to exceed two (2) such signs per street at any one time.
  - Such sign shall be for the identification of a subdivision, price information and the developer’s name, address and telephone number.
  - Such signs shall be removed after thirty-six months. Twelve month extension requests may be submitted by the developer for consideration by the Zoning Administrator prior to the expiration date.
  - Such signs shall be removed within ten (10) calendar days from the date of the final sale of the land and/or residences.
  - Signs shall be maintained in good repair at all times by the applicant developer or property owner.
- Off-Site Subdivision Directional Sign: Directional signage to subdivision development projects located off-site shall comply with the City of Chula Vista Kiosk Sign Program, pursuant to CVMC Section 19.60.480. The provisions of this program address the location, size and design of kiosk structures and panels, administration, maintenance and removal of such signage. It is intended to provide a uniform, coordinated method

for directional signage to residential projects in the City of Chula Vista east of Interstate 805.

- Each sign may contain the name of the subdivision and directional arrow.
- Any sign approved for a particular subdivision within Village Eleven shall not be changed to another subdivision without prior approval of the Director of Planning and Building/Zoning Administrator.
- No other directional signage may be used, including posters, portable signs, vehicle signs, trailer signs or temporary subdivision signs.
- Said signage shall be allowed until the units within the subdivision are sold out, or a period of twenty-four months, whichever comes first. Extensions of twelve (12) months may be approved by the Director of Planning and Building/Zoning Administrator.
- The placement of each sign structure and its copy shall be reviewed and approved

### **Commercial, Community Purpose and Multi-Family Signs**

A Planned Signage Program is required to be approved concurrently with or as a condition of approval of the Site Plan and Design Review for mixed use, community purpose facility and multi-family residential uses. The purpose of the program is to integrate signs with the proposed Village Eleven architectural and landscaping design guidelines. This shall be achieved by requiring signs that:

- Use the same background color.
- Utilize no more than three different colors per sign for lettering.
- Utilize consistent structural support and materials for signs.
- Utilize a landscape setting, logos, color scheme or other methods consistent with the SPA Plan and approved by the Zoning Administrator to convey a unique Village Eleven theme.
- Use the same form of illumination for all signs, or by using varied forms of illumination determined to be compatible by the Zoning Administrator.
- Vary from the above standards if the signage can be determined by the Zoning Administrator to be compatible with the surrounding community character.

The planned signing program must comply with the following criteria. Some reference is made to the Chula Vista Municipal Code. Where there is a conflict, these regulations shall take precedence.

### **Mixed Use/Commercial**

#### Types and Numbers of Permitted Signs:

- Two ground or monument signs identifying the name of the mixed use center and no more than two anchor tenants. Monument signs for individual businesses are not permitted.
- One wall or marquee sign per street frontage, identifying the mixed use center and each individual tenant, consistent with CVMC Section 19.34.040. Marquee signs are limited to use in conjunction with an entry to a suite of tenants.



- One hanging sign per tenant per street frontage. Hanging signs, utilizing a decorative sign suspended from a structure above a walkway or sidewalk on a decorative horizontal pole or awning. These signs are attractive as an alternative or supplement to wall signs in pedestrian walkways. Where they are used, wall and other types of signage should be reduced an equivalent amount to reduce sign clutter.

General Size and Locations of Signs:

- Sign sizes and locations are regulated pursuant to CVMC Section 19.34.040.
- Ground or monument center identification sign maximum size is 50 square feet per side, and six feet in height. Sign locations are limited to one per street frontage.
- Hanging sign maximum size is 12 square feet per side, but should not interfere with or obstruct pedestrians, vehicle site distance or required landscaping. Hanging signs are to be located near the public entrance.

The Master Precise Plan to be prepared for the Village Core will incorporate more detailed design criteria for the Mixed Use District.

**Community Purpose Facility**

Types and Numbers of Permitted Signs:

- One ground or monument and one wall or marquee sign per street frontage, consistent with CVMC Section 19.34.040.
- One non-illuminated, freestanding symbol representative of a place of worship or spiritual growth.

General Size and Locations of Signs:

- Size of signs or symbols not to exceed 6 feet in height or 32 square feet. Each sign face may not exceed 32 square feet.
- Locations pursuant to CVMC Section 19.34.040 and limit of one sign per street frontage.

**Multi-Family Residential**

Types, Numbers, Size and Locations of Permitted Signs:

- Ground or monument signs, wall signs, managers sign and vacancy signs pursuant to CVMC Section 19.28.050 are permitted with the following exceptions:
  - One ground or monument and one wall sign per street frontage is permitted.
  - Ground/monument signs shall be a maximum of 24 square feet of sign face per side and a maximum of 4 feet in height.
  - Separate vacancy signs are not permitted, but must be combined with ground or monument or wall signs.
  - Freestanding signs are not permitted

**II.3.9.4 Sign Design Standards**

Each sign shall be designed with the intent and purpose of complementing the architectural style of the main building or buildings, or the type of business, institution or residential use on the site, and to the extent possible, compatibility with adjacent land uses.

**Relationship to Buildings**

Signs located upon a lot with only one main building housing the use which the sign identifies, shall be designed to be compatible with the predominate visual elements of the building, such as construction materials, color, or other design details. Each sign located upon a lot with more than one main building, such as a mixed use center, community purpose facility, school or multi-family residential developed in accordance with a common plan, shall be designed to be compatible with predominant visual design elements common or similar to all such buildings or the buildings occupied by the “main tenants” or principal uses.

The Director of Planning and Building may condition approval of any sign to require incorporation of such visual elements into the design of the sign where such an element(s) is necessary to achieve a significant visual relationship between the sign and building or buildings.

**Landscaping**

Each freestanding sign shall be located in a planted landscaped area which is of a shape, design and size (equal to at least the maximum allowable sign area) that will provide a compatible setting and ground definition to the sign. The planted landscaped area shall be maintained in a neat, healthy and thriving condition.

**Illumination and Motion**

Signs shall be non-moving stationary structures (in all components) and illumination, if any, shall be maintained by artificial light which is stationary and constant in intensity and color at all times (non-flashing).

**Sign Copy**

The name of the business, use, service and/or identifying logo shall be the dominant message on the sign. The use of advertising information such as lists of products (more than one product), is prohibited.

**Relationship to Streets**

Signs shall be designed so as not to obstruct any pedestrian, bicyclist or driver's view of the street right-of-way.

## **II.3.10 OFF-STREET PARKING REGULATIONS**

### **II.3.10.1 Purpose**

All regulations set forth in this section are for the purpose of providing convenient off-street 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 congestion and promote public safety. It shall be the responsibility of the developer, owner, or operator of the specific use to provide and maintain adequate off-street parking.

### **II.3.10.2 General Provisions**

- Off-street parking facilities, for both motor vehicles and bicycles, shall be provided for any new building constructed, for any new use established, for any addition or enlargement of an existing building or use, and for any change in the occupancy of an existing building.
- For additions or enlargement of any existing 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.
- The required parking facilities needed for any development shall be located on the same site, or if an irrevocable access and/or parking easement is obtained, the parking may be on an adjacent site. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading or unloading facilities.
- The requirements of this ordinance shall apply to temporary as well as permanent uses.
- All required off-street parking spaces shall be designed, located, constructed and maintained so as to be fully usable during workday periods or as needed by the use of the premises.
- Where the application of these schedules results in a fractional space then the fraction shall be rounded to the higher whole number.
- The parking requirement for uses not specifically listed in the matrix shall be determined by reference to CVMC Chapter 19.62, or if not included therein, the approving authority may determine the parking requirement for the proposed use on the basis of requirements for similar uses, and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement.

- In situations where a combination of uses are developed on a site, parking shall be provided for each of the uses on the site according to the schedule given in this section.
- A maximum of 25 percent of the parking spaces required on any site may be provided as “compact” spaces for non-residential uses, subject to the approval of the Design Review Committee.
- The design of parking spaces and lots shall comply with the City of Chula Vista’s adopted parking table (PL-30) which establishes stall sizes relative to parking angle and aisle width.

**II.3.10.3 Schedule of Off-Street Parking Requirements**

The off-street parking requirements for Village Eleven are shown in the following table:

**Table II.3.10-1  
Off-Street Parking Requirements**

USE	MINIMUM OFF-STREET PARKING REQUIRED
<b>Parks</b>	
Parks (public or private)	To be evaluated based on proposed facilities and determined by the Director of Planning and Building
Recreational courts (tennis, handball, racquetball and others)	To be evaluated based on proposed facilities and determined by the Director of Planning and Building
<b>Public and Semi-Public Uses</b>	
Day nurseries, daycare schools, nursery schools	1 space/staff member plus 1 space/5 children or 1 space/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 Planning and Building.
<b>Educational Institutions, Public or Private</b>	
Elementary and middle school	1 space per employee, plus 5 spaces
Senior high school	1 space per 4 students
Colleges and vocational schools	0.5 spaces/faculty member and employee plus 1 space/3 students
Places of public assembly including places of worship.	1 space/3.5 seats within the main auditorium or 1 space/45 square feet of gross floor area within the main auditorium where there are no fixed seats
<b>Public Utilities</b>	To be determined by the Director of Planning and Building

<b>Residential</b>	
SF2	2 garage spaces/unit
SF3	2 garage spaces/unit
RM1	To be determined by Design Review Recommend 2 assigned spaces/unit (1 covered) and minimum 0.33 guest spaces/unit.
RM2	1.0 spaces per studio 1.5 spaces per 1 bedroom unit 2.0 spaces per 2 bedroom unit 2.25 spaces per 3 bedroom unit or larger OR as determined by Design Review Tandem spaces are permitted. Above requirements include 0.33 guest spaces/unit.
Senior, Congregate Care, or Affordable Housing	To be determined by Design Review. Tandem spaces are permitted. Parking requirements may be reduced for developments restricted to Affordable and Senior Citizens at the discretion of City Council through a Conditional Use Permit procedure.
<b>Mixed Use</b>	To be determined during Design Review and approval based on specific uses, per Zoning Ordinance standard parking requirements.
<b>Handicapped Parking Requirements</b>	
Handicapped parking for residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by handicapped.	
Handicapped parking spaces shall be provided for all uses other than residential at the following rate:	
<i>Number of Parking Spaces Provided</i>	<i>Number of Handicapped Spaces Required</i>
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151- 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 1000	2% of total
1001 and over	20 plus 1/100 spaces provided over 1000
Handicapped parking spaces required by this section shall count toward fulfilling automobile parking requirements.	
<b>Bicycle Parking Requirements</b>	
The following matrix contains the minimum bicycle parking requirements. Only those uses identified in the matrix are required to install bicycle parking. Bicycle parking facilities shall be stationary storage racks or devices designed to secure the frame and wheel of the bicycle.	
Mixed Use, Community Purpose Facility and Multi-family Residential	To be determined through Design Review
<b>Motorcycle Off-Street Parking Requirements</b>	
Motorcycle parking shall be provided for all uses except residential at the following rate:	
Uses with 25 to 100 automobile parking spaces	1 motorcycle space
Uses with more than 100 automobile parking spaces	1 motorcycle space for every 100 automobile spaces
<b>Motorized Cart Spaces</b>	
To be determined during Design Review and approval based on specific uses.	

#### II.3.10.4 Parking Development Standards

The following property development standards shall apply to all parking areas required by the PC District Regulations.

##### General Requirements

The following are minimum unless otherwise stated:

##### Parking Space Size

- Residential:  
Covered in a garage or carport – 10 feet by 20 feet each space, measured from inside walls.  
Uncovered – 9 feet by 19 feet each space.
- Non-Residential:  
The size and configuration of parking spaces within parking lots for non-residential uses, including commercial, community purpose facilities, schools and parks shall comply with the City of Chula Vista's adopted parking table (PL-30) which establishes stall sizes relative to parking angle and aisle width.
- Motorcycle Parking Spaces: 4 feet by 8 feet
- Bicycle Parking Spaces: 2 feet by 6 feet
- Motorized Cart Spaces: 4 feet by 6 feet
- Compact Spaces: 7.5 feet by 17.5 feet (25% of total parking spaces may be compact)

##### Parking Surfaces

All types of vehicle parking stalls and maneuvering areas shall be paved and permanently maintained with asphalt, concrete or any other all-weather surface approved by the Director of Planning and Building.

##### Striping and Identification

- Automobile: All parking stalls shall be clearly outlined with double lines on the surface of the parking facility, designed in accordance with the approved parking table design standards (PL-30-2)
- Handicapped: All handicapped spaces shall be striped and marked according to the applicable State standards.
- Motorcycle: All motorcycle spaces shall have bollards installed and appropriately spaced to prevent automobile usage of the motorcycle area. Motorcycle spaces shall be marked so that they can be clearly identified for motorcycle usage.
- Bicycle: All bicycle spaces shall be clearly identified.

- Motorized Carts: All motorized cart spaces shall be clearly identified.

### **Special Requirements**

- Any unused space resulting from the design of the parking area shall be used for landscaping purposes.
- All landscaped parking lot islands shall have a minimum inside dimension of four (4) feet and shall contain a twelve (12) inch wide walk adjacent to the parking stall and be separated from vehicular areas by a six (6) inch high, six (6) inch wide Portland concrete cement curbing for a total width of seven (7) feet.
- All landscaped areas shall be irrigated automatically and kept in a healthy and thriving condition free from weeds, debris and trash.
- All parking facilities shall adhere to the City of Chula Vista Landscape Manual requirements for landscaping within parking areas.
- All parking facilities shall be graded and drained to provide for the disposal of all surface water on the site.
- In any residential zone, the parking of residents' motorized and non-motorized vehicles shall be in garages, driveways of residences, or designated areas in multi-family projects. Parking is not permitted in front yards.
- Regulations for travel trailers, mobile dwellings, water craft and other recreational vehicles are as follows:
  - Vehicles shall not be parked on any street in one place for more than 72 hours.
  - Vehicles shall not be permanently occupied while parked on public streets or stored in front yard driveways, and must be disconnected from water, sewer and electrical services.
  - Vehicles stored anywhere else on a lot shall comply with applicable provisions of the Municipal Code for use, occupancy and storage.

### **II.3.10.5 Performance Standards**

- All parking facilities required by these PC District Regulations 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, except on a temporary basis, pursuant to Section II.3.7 (Temporary Uses) of this document.
- Handicapped, motorcycle, motorized carts and car pool parking areas, when required, shall be located within close proximity to the entrance of the facility.
- All businesses that utilize shopping carts shall provide convenient and safe on-site storage areas for the carts. Designated collection areas for such carts shall be provided.
- Parking lot design shall include sidewalks and stairways as necessary to provide convenient pedestrian access to adjacent uses.



## **II.3.11 ADMINISTRATION**

### **II.3.11.1 Purpose**

The Village Eleven Land Use District Map and the Planned Community District Regulations shall be administered as provided herein.

### **II.3.11.2 Standard Procedures**

The Administrative Procedures, Conditional Uses, and Variances, Chapter 19.14 of the Chula Vista Municipal Code, shall be utilized as applicable to the administration of Otay Ranch Village Eleven SPA. The administration of the SPA Plan shall be as provided for in Section 19.48.090 through Section 1948.130 (inclusive) of the CVMC, except that the Director of Planning and Building/Zoning Administrator may accept less detail or require additional detail to suit the scope of the Otay Ranch SPA Eleven.

### **II.3.11.2 Administrative Review**

#### **Purpose**

Certain uses may vary greatly in its effect depending on the scope, location, or exact circumstances. In order to avoid the permitting of these uses without any formal review, and to relieve the Planning Commission and City Council of formally reviewing uses which have insignificant or compatible effects, an Administrative Review is established.

#### **Application**

Administrative Review is applicable to uses identified on the Permitted Use tables herein with the symbol "A". Land uses not listed in the matrices, included herein, may be considered at the discretion of the Director of Planning and Building.

**Procedures**

The procedures shall be as specified in Section 19.14.030, Zoning Administration - Actions authorized without Public Hearing. Additionally, the Director of Planning and Building/Zoning Administrator may determine after reviewing the scope, location, or exact circumstances of the proposed use that the formal hearing process of the Conditional Use Permit procedure is warranted. If the Director of Planning and Building/Zoning Administrator makes the determination that a Conditional Use Permit is warranted, then the applicant shall be required to comply with the Conditional Use Permit procedures as specified in Section 19.14.060 through 19.14.110 (inclusive) in the Chula Vista Municipal Code.

**II.3.11.4 Site Plan and Architectural Approval**

**Purpose**

The purpose of Site Plan and Architectural Approval, through the City Design Review Process, is to review proposed projects to determine compliance with the provisions of these regulations and the Village Eleven Design Plan, to establish comprehensive site development regulations which are not specified herein, to address the Planned Signed Program requirement and to promote orderly and harmonious development with good design character. In addition, Site Plan Review in single-family detached and attached residential districts shall address the design and development standards for future improvements such as accessory structures (attached and detached), open structures, room additions and private usable open space.

**Application**

This approval process is applicable to projects within all Village Eleven districts which include small-lot single family detached units (lots of less than 5,000 square feet), attached single-family and multi-family units, and all non-residential projects. The Tentative Map may be used to satisfy the Site Plan Review requirement for small-lot single family lots which exceed 4,500 square feet within the SF3 and SF4 Districts, at the discretion of the Director of Planning and Building/Zoning Administrator.

**Procedures**

The procedures shall be as specified in Sections 19.14.420 through 19.1.4.480 inclusive of the Chula Vista Municipal Code.

For those neighborhoods requiring Site Plan and Architectural Review, said site plan shall establish a process for providing future site improvements, such as accessory structures, open structures, room additions, usable open space, and recreational amenities.

**II.3.11.5 Conditional Use Permit**

**Purpose**

Certain uses which may have special site or design requirements, operating characteristics or the potential for adverse effects on surrounding areas, have been determined to require a Conditional Use Permit to evaluate these circumstances, and require formal review and hearing by the Planning Commission, with imposition of conditions of approval as appropriate to the use.

**Application**

The Conditional Use Permit requirement is applicable to use identified on the Permitted Use matrices herein with the symbol "C."

**Procedures**

For all uses requiring a Conditional Use Permit, the applicant shall be required to comply with the Conditional Use Permit procedures as specified in Sections 19.14.070 through 19.14.130 inclusive in the Chula Vista Municipal Code.

**II.3.11.6 Other Provisions**

In the event that these regulations do not address any particular matter relevant to the proper development and use of property within Village Eleven, the provisions of Title 19 of the Chula Vista Municipal Code shall apply.