

I. GENERAL PROVISIONS

I.1 Purpose and Scope

Part III of the Otay Ranch Sectional Planning Area One Plan contains the Planned Community District Regulations for the Planned Community Zone.

The Otay Ranch SPA One Planned Community District Regulations are intended to:

- Ensure that the Sectional Planning Area (SPA) Plan is prepared in accordance with the 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 Otay Ranch General Development Plan.
- Establish conditions which will enable the Otay Ranch SPA One to exist in harmony within the community.

A. Authority and Scope

These Planned Community District Regulations are established pursuant to Title 19 of the Chula Vista Municipal Code, specifically Chapter 19.48 PC Planned Community Zone, and are applicable to the SPA One Land Use Plan of this SPA Plan.

B. General Notes

The individual acreages indicated on the SPA One Land Use Plan are measured to the nearest one-tenth acre based on planimeter readings due to the large scale (1" = 200') used for preliminary design work. 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, providing the intent of the original is maintained.

C. Residential Dwelling Units and Density Summary

The number of dwelling units shall be as shown on the SPA One Land Use Plan and in the Land Use Summary. A maximum of 2,878 dwelling units are permitted in Village One and a maximum of 2,353 dwelling units are permitted in Village Five. Village One West contains 890 dwelling units .

D. Density Redistribution

In order to promote density flexibility and residential diversity, the transfer of dwelling units from one Residential Neighborhood Area to another Residential Neighborhood Area as defined by the SPA One Land Use Plan may be approved as part of this SPA approval or subsequent Tentative Map approval. Future density transfers must maintain consistent character with this SPA One Land Use Plan and meet the following criteria:

- The planned identity of the village must be preserved, including the creation of a pedestrian friendly and transit oriented environment.
- The total number of units allocated for each village is not exceeded (except as provided in the Otay Ranch General Development Plan).
- All such transfers are permitted subject to the approval of the Zoning Administrator. 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. If the application does not cause a zone change to be required it may be administratively approved by the Zoning Administrator. The applicant for any such density transfer shall provide a revised SPA One Land Use Plan which accurately reflects the approved revisions. All Tentative maps shall be consistent with the SPA Plan.

1.2. Private Agreements

The provisions of this Ordinance are not intended to abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions contained within this Ordinance.

I.3. Repeal of Conflicting Ordinances

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

I.4. Establishment of Land Use Districts

In order to classify, regulate, restrict and separate the use of land, buildings and structures, and to regulate and limit the type, height and bulk of buildings and structures in the various districts, and to establish the areas of yards and other open space areas abutting and between buildings and structures, and to regulate the density of population, Otay Ranch SPA One is hereby divided into the following Land Use Districts.

Table III-I SPA One Zoning Districts Definitions

SYMBOL	DEFINITION
SFE	Single Family Estate: Zoning District which permits single family housing located on lots larger than 2 acres.
SF1	Single Family One: Zoning District which permits single family housing located on lots with average sizes of 15,100 square feet to 2 acres.
SF2	Single Family Two: Zoning District which permits single family housing located on lots with average sizes of 8,100 square feet to 15,000 square feet.
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 attached and detached 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 section of the City of Chula Vista Planned Community Zone Ordinance.
C	Commercial: 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.
OS/P1	Open Space/Park One: Zoning District which permits allowable open space and park uses, and may include naturalized open space.
OS/P2	Open Space/Park Two: Zoning District which includes the Otay Ranch Resource Preserve area and native open space.

A. Adoption of Zoning District Map

Land Use Districts and boundaries are established and adopted as shown, delineated and designated on the Otay Ranch SPA One Zoning District Map (see Exhibit III-1) of the City of Chula Vista and San Diego County. These maps, together with all notations, references, data, district boundaries and other information thereon, are made a part of the Otay Ranch SPA One Plan and adopted concurrently herewith.

B. Filing

The original Otay Ranch SPA One Official 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 City Planning Department.

C. Changes to the Zoning District Map

Changes to the boundaries of the zoning districts shall be made by Ordinance and shall be reflected on the Otay Ranch SPA One Official Zoning District Map. Minor changes resulting on the basis of an approval of a Tentative or Final Map may be made to the Zoning District Map as an administrative matter.

1.5. Clarification of Ambiguity

If ambiguity arises concerning the proper classification of a particular land use within the meaning and intent of this Ordinance, or if ambiguity exists with respect to height, yard requirements, area requirements or land use district boundaries as set forth herein, it shall be the duty of the Zoning Administrator to ascertain all pertinent facts concerning such ambiguity 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 the regulations of the Municipal Code, the requirements herein shall apply.

1.6. Effect of Regulations

The provisions of this Ordinance governing the use of land, buildings, 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 are hereby declared to be in effect upon all land included within the boundaries of each and every land use district established by this Ordinance.

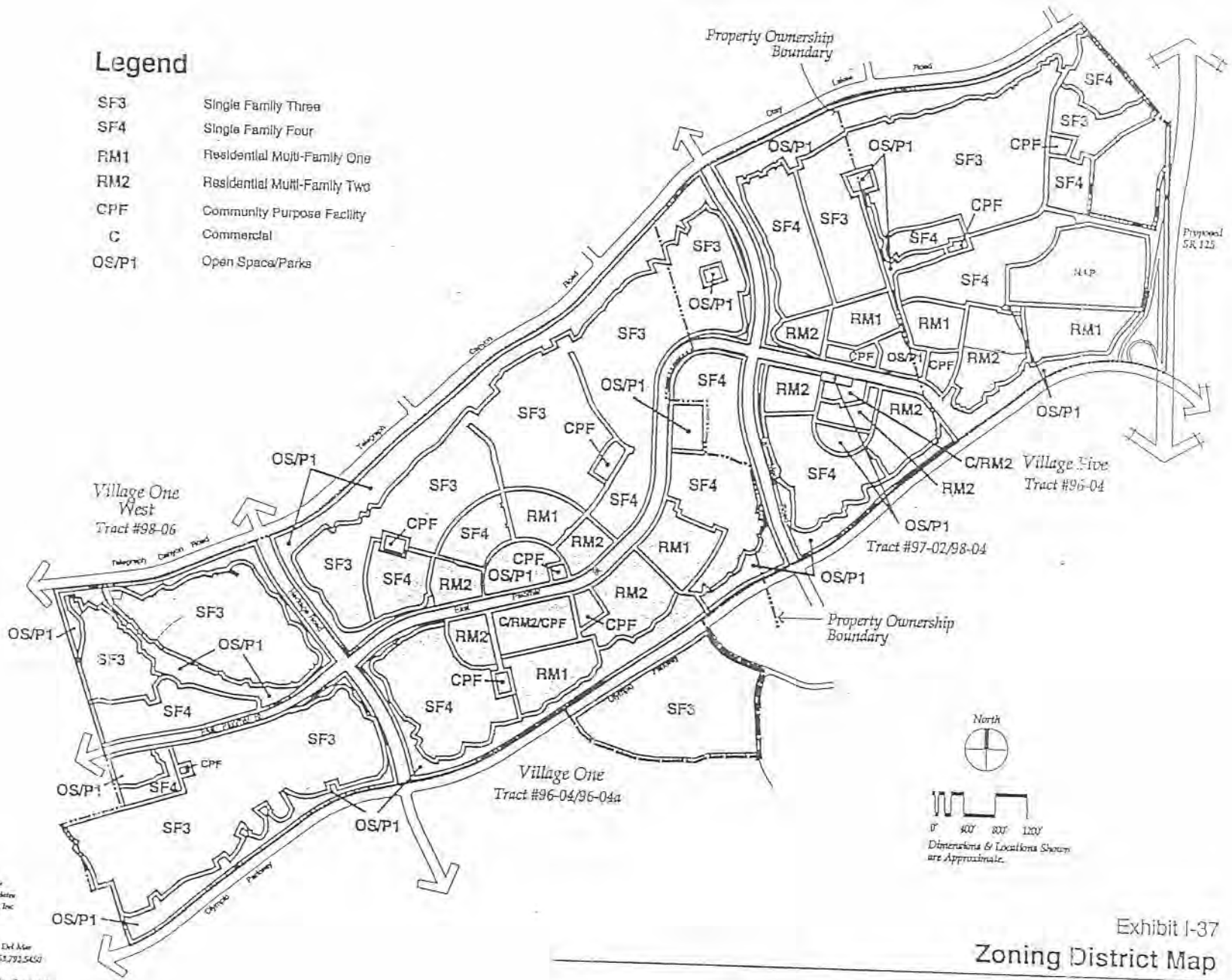
1.7. Enforcement

A. Enforcement by City Officials

The City Council, City Attorney, City Manager, City Engineer, Director of Public Works, Fire Chief, Chief of Police, Director of Planning and Building, City Clerk and all officials charged with the issuance of licenses or permits shall enforce the provisions of this Ordinance. Any permit, certificate, or license issued in conflict with the provisions of this Ordinance shall be void.

Legend

- SF3 Single Family Three
- SF4 Single Family Four
- RM1 Residential Multi-Family One
- RM2 Residential Multi-Family Two
- CPF Community Purpose Facility
- C Commercial
- OS/P1 Open Space/Parks



Base Data Provided by
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City of San Diego
Development, Design Services &
Graphic Services, Inc.
SPACONE 02/2003
ZONING, Age 603

Exhibit I-37 Zoning District Map

Otay Ranch - SPA One
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B. Actions Deemed a Nuisance

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

C. Remedies

All remedies concerning this Ordinance 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, signs or improvements, and shall not prevent the enforced correction or removal thereof.

D. Penalties

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

1.8. Definitions

For the purposes of this ordinance, 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 word "may" is permissive.

Any aspect of land use regulation within Otay Ranch SPA One 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. RESIDENTIAL DISTRICTS

II.1 Purpose

The purpose of the Otay Ranch SPA One Residential Districts is to achieve the following:

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

II.2 Permitted and Conditional Uses

The following uses shall be permitted where the symbol "P" appears. These uses 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 review and approval.

Where the symbol "N" appears, said use is not permitted.

RESIDENTIAL DISTRICTS

Table III-2 Permitted Use Matrix Residential Districts

LAND USE ZONING DISTRICT	SF3	SF4	RM1	RM2
Residential Use:				
Single-family dwellings(attached or detached)	P	P	P	P
Mobile homes which are certified under the National Mobile Home construction and Safety Standards Act of 1974 on individual lots.	P	P	P	P
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
Multiple dwellings (3 units and above)	N	N	P	P
Townhouse dwellings.	N	N	P	P
Agricultural Uses:				
All types of horticulture.	P	P	P	P
Agriculture crops.	A	A	A	A
Community Gardens	A	A	A	A
Public and Semi-Public Uses:				
Family daycare homes, large (subject to Section 19.58 CVMC).	P	P	C	C
Day nurseries, daycare schools and nursery schools.	N	N	C	C
Essential public services, including but not limited to: private schools, libraries, museums, parks, public works facilities and other civic uses.	C	C	C	C
Public safety facilities such as police or fire stations.	C	C	C	C

LAND USE ZONING DISTRICT	SF3	SF4	RM1	RM2
Public utility and public service sub-stations, reservoirs, pumping plants 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
Home Occupations:				
Home occupations subject to the provisions of Section 19.14.490 of the CVMC.	P	P	P	P
Other Uses:				
Other accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the provisions of Sections 19.58 of the CVMC.	P	P	P	P
Temporary tract offices and tract signs. (Subject to Section V.1, Temporary Uses)	A	A	A	A
Model homes (subject to Section V.I, Temporary Uses)	A	A	A	A
Keeping of up to three (3) dogs and/or three (3) cats (over the age of four months).	P	P	P	P
Unclassified Uses	C	C	C	C
Other temporary uses as prescribed in Section V.1	A	A	A	A

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II.3 Property Development Standards

A. General 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 "SP" indicates that the standard is established by the approval of a Site Plan. Dimensions and standards are minimums, and minor variations may be permitted subject to site plan or tract map approval, providing that the minimums specified herein are maintained as average minimums. Lot widths and depths are typical minimums but may vary slightly with irregularly shaped lots and site specific conditions. Refer to Section VIII. Administration, for further information regarding processing requirements.

B. Specific Standards

Table III-3 Residential Property Development Standards

LAND USE ZONING DISTRICT	SF3	SF4	RM1	RM2
Lot criteria:				
Average Lot area (square feet)	5000	3000 ¹⁷	SP	SP
Minimum lot area (square feet)	4000	2800 ¹⁷	SP	SP
Minimum lot depth (feet)	90	60	SP	SP
Maximum lot coverage (%)	50	55	SP	SP
Minimum lot width (feet):				
Measured at setback line	45	25	SP	SP
Flag lots frontage	20	20	SP	SP
Knuckle or cul-de-sac	30	25	SP	SP

¹⁷ May be reduced for attached units with site plan approval.

LAND USE ZONING DISTRICT	SF3	SF4	RM1	RM2
Minimum front yard setback (feet from back of front sidewalk):				
To direct entry garage ¹⁸	19.5 ¹⁹	19.5 ¹⁹	SP	SP
To side entry garage or house	10	10	SP	SP
To main residence	15	15	SP	SP
To porch	9 ²⁰	9 ²⁰	SP	SP
Minimum side yard setback (feet):				
To adjacent residential lot	5 ²¹	5 ²¹	SP	SP
Distance between detached units	10	8	SP ²²	SP
Residential street from building to back of adjacent sidewalk (corner lot)	13	13	SP	SP
Promenade street from building to back of adjacent sidewalk (corner lot)	13 ²³	13 ²³	SP ²⁴	SP ²⁴
To garage with minimum 30 foot driveway	0	0	0	0

¹⁸ Garages for housing located on lots with a minimum of at least 60 feet wide and 110 deep (pads) shall be set back a minimum of 30 feet and incorporate a "Hollywood" driveway. (See Village Design Plan) as follows: The model homes shall include at least one model sited and constructed with the Hollywood Driveway concept and the minimum percentage to be constructed shall be determined by market conditions. City staff and the applicant shall work together to devise a more formal means of evaluating and accessing public reaction to Hollywood driveway – CVMC Ordinance 2722.

¹⁹ 30% of driveways may be reduced to 17 feet if roll-up type garage door provided and a like percentage is provided at 22 feet or greater.

²⁰ Porches are encouraged; a maximum of 30% of the porches will be permitted at this minimum setback of 9 feet.

²¹ May be reduced for zero lot line concepts.

²² Detached alley product shall maintain an 8 foot minimum and 12 foot average side yard set back for zero lot line products.

²³ Reduced to 10 feet on non-featured side of promenade.

²⁴ Minimum 8 feet on featured side, minimum 5 feet on non-featured side of promenade.

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LAND USE ZONING DISTRICT	SF3	SF4	RM1	RM2
Minimum rear yard setback:				
To main residence	15	10	SP	SP
To garage off alley	5 ²⁵	5 ²⁵	5 ²⁵	5 ²⁵
Maximum building height (feet)	28 ²⁶	28 ²⁶	28 ²⁷	60 ²⁷
Parking spaces required per unit:				
Single Family (garage spaces)	2	2	2 ²⁸	SP
Multiple dwellings				
Per 1 bedroom unit	N/A	N/A	1.5	1.5 ²⁹
Per 2 bedroom unit	N/A	N/A	2.0	2.0 ²⁹
Per 3 bedroom unit	N/A	N/A	2.25	2.25 ²⁹

C. Design Goals, Principles and Guidelines

The residential property development standards have been developed to implement specific design goals and principles. For further understanding of these goals refer to the Otay Ranch SPA One Village Design Plan.

D. Porches

Front porches shall be provided on a minimum of 30% of all detached units in the SF3, SF4 and RM1 districts. Porches shall be a minimum of 6 feet deep and a minimum of 10 feet wide, or 50% of the width of the front of the house, not including the garage. A grade separation between the porch and front yard is encouraged. A porch is defined as a structure which is attached to the front and/or side of the main dwelling, has a minimum of 2 sides open and is covered by a roof. Porches shall not be permitted to be enclosed. Units which do not feature porches shall provide an obvious entry feature.

²⁵ Second story may project 2' into the required setback.

²⁶ Maximum height is 35' for two-story single family homes, if approved by Zoning Administrator.

²⁷ Maximum height is 45' for three-story multi-family structures; 60' for four story multi-family structures.

²⁸ Option: 1 car garage; 1 carport; SP review required.

²⁹ Parking requirements may be reduced at SP review for senior housing (see Table III-8).

E. Allowable Building Area

The allowable building area for each lot shall be as permitted in the table below. The maximum building area for single family detached and attached products shall be the square footage listed or that permitted by percentage of lot area, whichever is greater. Homeowner additions shall be permitted only where consistent with these standards. A 300 square foot open patio (partially covered and open on three sides) shall be permitted on each residential lot and shall be exempt from inclusion in this calculation.

DISTRICT	MAXIMUM SQUARE FOOTAGE	MAXIMUM LOT AREA % (FAR)
SF3	4,500	50%
SF4	3,100	50%
RM1 ³⁰	2,700	55%

F. Useable Open Space

Useable open space shall be provided for all residential districts in accordance with the Chula Vista Design Manual and Chula Vista Municipal Code (CVMC) 19.28.09.

G. Site Plan Review for Residential Districts

Notwithstanding the property development standards listed herein, development within any zone may be approved with specific site standards through the Site Plan and Design Review process. See Section VIII, Administration.

H. Group Parking Standards for RM Districts

Parking requirements include 0.3 spaces for guest parking. If more than 1 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 spaces shall not be permitted to be assigned to the individual dwelling units.

I. Affordable Housing

Otay Ranch SPA One shall comply with the Ranch-Wide and SPA One Affordable Housing Plans as they may be amended from time to time.

J. Parking Standards for Affordable and Age-Restricted Housing

Parking standards may be reduced from those specified for the SF3, SF4, RM1 or RM2 Districts, for projects which are restricted to Affordable and Senior Citizens (age 62 and above) housing. Such a reduction shall be at the discretion of the City Council

³⁰ The floor area ratio for alley product to be determined during Site Plan review.

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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.

K. Special Requirements

Model homes, their garages and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing the same architectural designs, subject to the regulations of the City of Chula Vista governing said uses and activities. A Conditional Use Permit shall be required for model home sites.

Refer to Temporary Use Section V.1.

L. Recreational Vehicles

The parking or storage of recreational vehicles on streets or in areas visible from the street for purposes other than loading and unloading shall be prohibited.

M. Private Streets

Subdivisions which propose private streets varying from adopted Otay Ranch SPA One street standards shall be required to obtain site plan approval regardless of the zoning district.

N. Building Elevations

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

II.4 Performance Standards

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

A. Equipment

Air conditioners, antennas, satellite dishes, ham radio antennas, solar panels, heating, cooling, ventilating equipment and all other mechanical lighting, or electrical devices shall be operated and located so that they do not disturb the peace, quiet and comfort of neighboring residents and require the prior approval of the Zoning Administrator. 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 maximum height of the zone in which they are located.

B. Landscaping

Front and exterior side yards requiring landscaping shall consist predominantly of trees, shrubs, ground cover and decorative rocks, except for necessary walks, drives and fences. Drought tolerant landscaping is encouraged. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris. Landscaping requirements may be met by either builder or developer installation, or for single-family development, by requiring through CC&Rs or other restrictions that individual homeowners install their front yard landscaping within one (1) year of occupancy.

C. Utilities

All utility connections shall be coordinated with the site’s architectural elements 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 any appropriate screening treatment as approved by each utility. Power lines and cables, except for temporary use, shall be installed underground.

D. Exterior Noise

The acceptable outdoor noise exposure level, measured at the property line, for each residential district is given as follows in Table III-4. (See amended Chapter 19.66 CVMC for definitions and additional details.)

Table III-4 Exterior Noise Limits

RECEIVING LAND USE DISTRICTS	7 A.M. - 10 P.M.	10 P.M. - 7 A.M.
SF3, SF4	55 dba	45 dba
RM1, RM2	60 dba	50 dba

- Environmental Noise - Leq in any hour
- Nuisance Noise - Not to be exceeded at any time

E. Interior Noise

The maximum permissible dwelling unit interior noise levels are given as follows in Table III-5.

Table III-5 Interior Noise Limits

TIME INTERVAL	ANY TIME	1 MIN. IN 1 HR.	5 MIN. IN 1 HR.
7 a.m. - 10 p.m.	55 dba	50 dba	45 dba
10 p.m. - 7 a.m.	45 dba	40 dba	35 dba

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F. 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 necessarily limited to, consideration of the following conservation considerations:

- Co-generation
- South facing windows
- Eave coverage for windows
- Double glazed windows
- Earth berming against exterior walls
- Greenhouses
- Deciduous shade trees on southerly and westerly orientation

G. Special Standards - RM Districts

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

- i. 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.
- ii. When other residential districts are adjacent the RM2 district, a minimum of fifteen (15) feet of landscaped area shall be provided on the RM2 lot between such uses. Trees shall be provided in the amount of one 24-inch box tree per 30 linear feet of common lot line.
- iii. Conveniently located common laundry facilities shall be provided for units which do not have individual hook-ups.
- iv. Conveniently located and well-screened enclosures for trash and recyclables shall be provided for all dwelling units, unless provided per unit.
- v. 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.
- vi. Lockable, enclosed storage shall be provided in the carport area; substitution may be approved by the Zoning Administrator.
- vii. Design standards shall be required which specify limitations on patio structures, room additions and other modification to the project.

II.5 Accessory Structures

Accessory buildings 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 herein provided:

A. Enclosed accessory buildings or open structures attached to the main building are subject to approval by the Zoning Administrator. The useable open space requirement shall be maintained (see Sections II.3.E and F).

B. Detached accessory structures are subject to the approval of the Zoning Administrator and 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 (1) story in height.

C. Architectural features such as eaves, awnings, chimneys, balconies, stairways, wing walls or bay windows may project not more than four (4) feet into any required front or rear yard area, and not more than 50% of any required side yard.

II.6 Walls and Fences

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

A. Walls, fences, or hedges not more than six (6) feet in height (measured from the top of the slope) may be maintained along the interior side or rear lot lines, provided that such wall, fence, or hedge does not extend into a required front yard or side yard adjacent to a street, except as required by a Site Specific Noise Study or as shown on the Wall and Fencing Plan in the Design Guidelines. Corner cut offs shall be provided whenever necessary for line-of-sight visibility and safety.

B. Walls, fences or hedges 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 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.

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C. Fiberglass, bamboo sheeting, chain link, chicken wire or similar temporary material shall not be permitted as a fencing material. Plexiglas is permitted for view purposes subject to approval of the Zoning Administrator.

D. Walls adjacent to corner lot side yards shall be constructed of masonry or stucco in accordance with community fencing standards. Wood fences are prohibited in this location.

11.7 Signs

No sign or outdoor advertising structure shall be permitted in any residential district, except as provided in Section VI.

III. VILLAGE CORE DISTRICTS

III.1. Purpose

The Village Core Districts are included in the Planned Community District Regulations to achieve the following:

- To provide areas for office uses, retail stores, service establishments and wholesale business 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 office and commercial 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 commercial 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.

III.2 Permitted 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 an Administrative Review. Uses where the symbol "N" appears shall not be permitted.

The mixed use designation in the Village Five Core (C/RM2) permits uses on the first floor level to be those specified for "C Commercial District", and on floors above the first floor level those specified for "RM2 District". Site Development Standards shall be determined by Site Plan Review.

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Table III-6 Permitted Use Matrix Village Core District

	LAND USE	ZONING DISTRICT
	Comm (C)	CPF
Administrative and Professional Services:		
Business & Professional Offices	P	N
Financial Institutions	P	N
Medical, Dental & Health Services	A	N
Real Estate Sales Offices	P	N
General Commercial Uses:		
Antique shops (no outdoor storage)	P	N
Apparel Stores	P	N
Appliance stores and repair (no outdoor storage)	P	N
Art, music and photographic studios and supply stores	P	N
Arcades and electronic games (Subject to Section 19.58 CVMC)	C	N
Athletic and health clubs	P	N
Automobile and/or truck services, sales, rental agencies, car wash (Subject to III.5)	C	N
Bakeries - retail	P	N
Barber and beauty shops	P	N
Bicycle shops, non-motorized	P	N
Blueprint and photocopy services	P	N
Books, gifts and stationery stores	P	N
Cabarets	N	N
Candy stores and confectioners	P	N
Catering establishments	P	N
Cleaners	P	N
Cocktail lounge, bar or tavern, including related entertainment	C	N
Commercial recreation facilities not otherwise listed	C	C
Equipment rental (enclosed building)	P	N

Planned Community District Regulations

PART III

**VILLAGE CORN
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	LAND USE	ZONING DISTRICT
	Comm (C)	CPF
Fast food restaurants with drive-in or drive-through (Subject to Section 19.58 CVMC)	C	N
Feed and tack stores (no outside storage); (Subject to Section 19.58 CVMC)	P	N
Florists' shops	P	N
Food stores, markets, drug stores	P	N
Furniture stores	P	N
Gasoline service stations (Subject to Section 19.58 CVMC)	C	N
Hardware stores	P	N
Hobby shops	P	N
Hotels and motels (Subject to Section 19.58 CVMC)	P	N
Janitorial services/supplies	P	N
Jewelry stores	P	N
Junior department, department stores, discount and membership department stores	P	N
Kiosks, including photo sales, located in parking lot	A	N
Laundry (coin-op)	P	N
Liquor stores	C	N
Mortuaries	N	N
Motorcycle sales and services including motorized bicycle (Subject to III.5)	A	N
Newspaper and magazine stores, including printing and publishing	P	N
Nurseries and garden supply stores in enclosed area	P	N
Office supplies/stationery stores	P	N
Parking facilities (commercial) (Subject to Section 19.58 CVMC)	C	N
Pharmacies	P	N
Printing shops	P	N
Recycling drop-off bins	A	A

Planned Community District Regulations

PART III

**VILLAGE CORE
DISTRICTS**

	LAND USE	ZONING DISTRICT
	Comm (C)	CPF
Restaurants with entertainment, and serving alcoholic beverages	C	N
Restaurants with incidental serving of beer/wine, but without a cocktail lounge, bar, entertainment or dancing.	A	N
Restaurants, coffee shops, delicatessens	P	N
Retail stores and shops	P	N
Sign painting shops (enclosed building)	P	N
Snack bars and refreshment stands contained within a building	P	P
Stamp and coin shops	P	N
Swimming pool supplies	P	N
Television, stereo and radio stores including sales and repair	P	N
Temporary uses as prescribed in Section V.1	P	P
Theaters	C	N
Tire sales and service	C	N
Travel agencies	P	N
Veterinary offices and animal hospitals	C	N
Residential Use:		
Mixed Use Residential (units over commercial or attached to storefront use)	P	N
Public and Semi-Public Uses:		
Community Purpose Facilities which serve the following types of uses: boy or girl scouts, social and human services, services for the homeless, services for military during holidays, senior care and recreation, worship, spiritual growth and development and teaching of traditional family values, ancillary daycare facilities or ancillary private schools.	A	P
Day nurseries, daycare schools and nursery schools. (For profit)	A	P

	LAND USE	ZONING DISTRICT
	Comm (C)	CPF
Day nurseries, daycare schools and nursery schools (non-profit)	A	P
Educational institutions	C	C
Essential public services, including but not limited to: schools, libraries, museums, parks, public works facilities, post offices and other civic uses.	C	N
Group care facilities and residential retirement hotels	N	N
Public safety facilities such as police or fire stations.	C	N
Public utility and public service sub stations, reservoirs, pumping plants and similar installations.	C	N
Recreational facilities, including but not limited to: tennis and swim clubs, racquetball and handball courts.	C	N
Home Occupations:		
Home occupations subject to the provisions of Section 19.14.490 of the CVMC.	P	N
Unclassified Uses	C	C
Other Uses:		
Other accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the provisions of Section 19.58 of the CVMC.	A	A

III.3. Property Development Standards

The property development standards that shall apply to all land and buildings permitted in the Village Core 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.

**VILLAGE CORE
DISTRICTS**

III.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 drives. 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 public view and 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 Planning Director.
- 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 arrangement 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 light at the boundary of any Village Core 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 to public view 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 such as berms, walls and/or landscaping.
- 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 storage 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 a dark or darker in shade as that designated as No. 1 on the Ringelman Chart as published by 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.
- Building should be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption, including but not necessarily limited to the following conservation measures:
 - Cogeneration
 - South facing windows
 - Eave coverage for windows
 - Earth berming against exterior walls
 - Deciduous shade trees on southerly or westerly orientations

Refer to the SPA One Village Design Plan for additional design guidelines and criteria.

III.5. Community Purpose Facility (CPF)

The City of Chula Vista Municipal Code Section 19.04.055 requires 1.39 acres per 1,000 population for Community Purpose Facility (CPF) Sites. A total six (6.0) acres of land in Village One, nine and five tenths (9.5) acres of land in Village Five is designated for CPF use as indicated on both the Land Use Map and on the Zoning District Map. The final CPF requirement will be based on lot count at the Tentative Map stage. Should additional acreage be required, the requirement will be met through establishing a reciprocal parking agreement with public park, commercial or other land uses for joint use of the parking area. Should a joint use agreement not be established, the additional acreage shall be reserved in another CPF site, which may be chosen at the Final Map stage. Construction shall be precluded on that alternative site until a joint use agreement is negotiated. Similarly, a joint use agreement for parking, in advance of construction, shall provide the basis for a reduction in CPF acreage.

III.6 Precise Plan

A Precise Plan will be required to be prepared and submitted for review and approval for all areas in the Village Core District. A Master Precise Plan may be prepared for the entire village core area and updated with each significant new project. This precise plan shall establish specific areas within the village core and will limit the location of certain uses (eg., fast food, auto repair, etc.). This plan shall be prepared in accordance with City standards.

**VILLAGE CORE
DISTRICTS**

IV. OPEN SPACE/PARK DISTRICTS

IV.1. Purpose

These districts are intended for open space, landscaping, recreation, habitat preservation and public uses. Only those additional uses which are complementary 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 this district 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/Park Districts are included in the Planned Community District Regulations to achieve the following purposes:

- Focal points for community and neighborhood activities.
- Provide for public/quasi-public and recreational uses.
- Promote a natural community linking Otay Ranch villages.
- Preserve, enhance and manage natural resources.
- Preserve vistas and conserve viewpoint areas 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.

**OPEN SPACE/
PARK DISTRICTS**

IV.2. Permitted and Conditional Uses.

The following uses shall be Permitted Uses where the symbol "P" appears. The uses shall be permitted subject to a Conditional Use Permit where the symbol "C" appears. Uses where the symbol "A" appears shall be subject to an Administrative Review.

Table III-7 Permitted Use Matrix Open Space/Park Districts

LAND USES	ZONING DISTRICT	
	OS/P2	OS/P1
Agricultural Uses:		
All types of horticulture	A	A
Agriculture crops	A	A
Community Gardens	A	A
Arboreta - Horticultural Garden	A	A
Public and Semi-Public Uses:		
Essential public services, including but not limited to: schools, libraries, museums, public libraries, museums, public works facilities, cultural arts, interpretive centers and other civic uses.	C	C
Recreational courts, including but not limited to: tennis, basketball and similar uses	C	C
Commercial Recreation	C	C
Unclassified Uses	N	N
Temporary Uses as prescribed in Section VI.	P	A
Incidental Concessions	A	A
Private Recreation Facilities	A	A

IV.3. Property Development Standards

A. Site Planning

All proposals will be reviewed on a case-by-case basis to determine appropriate buffering and setbacks.

B. Landscaping

All landscaping shall meet the requirements of the City of Chula Vista Landscape Manual.

C. Signs

Signs approved as a component of the SPA Plan shall be permitted within open space and recreation districts included within the SPA. Other signs shall be permitted only as provided in Section VII of these regulations.

D. Town Squares

Standards prescribed for the Open Space/Park Zoning District do not apply to Town Squares. Uses and configurations of Town Squares is determined pursuant to the Site Planning Process or as part of the precise plan process for the village core.

**OPEN SPACE/
PARK DISTRICTS**

V. SPECIAL USES AND CONDITIONS

V.1. Purpose

This section provides additional regulation for special uses and conditions which require special review standards beyond those of the basic land use districts. Temporary uses, home occupations, kennels and arcades 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 apply.

V.2. Temporary Uses

A. Purpose

The provisions of this Section shall be known as the Temporary Use Regulations and shall provide regulations for the uses hereinafter enumerated. Temporary uses are subject to administrative approval by the Zoning Administrator, except as noted.

B. Temporary Uses Listed

1. Circuses, rodeos, parades or similar outdoor entertainment or enterprises, subject to not more than five (5) days of operation in any calendar year. Requests exceeding these time limitations will require the submittal and approval of a Conditional Use Permit.
2. Christmas tree sales, Halloween pumpkin sales and other holiday sales subject to not more than forty (40) days of site occupation and operation in any calendar year.
3. Subdivision sales offices, sales information centers, sales pavilions, and model home complexes and signage located within the subdivision, subject to the following minimum requirements:
 - a. Offices shall be no closer than one (1) vacant lot to an existing dwelling unit not part of the subdivision. Trailers may be used for no more than one hundred twenty (120) calendar days or until such time as the subdivision sales offices have been completed, whichever is less.
 - b. 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.
 - c. An asphaltic or concrete paved parking lot shall provide sufficient parking spaces to accommodate said use.
 - d. Faithful performance bonding in an amount appropriate to guarantee removal and/or conversion of the sales office and attendant facilities shall be required.

**SPECIAL USES AND
CONDITIONS**

- e. Other conditions that the Zoning Administrator deems necessary to ensure that the sales office will not constitute or be objectionable to the residential uses in the neighborhood.
4. Outdoor art and craft shows and exhibits, subject to not more than three (3) calendar days of operation or exhibition in any sixty (60) calendar day period.
5. Contractors' offices and storage yards on the site of an active construction project.
6. Mobile home residences for security purposes on the site of an active construction project.
7. Seasonal retail sales of agricultural products (fruit and vegetable stands) for periods for less than ninety (90) days, if said products are raised on the premises.
8. Temporary use of properly designed mobile trailer units for classrooms, offices, banks, etc., for periods not to exceed ninety (90) days subject to Administrative Review. Requests for such uses of more than ninety (90) days in duration shall require the approval of a Conditional Use permit by the Planning Commission. Such units shall meet all necessary requirements of building, fire and health codes.
9. For any agricultural and animal husbandry activity or project (4-H, FFA or similar) conducted for educational purposes or school districts, a permit may be granted in any district when the Zoning Administrator determines that such use will not cause a public nuisance relative to sanitation and health conditions.
10. Charitable or school sponsored drop-off bins 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 owner or business owner. Said bins shall be kept in a neat and orderly manner. Collection of bottles, cans and newspapers shall also be regulated by the "Bottle Ordinance."
11. Community gardens as developed and operated in accordance with the guidelines in the Otay Ranch SPA One Parks, Recreation Open Space and Trails Master Plan.
12. Temporary tract signs for marketing purposes.
13. Additional uses determined to be similar to the foregoing in the manner prescribed by these regulations.

C. Permits and Bonds

All temporary uses shall be subject to the issuance of a Temporary Use Permit by the Zoning Administrator and other necessary permits and licenses, including but not limited to, building permits, sign permits and solicitors or vending licenses. In the issuance of such a permit, the Zoning Administrator 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. This cash deposit shall be used to defray the costs of property cleanup by the City in the event the permittee fails to do same.

D. Extension or Modification of Limits

Upon written application, the Zoning Administrator 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 Zoning Administrator determines that such extension or modification is in accord with the purposes of the zoning regulations.

E. Condition of Site Following Temporary Usages

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.

F. Fee

The application shall be accompanied by a fee established by the Master Fee Schedule to cover the cost of processing the application prescribed in this Section.

**SPECIAL USES AND
CONDITIONS**

V.3 Unclassified Uses

The following additional uses are subject to CVMC 19.58 and are considered unclassified because they do not readily fit into another category. All of the uses will generally require a conditional use permit unless expressly permitted or not permitted in other sections of this document.

- A. Borrow pits and quarries for rock, sand and gravel;
- B. Campgrounds: See CVMC Section 19.58.040;
- C. Cemeteries: See CVMC Section 19.58.080;
- D. Colleges, universities, private schools, elementary and secondary public schools;
- E. Columbariums, crematoriums and mausoleums, provided that these uses are specifically excluded from all R zones unless inside of a cemetery: See CVMC Section 19.58.080;
- F. Churches: See CVMC Section 19.58.010;
- G. Dumps, public or private;
- H. Hospitals, including, but not limited to, emergency, general, convalescent, rest home:, nursing homes (for the aged, crippled, mentally retarded of all ages), psychiatric, etc.: See CVMC Section 19.58.010;
Further, that approval shall not be granted until the following findings can be made (homes for mentally retarded children):
 - 1. The size of the parcel to be used shall provide adequate light and air in proportion to the number of residents.
 - 2. The location of windows and open play areas shall be so situated as to not adversely impact adjoining uses.
 - 3. Spacing between these facilities shall be such that the character of the neighborhood is not affected by the grouping of these homes;
- I. Mortuaries: See CVMC Section 19.58.080;
- J. Establishments or enterprises involving large assemblages of people or automobiles, as follows, provided that these uses shall be deemed to be generally undesirable in the R zones:
 - 1. Airports and heliports: See CVMC Section 19.58.180;
 - 2. Amusement parks and amusement enterprises: See CVMC Section 19.58.040;
 - 3. Arenas: See CVMC Section 19.58.040;
 - 4. Fairgrounds: See CVMC Section 19.58.040;
 - 5. Museums;
 - 6. Open air theaters, except drive-in theaters: See CVMC Section 19.58.120B;
 - 7. Race tracks and rodeos: See CVMC Section 19.58.040;

8. Recreational centers, commercially operated: See CVMC Section 19.58.040;
9. Stadiums;
10. Shooting clubs: See CVMC Section 19.58.200;
11. Ambulance service (excluded from all residential zones unless located within a hospital complex);
- K. Golf courses: See CVMC Section 19.58.090;
- L. Passenger stations for rail or bus travel;
- M. Public and quasi-public uses;
- N. Radio or television transmitters;
- O. Trailers (commercial coaches): See CVMC Section 19.58.330;
- P. Senior housing developments: See CVMC Section 19.58.390.
- Q. Recreational vehicle storage yards: See CVMC Section 19.58.400.
- R. Offsite advertising signs: See CVMC Section 19.58.225.
- S. Water distribution facilities: See CVMC Section 19.58.420.

**SPECIAL USES AND
CONDITIONS**

V.4. Home Occupations

A. General Provisions

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.

1. There shall be no stock in trade or exterior storage of materials in the conduct of home occupation.
2. 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.
3. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers, or causes fluctuations in line voltage outside the dwelling unit, shall be prohibited.
4. No one other than the residents of the dwelling unit may be engaged in the conduct of the home occupation.
5. There shall be no sale of goods on the premises.
6. The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit involved.
7. There shall be no signs other than those permitted by this ordinance.
8. The required residential off-street parking shall be maintained.
9. 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.
10. No vehicles or trailers (including pick-up trucks and vans) or construction and other equipment, except those normally incidental to residential use, shall be kept on the site.

VI. COMPREHENSIVE SIGN REGULATIONS

VI.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 in Otay Ranch SPA One.

The City of Chula Vista recognizes the need for signs as a way to identify businesses within the community and understands signage is an important design element of the physical environment. Regulations that are consistent with the community's goals and objectives are needed to ensure that the character and image of Otay Ranch can be achieved.

It is the purpose of this Section to make the Otay Ranch SPA One Community attractive to residents and visitors, while maintaining economic integrity through an attractive signing program. Specifically, these sign regulations are intended to:

- Protect the general health, safety and welfare of the community by reducing possible traffic and safety hazards through good signage.
- Direct people to various activities and uses, providing for maximum public convenience.
- Provide a reasonable system of regulations that ensure a high quality visual environment for the development.
- Encourage signs which are well designed and pleasing in appearance. Signs should provide incentive and latitude for variety, and good design relationships to the use they identify.
- Encourage a desirable urban character which has a minimum of clutter.
- 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 which take into account the function and use of adjacent areas.

VI.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 Section 19.60.030 of the Chula Vista Municipal Code, except as provided by the following.

**COMPREHENSIVE SIGN
REGULATIONS**

A. Sign Permit Exceptions

The following signs shall be exempt from the sign permit requirements, however an electrical and/or building permit may be required. Any signage in excess of the specific exemptions listed below is prohibited:

- i. Real Estate Sign for Residential Sales: One (1) sign per street frontage not exceeding four (4) square feet in area and four and one half (4 1/2) feet in height provided that it is unlit and is removed within 15 days after the close of escrow. Lots shall be permitted one sign only. Signs placed on the rear of home or rear street frontage are prohibited. Freestanding signs shall maintain a ten foot setback from all property lines. No more than five (5) 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 for sale, located a minimum of three (3) feet from the sidewalk or ten feet from the curb or edge of pavement where no sidewalk exists. Open house signs must be removed on the same day as placed.
- ii. Real Estate Kiosk Signs: Signs installed pursuant to a Real Estate Kiosk Program sanctioned by the City of Chula Vista.
- iii. Political signs: Political signs having to do with any issue, ballot measure, political statements and expressions, or candidate in any Municipal, County, State or Federal election shall be permitted, subject to the following provisions and any other applicable provisions within this Section:
 - All political signs shall be placed, erected, constructed, painted or assembled no earlier than thirty (30) calendar days prior to the election and shall be removed no later than ten (10) calendar days following the date of the election.
 - A political sign shall not exceed five (5) square feet in total area for one side in a residential district, and twelve (12) square feet in a commercial district. Double-faced signs shall not exceed five (5) square feet per side in residential districts and twelve (12) square feet per side in commercial districts. No signs shall be placed in a manner that would obstruct the visibility of, or impede pedestrian or vehicular traffic, or endanger the health, safety, or welfare of the community.
 - All political signs shall not exceed an overall height of six (6) feet from the finished grade immediately around the sign.
 - No political signs shall be lighted either directly or indirectly unless said sign is erected, painted, or constructed on an authorized structure already providing illumination.
 - No political sign shall be placed or affixed to a traffic signal, street light, tree, fence, utility pole or existing sign, nor shall it be posted on any public property or in the right-of-way if, in the opinion of the Zoning Administrator, said sign impedes or renders dangerous public access to any

public improvement, including but not limited to, utility poles and fire hydrants; or obstructs the vision of any sign designed to regulate, control or assist public or private transportation or obstructs the vision of any user of a public right-of-way.

- No political sign shall be posted in violation of any provisions of this section. Further, the Zoning Administrator or his designated representative shall have the right to remove all signs placed contrary to the provisions of this Section. Any political sign placed on private property without the consent of the owner may be removed by said owner or representative of said owner.
- iv. Temporary construction sign: 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.
- v. Residential identification signs: Permanent residential identification signs designating the name of the residential area may be located at an entrance to the residential area, subject to Zoning Administrator approval and provided that a homeowners' association or maintenance district is formed to ensure the maintenance of said signs. The copy area of the sign structure shall not exceed 15 square feet and will be architecturally harmonious with the adjoining residential area.
- vi. Interior signs: Signs within a structure or building when not visible or readable, nor intended to be read from off-site or from outside of the structure or building.
- vii. Memorial tablets, plaques or directional signs: Signs for community historical resources, installed by a City-recognized Historical Society or civic organization.
- viii. Convenience signs and secondary directional signs: Not to exceed four (4) square feet in area or ten (10) feet in height.
- ix. Residential building identification signs: Signs used to identify individual residences and not exceeding four (4) square feet in area.
- x. Name plates: One plate per parcel not to exceed four (4) square feet in area for single family residential uses and agricultural uses.
- xi. Official and legal notices: Notices issued by any court, public body, person, or officer or in furtherance of any non judicial process approved by State or local law.

**COMPREHENSIVE SIGN
REGULATIONS**

- xii. Signs providing direction, warning or information: Signs or structures required or authorized by law or by Federal, State, County or City authority.
- xiii. A single official flag: The flag of the United States of America and/or two (2) flags of either the State of California, or other states of the United States, counties, municipalities or official flags for nations, and flags of internationally or nationally recognized organizations or the company flag. Flags shall be a maximum of five (5) feet by eight (8) feet, unless otherwise specifically approved on a site plan.
- xiv. Signs of public utility companies: Signs indicating danger or which serve as an aid to public safety, or which show locations of underground facilities or public telephones.
- xv. Safety signs: Signs on construction sites.
- xvi. "No Trespassing:" No dumping and similar warning signs not exceeding four (4) square feet.
- xvii. Signs on public transportation vehicles: Signs regulated by a political subdivision, including, but not limited to buses and taxicabs.
- xviii. Signs on license/commercial vehicles: Provided such vehicles are not used or intended for use as portable signs or as may be prohibited in Part B of this Chapter.
- xix. A change of copy: Copy conforming to an approved Comprehensive Sign Program. All other changes of copy shall comply with this Section.
- xx. Agricultural signs: Either wall or freestanding types, non-illuminated and not exceeding four (4) square feet for lots two acres or less and sixteen (16) square feet for lots greater than two (2) acres, identifying only the agricultural products and company growing on the premises. The number of such signs shall be one (1) per street frontage or a maximum of two (2), with all signs to be located below the roof line and freestanding signs to be no higher than eight (8) feet.

B. Prohibited Signs and Lighting

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

- i. Roof signs.
- ii. Flashing lights or signs.
- iii. Animated signs or lights that convey the illusion of motion (except as may be approved in a commercial zone).
- iv. Revolving or rotating signs (except as may be approved in a commercial zone).
- v. Vehicle signs (when parked or stored on property to identify a business or advertise a product).
- vi. Portable signs (except where permitted in this Section).
- vii. Off-site signs (except temporary subdivision or real estate signs).
- viii. 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.
- ix. Signs located on public property except as may be permitted by Section VI.IA or required by a governmental agency.
- x. 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.).
- xi. Signs blocking doors or fire escapes.
- xii. External light bulb strings and exposed neon tubing outside of buildings (except for commercial use areas and temporary uses such as Christmas tree lots, carnivals and similar events having prior approval of the City).
- xiii. Inflatable advertising devices of a temporary nature, including hot air balloons (except for special events as provided for in this Section.)
- xiv. Advertising structures (except as otherwise permitted in this Section).
- xv. Statuary (statues or sculptures) advertising products or logos of the business located outside of the structure that houses the business.
- xvi. The use of decals, stick-on or transfer letters, or tape on the walls or parapets of buildings, fences, walls and other structures.
- xvii. Signs which purport to be, are an imitation of, or resemble official traffic warning devices or signs, that 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.

**COMPREHENSIVE SIGN
REGULATIONS**

C. 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 this Section and local ordinance.

D. 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 charges 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 Zoning Administrator, is an immediate threat to the public health and safety, said sign shall be immediately and summarily removed with the cost of removal charged to the property owner in accordance with local Ordinances.

E. Construction and Maintenance

i. Construction

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.

ii. Maintenance

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. Noncompliance with such a request shall constitute a nuisance and will be replaced within thirty (30) calendar days following notification of the business by the City and will be abated.

VI.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.

A. Signs Permitted in Any Land Use District

The following signs may be permitted in any land use district. These signs are in addition to those signs expressly permitted in each land use district and are subject to the provisions listed:

- i. Convenience Signs: On-site signs no greater than six (6) square feet necessary for public convenience or safety may be approved by the Zoning Administrator or his designee. Signs containing information such as "entrance," "exit," or directional arrows shall be designed to be viewed from an area adjacent to the site by pedestrians or motorists. Signs that convey advertising or products shall not be considered a convenience sign.
- ii. Public and quasi-public signs: Churches, schools, community centers and any other public or institutional building, on any community purpose, institutional or residential zone, shall be allowed the following signs:
 - Churches are allowed one wall sign, not to exceed thirty (30) square feet in area and one bulletin board, announcement or monument sign, not to exceed twenty-four (24) square feet in area and ten (10) feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a ten-foot setback from all streets.
 - Other public and quasi-public uses are permitted one wall or monument sign, not to exceed thirty (30) square feet in area and a bulletin board or announcement sign not to exceed fifty (50) square feet in area and twelve (12) feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a ten (10) foot setback from the streets.
 - Churches and other public and quasi-public uses may request a permit allowing for temporary use of a sign announcing a special event. Either wall mounted or freestanding signs of paper, cardboard, plastic or fabric are permitted; provided that the Zoning Administrator finds that the copy, color and design of the sign will not adversely affect the order, amenity, or residential enjoyment of the neighborhood in which it is located.

COMPREHENSIVE SIGN REGULATIONS

- Special event signs shall be located on the premises of the institution or organization having the special event, and shall not exceed five (5) feet in height, nor contain more than twenty-five (25) square feet of sign area. Freestanding signs shall maintain a minimum ten (10) foot setback from any property line abutting a street right-of-way. Only one (1) sign shall be allowed for each street frontage.
 - Upon application for a permit, the applicant shall submit a statement and diagram noting the nature of the special event, indicating the occasion, size, copy and colors of the proposed sign. No less than one permit for a special event sign shall be issued to any one institution or organization in one calendar year subject to Section 19.60.290 of CVMC.
- iii. 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, Christmas tree lots, parades, rodeos and fairs that are to take place within the Otay Ranch SPA One Community.
- Community Special Events such as a rodeo or community fair may be permitted the following signage:
- No more than four (4) off-site signs up to thirty-two (32) square feet and eight (8) feet in height to publicize the event.
 - Temporary advertising signing consistent with the requirements set forth in Section V.
- iv. Commercial Special Events: such as grand openings, and, painted seasonal holiday window displays may be permitted the following signage:
- No more than four (4), thirty-two (32) square foot or smaller, eight (8) feet in height, on-site, freestanding special event signs.
 - All other on-site special event signs can be either wall and window signs, flags, banners and pennants. Inflatable advertising devices of a temporary nature may be permitted. In no case shall any signage, flag, pennant, inflatable device, or banner be placed above the roof line.
- v. On-Site Subdivision Signs
- One (1) temporary, on-site subdivision sign not to exceed sixty-four (64) square feet total area for two (2) sides or thirty-two (32) square feet for one (1) side and total overall height of twelve (12) feet may be permitted on each Circulation Element street frontage of each neighborhood. Not to exceed two (2) signs per street for each village 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, and logo or product image.
- 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 removed after a period of thirty-six (36) months with extensions of twelve (12) months available through approval of the Zoning Administrator.
- A cash deposit of three hundred dollars (\$300) per sign shall be deposited with the sign applications to ensure compliance with this Section and removal of such sign. Said deposit shall be refunded to the applicant upon sign removal by the applicant. If the City is forced to remove any signs, then the cost of removal shall be deducted from the deposit.
- Signs shall be maintained in good repair at all times.

vi. Off-Site Subdivision Directional Signs

- A maximum of six (6) signs may be used to lead customers to the site.
- Signs shall be made of panels which shall be no longer than seventy-two (72) inches by twelve (12) inches each and shall be grouped on a single, double or four-sided sign kiosk. Such structure shall contain no more than seven (7) panels per side or exceed seven (7) feet in height.
- A sign kiosk shall be located not less than three hundred (300) feet from an existing approved sign site. Further, each sign may only contain the name of the Planned Community, subdivision, developer and/or development logo and directional arrow.
- The placement of each sign structure and its copy shall be reviewed and approved by the Zoning Administrator prior to installation.
- All kiosks that are to be placed on private property shall be with prior written consent of the property owner, to allow the City, in the event of noncompliance, to enter said property and remove the sign. A copy of said consent shall be filed with the Department of Planning prior to the acceptance of a sign permit application.
- A kiosk location plan shall be prepared showing the site of each kiosk and shall be submitted to and approved by the Zoning Administrator prior to the acceptance of a sign permit application.
- Any sign approved for a particular subdivision within Otay Ranch SPA One shall not be changed to another subdivision without prior approval of the Zoning Administrator.

COMPREHENSIVE SIGN REGULATIONS

- There shall be no additions, tag signs, streamers, devices, display boards, or appurtenances added to the sign as originally approved.
- All off-site subdivision signs not conforming to this Ordinance shall be deemed a public nuisance and removed.
- A three hundred dollar (\$300) cash deposit shall be placed with the City to ensure compliance with this Section. Any sign placed contrary to the provisions of this Section may be removed by the City and the cost incurred by the City resulting from the removal of illegal signs shall be charged to the developer.
- Said signage shall be allowed until the units within the subdivision are sold out, or for a period of thirty-six (36) months, whichever occurs first. Extensions of twelve (12) months may be approved by the Zoning Administrator.

VI.4. Design Standards

Each sign shall be designed with the intent and purpose of complementing the architectural style of the main building or buildings, or type of business on the site. Signs located on institutional or community purpose sites, but in a predominantly residential area, shall take into consideration compatibility with the residential area to the extent possible.

A. 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 predominant 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 shopping center or other commercial or industrial area developed in accordance with a common development plan, shall be designed to be compatible with predominant visual design elements common or similar to all such building or the buildings occupied by the "main tenants" or principal uses.

The Zoning Administrator may place conditions of approval on any sign permit 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.

B. Relationship to Other Signs

Where there is more than one (1) freestanding sign located upon a lot, all such signs shall have designs which are complementary to each other by either similar treatment or incorporation of one (1) or more of the following five (5) design elements:

- Type of construction material (such as cabinet, sign copy or supports).
- Letter style of sign copy.
- Type or method used for support, uprights or structure on which sign is

supported.

- Sign cabinet or other configuration of sign area.
- Shape of the entire sign and its several components.

C. Landscaping

Each freestanding sign shall be located in a 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 landscape area shall be maintained in a neat, healthy and thriving condition.

D. Illumination and Motion

Signs shall be 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).

E. Sign Copy

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

F. Relationship to Streets

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

G. Design Review and Approval

A signage plan including locations, size, style, lettering size, materials and any other information necessary to adequately review the proposal shall be prepared and submitted for review and approval by the Zoning Administrator prior to construction.

OFF STREET PARKING

VII. OFF STREET PARKING

VII.1. Purpose

All regulations set forth in this Section are for the purpose of providing convenient off-street parking space 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.

The provisions and standards set forth in this Section apply primarily to non-residential uses. The standards for residential uses are included in Section II.2, Property Development Standards for residential districts.

VII.2. General Provisions

A. 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.

B. 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, not for the entire building or use, unless required as a condition of approval of a Conditional Use Permit.

C. 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 may be used, to the extent available, to provide required guest parking or loading/unloading facilities so long as at least one stall is provided on site. Due to the pedestrian orientation of the community it is seen as desirable to encourage on-street parking on the promenade streets.

D. The requirements of this ordinance shall apply to temporary as well as permanent uses.

E. All required off-street parking spaces shall be designed, located, constructed, and maintained to be fully usable during workday periods or as needed by the use of the premises.

- F. Where the application of these schedules results in a fractional parking space, the fraction shall be rounded to the higher whole number.
- G. The parking requirement for uses not specifically listed in the matrix shall be determined by the approval body 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.
- H. 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.
- I. 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 approval of the Design Review Committee.

OFF STREET PARKING

VII.3. Schedule of Off-Street Parking Requirements

Table III-8 Off-Street Parking Requirements

USE	MINIMUM OFF-STREET PARKING REQUIRED
Parks	
Parks (Public or Private)	To be determined by the Zoning Administrator
Tennis/handball or racquetball	To be determined by the Zoning Administrator
Public and Semi-Public Uses	
Day nurseries, daycare schools, nursery schools	1 space/staff member plus 2 space/5 children or 1 space/10 children if adequate drop off facilities are provided. Drop off facilities must be 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 Zoning Administrator
Educational institutions, public or private	
Elementary and middle school	1 space per employee, plus 5 spaces.
Senior high school	1 space per 4 students.
Colleges and vocational schools	5 spaces/faculty member and employee plus 1 space/3 students.
Churches, convents, monasteries, religious institutions and other spaces of public assembly	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.
Public Utilities	To be determined by the Zoning Administrator.

USE	MINIMUM OFF-STREET PARKING REQUIRED
Residential	
SF3	2 spaces/unit
SF4	2 spaces/unit
RM 1	2 spaces/single family unit; if multiple dwellings see RM2
RM2	1.0 space 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. (May be reduced for senior housing).
Commercial	To be determined during Precise Plan review and approval

Minimum off-street parking requirements may be addressed in the Village Core District upon a determination by the Zoning Administrator that the revised parking requirements protect public safety, promote commerce, ensure adequate access to village core activity centers and facilitate accomplishment of the village concept as defined in the Otay Ranch General Development Plan.

A. Handicapped Parking Requirements

1. Handicapped parking for residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped.
2. Handicapped parking spaces shall be provided for all uses other than residential at the following rate:

OFF STREET PARKING

NUMBER OF AUTOMOBILE SPACES PROVIDED	NUMBER OF HANDICAPPED SPACES REQUIRED
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 Spaces
Over 1000	20+ one for each 100 spaces (or fraction thereof) over 1,001

3. Handicapped parking spaces required by this Section shall count toward fulfilling automobile parking requirements.

B. Bicycle Parking Requirements

Commercial uses are required to install 4 bicycle parking facilities. Bicycle parking facilities shall be stationary storage racks or devices designed to secure the frame and wheel of the bicycle.

C. Motorcycle Off-Street Parking Requirements

Motorcycle parking areas shall be provided for all uses, except residential, at the following rate:

- Uses with 25 to 100 automobile parking spaces shall provide one designated area for use by motorcycles.
- Uses with more than 100 automobile parking spaces shall provide motorcycle parking areas at the rate of one motorcycle parking area for every 100 automobile parking spaces provided.

VII.4. Property Development Standards

The following property development standards shall apply to all parking areas:

A. General Requirements

The following are minimums unless otherwise stated:

1. Residential

a. Standard

Covered in a garage or carport - 10' x 20' each space

Uncovered - 9' x 19' each space

2. Motorcycle parking space 4' by 8'

3. Bicycle parking space 2' by 6'

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

5. Striping and Identification

a. Automobile: All parking stalls shall be clearly outlined with double lines on the surface of the parking facility.

b. Handicapped: All handicapped spaces shall be striped and marked according to the applicable State standards.

c. 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.

d. Bicycle: All bicycle spaces shall be clearly identified.

B. Special Requirements

1. Any unused space resulting from the design of the parking area shall be used for landscaping purposes - if determined to be of appropriate size and location. Refer to the Otay Ranch SPA One Village Design Plans for additional guidelines relating to parking lot landscaping.

2. All landscaped parking lot islands shall have a minimum inside dimension of five (5) 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.

OFF STREET PARKING

3. All landscaped areas shall be irrigated automatically and kept in a healthy and thriving condition free from weeds, debris and trash.
4. All parking facilities shall have lighting in accordance with City of Chula Vista standards. The lighting shall be designed and installed to confine direct rays to the site. Parking lot lights shall be a maximum height of eighteen (18) feet from the finished grade of the parking surface and directed away from the property lines.
5. All parking facilities shall be graded and drained to provide for the disposal of all surface water on the site.
6. In any residential zone, the parking of motorized and non-motorized vehicles shall be subject to the following requirements:
 - a. No motorized or non-motorized vehicle shall be parked, stored or kept in the front yard, except on land adjacent to the driveway or in the driveway.
 - b. If motorized or non-motorized vehicles are to be parked, stored or kept on the lot, other than as permitted above, they must be for the resident's personal use.
7. In commercial zones shared parking may be permitted pursuant to the following criteria:
 - a. The applicant shall show that there is no substantial conflict in the principal operating hours of the buildings or uses for which the shared parking is proposed.
 - b. Parties involved in the shared use of a parking facility or facilities shall evidence agreement for such shared use by a proper legal instrument approved by the City Attorney as to form and content.
 - c. Any shared parking facility shall be provided with adequate signs on the premises indicating the availability of that facility for patrons of the participating uses.
8. All shopping cart storage areas shall be screened from public view from the parking lot areas and public streets.
9. In commercial zones, priority parking stalls in preferred locations shall be provided for use by electric carts. The exact number and size shall be determined during the precise plan review and approval process.

VII.5. Performance Standards

A. Maintenance

All parking facilities required by this Ordinance 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 4.2 (Temporary Uses) of this document.

B. Special Requirements

When feasible, handicapped, motorcycle, electric cart and car pool parking areas, when required, shall be located close to the entrance of the facility to be served by the parking area.

ADMINISTRATION

VIII. ADMINISTRATION

VIII.1. Purpose

The Zoning District Map and the Planned Community District Regulations shall be administered as provided herein.

VIII.2. Standard Procedures

A. General: The Administrative Procedures, Conditional Uses and Variances, Chapter 19.14 of the CVMC, shall be utilized as applicable to the administration of the Otay Ranch SPA One.

B. Sectional Planning Areas (SPA): The administration of the SPA Plan shall be as provided for in Section 19.48.090 through Section 19.48.130 (inclusive) of the CVMC, except that the Zoning Administrator may accept less detail or require additional detail to suit the scope of the Otay Ranch SPA One.

VIII.3. Administrative Review

A. Purpose

Certain uses may vary greatly in their 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 procedure is established.

B. Application

Administrative Review is applicable to uses identified on the Permitted Use matrices herein with the symbol "A."

C. Procedures

The procedures shall be as specified in CVMC Section 19.14.030, Zoning Administration - Actions authorized without public hearing. Additionally, the Zoning Administrator, to be designated by the Planning Director, 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 Zoning Administrator makes the determination that a Conditional Use Permit is warranted, the applicant shall be required to comply with the Conditional Use Permit procedures as specified in Sections 19.14.060 through 19.14.110 (inclusive) in the CVMC.

VIII.4. Site Plan and Design Review Approval

A. Purpose

The purpose of the Site Plan and Architectural Review and Design Review approval is to review proposed projects to determine compliance with the provisions of these regulations and the Village Design Plans and to promote orderly and harmonious development with good design character. Design review may be concurrent with site plan review.

B. Site Plan and Architectural Review Procedures

The Site Plan and Architectural Review approval process for single-family detached units on lots of/or exceeding an average size of 3,000 square feet, including all proposals in the SF3 and SF4 zone designations which have tentative subdivision map approval, shall be a staff level review associated with the building permit process. All proposals shall be consistent with the Planned Community District Regulations, Village Design Plan and the Chula Vista Design Manual. All staff decisions may be appealed to the Zoning Administrator and all Zoning Administrator decisions may be appealed to the Design Review committee.

C. Design Review Procedures

The Design Review Approval process procedures as described in Section 19.14.582 through Section 19.14.600 (inclusive) of the CVMC are applicable to all proposals within RM1, RM2 and zone designations.

D. Precise Plan

Special consideration is given to areas within the Village cores. Approval of a precise plan will be required as described in Section 19.14.570 through Section 19.14.580 (inclusive) of the CVMC. Section III.5 of SPA One also discusses this requirement.

VIII.5. Scenic Corridor Criteria

A. All developments proposed adjacent to Otay Ranch Scenic Corridors should be given special consideration to insure that the design of the development will enhance the scenic quality of the route. This review should include:

1. Architectural design of structures; especially elevations facing corridor
2. Siting of structures
3. Height of structures
4. Walls
5. Signs
6. Utilities

ADMINISTRATION

B. In connection with any Tentative Map submitted on properties abutting a scenic route, each applicant shall be required to verify the appropriate treatment for the portion of the scenic route adjacent to the development. The following shall be considered:

1. The Otay Ranch Overall Design Plan
2. The Applicable Village Design Plan
3. The Otay Ranch SPA One Planned Community District Regulations.
4. The treatment given to the scenic route outside the boundaries of the particular Tentative Map area.
5. Presentation and enhancement of natural features.
 - a. Creation of a pleasing streetscape through special landscaping techniques and varied building setbacks.
 - b. Creation of substantial open areas adjacent to scenic routes through the use of clustering and PUD concepts.
 - c. Coordinated signs and graphics for residential projects and strict sign requirement and standards for commercial and industrial uses.

VIII.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 Otay Ranch SPA One, the provisions of Title 19 of the CVMC shall apply. In the event of conflicting standards, these Planned Community District Regulations shall apply.