



**OTAY RANCH VILLAGE 3
AND A PORTION OF VILLAGE 4
PLANNED COMMUNITY DISTRICT REGULATIONS**

Adopted on December 2, 2014
By Resolution No. 2014-234

Amended December 6, 2016
By Ordinance No. 2016-3396

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I. General Provisions



A. PURPOSE & SCOPE

The Village 3 and a Portion of Village 4 Planned Community District Regulations are intended to:

- Protect and promote the public health, safety and welfare of the people of the City of Chula Vista.
- Safeguard and enhance the appearance and quality of development in the Village 3 and a Portion of Village 4 Sectional Planning Area (SPA) Plan of the Otay Ranch General Development Plan (GDP) area.
- Provide the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources.
- Ensure the SPA Plan is prepared and implemented in accordance with the Otay Ranch GDP.
- Implement the Chula Vista General Plan for the East Area Plan.
- Promote the orderly planning and long term phased development of Village 3 and a Portion of Village 4 of the Otay Ranch GDP area.
- Establish conditions which will enable the SPA to exist in harmony within the larger Otay Ranch community.

B. 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.

C. 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.

D. ESTABLISHMENT OF ZONING 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, the Village 3 and a Portion of Village 4 SPA is hereby divided into the following Zoning Districts:

Table 1 - Village 3 and a Portion of Village 4 SPA Zoning Districts Definitions

SYMBOL	GENERAL DESCRIPTION
SF-4	Single Family Four: District which permits single family detached housing at densities < 11 units/acre.
RM-1	Residential Multi-Family One: District which permits housing ranging from 11 to 18 units/acre including small lot single family detached, alley, duplex, townhouse, row house, courtyard/cluster and stacked flats product types.
RM-2	Residential Multi-Family Two: District which permits attached housing at densities 18-27 units/acre.
MU-1	Mixed Use/Residential: District within the Village Core which permits neighborhood-serving commercial uses with residential above/behind. Transfer of residential uses into this district may be permitted above or connected to the commercial uses.
CPF	Community Purpose Facility: District which permits uses established pursuant to the Community Purpose Facilities requirements of the P-C Planned Community Zone.
I	Industrial: District which permits industrial, light manufacturing, warehousing, flexible use buildings, and public utilities. Very limited amounts of restaurant, retail and office oriented use are also permitted.
P	Parks: District which permits allowable open space and park uses including community parks, neighborhood parks, pedestrian parks, town squares, and private parks.
OS-1	Open Space One: District which permits developed or usable open space and park uses, and may include naturalized open space.
OS-2	Open Space Two: District which permits natural, undisturbed and/or restored open space which is part of the Otay Ranch Preserve.



Adoption of Zoning Districts Maps

Land Use Districts and boundaries are established and adopted as shown, delineated and designated on the Exhibit 1, Village 3 and a Portion of Village 4 Zoning District Map. This map, together with all notations, references, data, district boundaries and other information thereon, are made a part of the Village 3 and a Portion of Village 4 SPA Plan and adopted concurrently herewith. The boundaries are intended to align with physical and legal features such as property boundaries, top or toe of slopes, and streets. Refinements to these boundaries are expected during the detail planning and design phases and will not require an amendment providing the refinement does not alter the intent.

E. DEFINITIONS OF TERMS

For the purposes of this ordinance, certain words, phrases and terms used herein shall have the meaning, assigned to them by Title 19 – Zoning & Specific Plans of the City of Chula Vista Municipal Code. The following additional definitions are provided specifically for the Village 3 SPA:

Accessory Second Unit: An independent residential living area, also commonly referred to as a "Granny Flat", is an accessory use to a primary single family residential use, with cooking facilities and bath, that occupies the same single family detached lot as the main residence, and is intended to provide affordable rental housing in single family detached neighborhoods.

California Room: The California room provides a transition from indoor to outdoor environments and may include options such as a built-in fireplace, pre-wired lighting or fan fixtures for comfort and entertaining. The California room is typically access through sliding doors at the rear or side of the home and the space acts as a transition to the backyard and the entertaining opportunities there. The area is notched into the main dwelling with a solid roof integral to the home. This area may be used to satisfy all or a portion of the Private Useable Open Space requirement, subject to Development Services Director review/approval.

Hollywood Drive: A driveway which leads to a garage located behind the front elevation of the main residence, often narrow and sometimes consisting of two paved driving strips with enhanced hardscape or turf between.



Porch: A structure attached to the front and/or side of the main dwelling, has a minimum of two open sides, is covered by a roof and oriented towards the street.

Semi-private Courtyard: An outdoor seating area that may project into the front yard setback, oriented to the house entry; and surrounded on three sides by either the building or low walls/fences.

Veranda: A roofed open structure attached to the exterior of a residence creating a wrap-around style porch, typically orienting to both the front and side streets of a corner lot. Said porch/veranda element will encroach into the sight distance triangle.

Neighborhood: A Neighborhood is a land use area identified on the Site Utilization Plan in the Specific Planning Area Plan (SPA) as a Parcel. References to Parcel or Neighborhood are interchangeable within the Village 3 SPA Plan and its component documents.

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 zoning regulation within Village 3 SPA 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. Zoning District Map



A. PURPOSE

This Chapter consists of the Zoning District Map for Village 3 and a Portion of Village 4 included as Exhibit 1. The original, official Zoning Districts Map shall be kept on file with the City Clerk and shall constitute the original record. Copies of said map shall also be filed with the City Planning Department.

b. ZONING DISTRICT BOUNDARIES

The Zoning District boundaries shown on the map coincide with proposed streets, alleys or lot lines. Minor amendments to these boundaries resulting from the relocation of a boundary street, alley or lot line by the approval of a tentative or final subdivision map shall be incorporated in the Zoning Districts Map as an administrative matter.

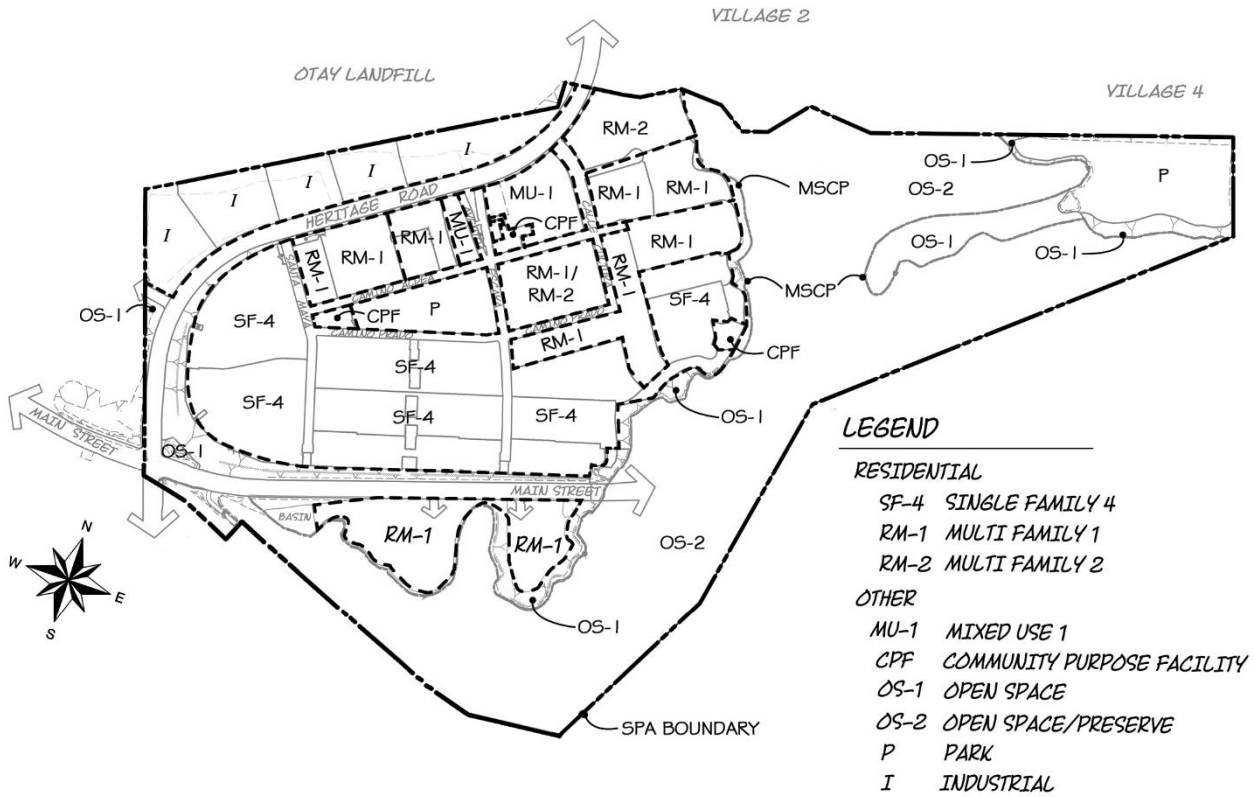


Exhibit 1
 Village 3 and a Portion of Village 4 Zoning District Map

III. Residential Districts



A. PURPOSE

The purpose of the Village 3 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 range of dwelling unit densities consistent with the Otay Ranch GDP 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.

B. RESIDENTIAL DISTRICT CATEGORIES/INTENT

Two basic residential unit types are anticipated in the Village 3: small lot single family detached homes and attached/multi-family homes. One single family land use district, SF-4, is utilized to distinguish single family detached neighborhoods from multi-family attached neighborhoods. Two attached/detached multi-family districts are also established, RM1 and RM-2. The RM-1 district is intended to accommodate small lot single family detached and attached and multi-family units ranging from duplexes to townhouses, as well as innovative detached housing products, falling in the range of 11 to 18 dwelling units per acre (du/ac). The typical housing product in the RM-2 district is expected to have stacked units and group parking which would be expected at densities of 18-27 dus/ac. The Otay Ranch General Development Plan authorizes small lot single family detached in multi-family designations.



C. PERMITTED AND CONDITIONAL USES

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

- "P" = Permitted.
- "C" = Permitted subject to Conditional Use Permit.
- "A" = Permitted subject to Administrative Approval.
- "N" = Use Not Permitted.

Table 2 – Permitted Use Matrix – Residential Districts

Residential Uses:	SF-4	RM-1	RM-2
Single-family dwelling, detached	P	P	A
Single-family dwelling, attached	A	P	P
Mobile home which is certified under the National Mobile Home Construction and Safety Standards Act of 1974 on individual lots	P	P	P
Group residence or residential dwelling, 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	C	C
Multiple dwellings (3 units and above)	N	P	P
Townhouse dwellings	N	P	P
Accessory Dwelling Unit (see Use Section/subject to Section 19.58.022 CVMC – Uses: Accessory Building) ¹	P	P	P
All types of horticulture	P	P	P
Agricultural crops	A	A	A
Community garden	A	A	A
Daycare center and nursery schools	N	N	C
Essential public services, including but not limited to, library, museum, park, public works facility and other civic uses.	A	A	A
Family daycare home, large (subject to Section 19.58.147 CVMC – Uses: Family Daycare Homes, Large)	A	A	A

¹ Permitted pursuant to State Government Code Section 65852.2 and 65852.22.



Residential Uses:	SF-4	RM-1	RM-2
Public safety facility such as police or fire station	A	A	A
Public utility and public service sub-stations, reservoirs, pumping plants and similar installations	P	P	P
Private educational facilities, including but not limited to, elementary schools, secondary and high schools and adult schools.	C	C	C
Recreation facility less than 2 acres in size	A	A	A
Recreation facility over 2 acres in size	C	C	C
Private or Common Useable Open Space /Recreation Facility	P	P	P
Home occupations (subject to "Home Occupations" Section)	A	A	A
Model homes (subject to Temporary Uses Section)	A	A	A
Accessory uses and accessory buildings customarily appurtenant to a permitted use (subject to Section 19.58.20 CVMC – Uses: Accessory Building)	P	P	P
Other temporary uses as prescribed in Temporary Uses Section	A	A	A
Temporary tract offices and tract signs (subject to Temporary Uses Section)	A	A	A
Unclassified uses (subject to Chapter 19.54 CVMC – Unclassified Uses)	C	C	C

D. RESIDENTIAL PROPERTY DEVELOPMENT STANDARDS

1. Design Goals, Principals, and Guidelines

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



Pedestrian-oriented development in residential neighborhoods has several basic components. In single-family neighborhoods, homes may be located closer to the sidewalk and have pedestrian-oriented features such as porches, courtyards and other seating areas to promote interaction between neighbors and provide focus on the street. “Veranda” style porches on corner lots, balconies and semi-private courtyards further promote this interaction.

The appearance of garage doors fronting on the street should be minimized through a variety of design solutions. For example, living space in residences can be located forward of the garage on a lot so that the view from the street is the architectural design of the building, not the garage door. The pedestrian street experience is enhanced by limiting curb cut widths, thereby reducing driveway paving and increasing landscaping across the front of the residential lots. “Hollywood” driveways are another recommended design solution. Hollywood driveways are often narrow (sometimes consisting of two pavement strips separated by turf or decorative landscape) and lead to garages that are deeply recessed behind the front elevation of the residence.

Entries to the residences should be visible from the street and must have strong architectural features facing the street that enhance the pedestrian experience. Walkways that provide direct access from the front door to the sidewalk instead of the driveway emphasize the pedestrian orientation of the house to the street. Side street entry garages separate the pedestrian-oriented front of the house from the auto entrance. In some neighborhoods, access to garages is provided from 20’ wide alleys, improving the streetscape by eliminating garages along front elevations.

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

These design features are intended to apply to both single-family and multi-family developments. The intent of PC District Regulations is to fully implement these types of design features for every neighborhood



within the Village. For further understanding of these goals, refer to the Village Design Plan and the Master Precise Plan(s).

2. General Standards

The general standards found in this section are based on the Otay Ranch General Development Plan. Where the Specific Standards listed below are silent on an issue, the Zoning Administrator is authorized to define a standard based on the Otay Ranch GDP, the Chula Vista General Plan, Zoning Ordinance, Design Manual and/or Landscape Manual, as may be appropriate. Site planning for multi-family neighborhoods adjacent to the Preserve are subject to MSCP adjacency guidelines, the Preserve Edge Plan and Fire Protection Plan. Any uses proposed within the 100' Preserve Edge will be reviewed in conjunction with the Major Design Review process and are subject to review and approval of the Development Service Director.

3. Specific Standards

The following Property Development Standards shall apply to all land and buildings, other than accessory buildings, permitted in their respective residential land use district. The use of the symbol "DR" indicates that the standard is established through Zoning Administrator (ZA) approval or the Design Review process.

Dimensions and standards are minimums, and minor variations may be permitted subject to Administrative Design Review or tract map approval. Lot widths and depths are typical minimums but may vary slightly with irregularly shaped lots and site-specific conditions. Refer to Section 9 Administrative Procedures, for further information regarding processing requirements.

The GDP/SPA Plan identifies the school as having an alternative land use of Residential.

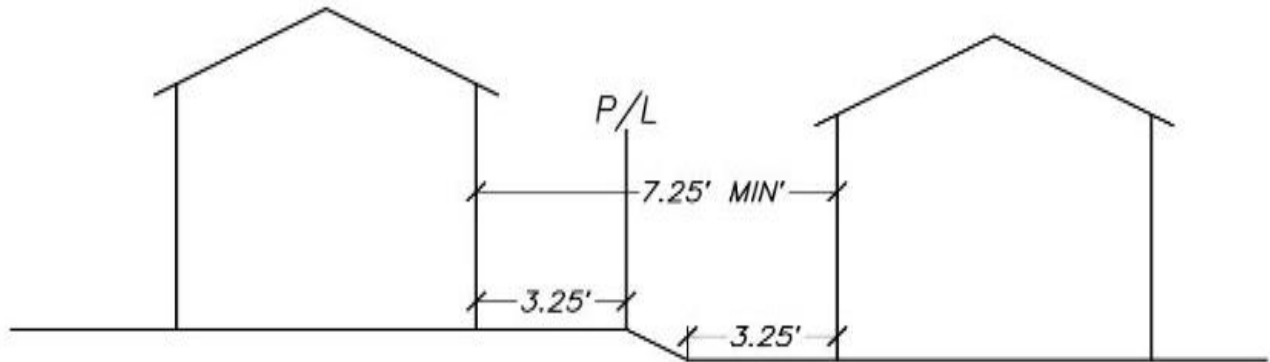


Table 3 – Property Development Standards – Residential Districts

	Land Use Districts			
	SF-4	RM-1	RM-2	Notes
Lot Criteria				
Minimum Lot Area (Square Feet)	2,400	DR	DR	Lot sizes within SF-4 may be reduced with Design Review approval.
Maximum Lot Coverage	See Table 4b	See Table 4b	DR	
Minimum Lot Depth (Feet)	60	DR	DR	
Minimum Lot Width (Feet)				
Measured at setback line	40	DR	DR	Lot width may be reduced for alley and z-lot plans.
Flag lot street frontage	20	DR	DR	20' Private Driveways may serve up to six residences.
Knuckle or cul-de-sac street frontage	20	DR	DR	
Building Heights				
Maximum Building Height (feet)	35	45 3-story max	60 3-story max	
Yards & Setbacks				
Minimum Front Yard Setback (Feet)				
To side entry (swing in) garage with or without residential above	7	DR	DR	
To main residence	7 (min)	DR	DR	
To garage	Either 7 or min 17			
To porch, patio, entry feature, or veranda	4	DR	DR	Minimum 66%, depending on number of models, shall have at least one pedestrian oriented feature (see Page 23).
To semi-private courtyard	3	DR	DR	
To front entry garage	17	DR	DR	Or minimum front yard setback must be 7' exactly



Table 3 – Property Development Standards – Residential Districts (continued)				
	Land Use Districts			
	SF-4	RM-1	RM-2	Notes
Minimum Side Yard Setback (Feet)				
To adjacent residential lot	3.25	DR	DR	May be reduced for Zero Lot Line or Z Lot concepts. Minimum 3.25' setback may only be implemented on one side of home. Wherever the 3.25' setback occurs, there will always be a minimum of 4' useable space on the opposite side of that same home, with a minimum of 7.25' between homes. (See Exhibit 2a)
Distance between detached residences	7.25	DR	DR	May be reduced to zero for certain building types. Refer to Village Design Plan.
To porch, patio or veranda on corner lot	4	DR	DR	Measured from back of sidewalk.
Minimum Rear Yard Setback (Feet)				
To main residence	5/15	DR	DR	Five foot setback may only apply to 50% of the lot. Minimum 15 foot setback applies to 50% of the lot. Second story (and above) may project 3 feet into rear yard setback where Rear Yard setback is a minimum of 10'.
To California Room	5	DR	DR	Five foot setback may only apply to 50% of the lot. See additional California Room development standards beginning on Page 24.
To garage off an alley	4	DR	DR	Second story (and above) may project 2 feet into rear yard setback.
Parking Spaces per Unit – See Chapter VIII, Parking Regulations				
Design Review (DR) – See Chapter XI, Implementation & Administration C.2.a. Design Review				



***SIDE YARD CONDITION
7.25' MIN. BETWEEN LOTS***

Exhibit 2a

Single Family Detached Residential Minimum Side Yard Setbacks

Not to Scale

4. Pedestrian Oriented Features

Sixty six percent (66%) of all homes within single family detached neighborhoods (SPA Neighborhoods) shall have at least one of the following pedestrian oriented features: porch, veranda, porch/veranda combination, and/or semi-private courtyard or any alternative pedestrian oriented feature of a similar character approved by the Zoning Administrator. Additional models shall include at least one pedestrian oriented feature, such as; a balcony, gateway, trellis, portecochere, featured window, or any alternative pedestrian oriented feature of a similar character that is approved as a part of Design Review.

Each of the minimum porch/veranda sizes in Table 4a below shall be defined as Sitting Area and shall be free and clear of any structural supports or other building forms. Porch setbacks shall be measured to the clear area rather than the structural supports.



a. Porches

All porches shall be oriented towards the street. Porches shall not be enclosed. Porches shall be provided at the following schedule according to lot width measured at the front setback:

Table 4a -Required Porch Sizes and Dimensions

Minimum Neighborhood Lot Width (Pad Width)	Minimum Porch Size ²
Less than 40 feet ³	60 square feet (6 foot clear minimum dimension)
40 – 60 feet ⁴	60-70 square feet (6 foot clear minimum dimension)

Exhibits 2b and 3 depict the sight distance conditions and requirements for homes plotted on corner lots.

² Dimension shall be free and clear of obstructions.

³ Alley corner lots 5' clear dimension on porch or veranda side elevation.

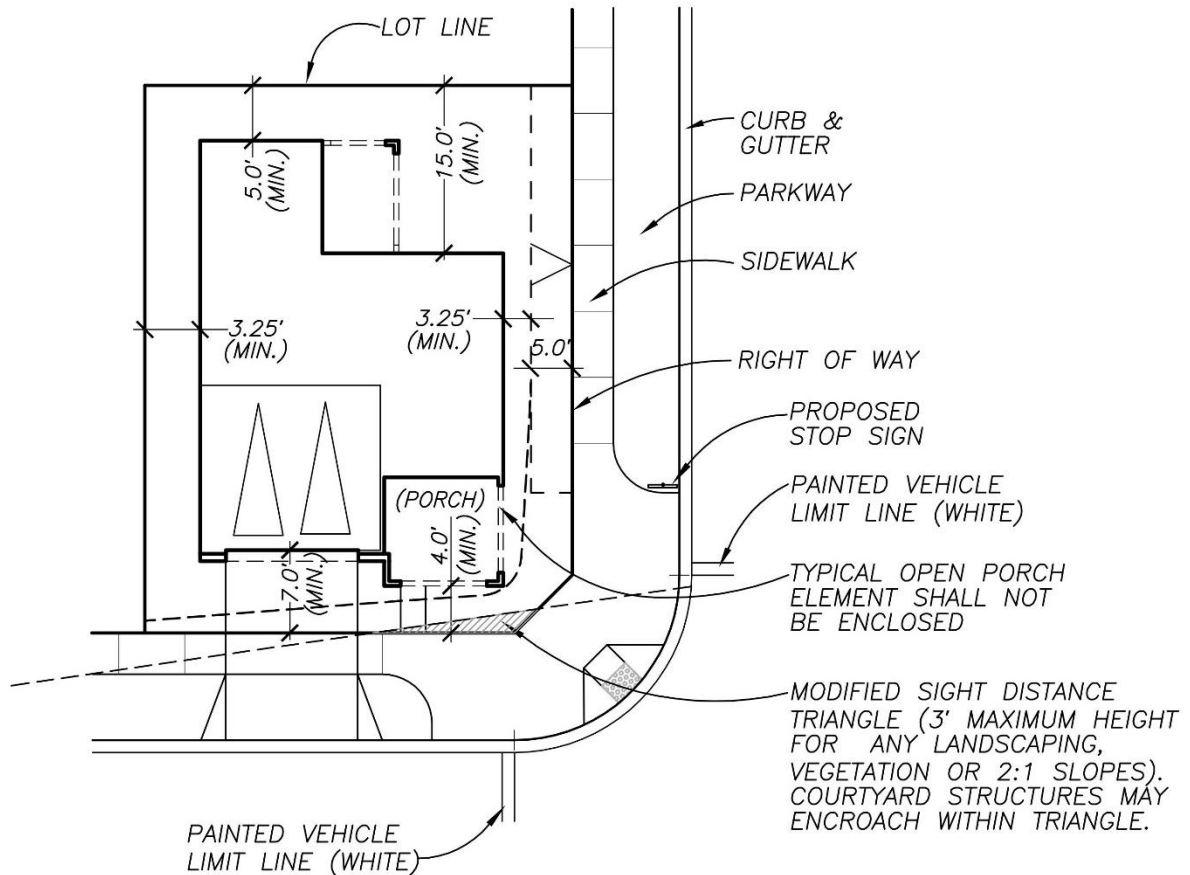


Exhibit 3a
Typical SF-4 Corner Lot design

NOTE: Porch must be open with walls no higher than 42". Sight distance based on CALTRANS standard.
 Not to Scale

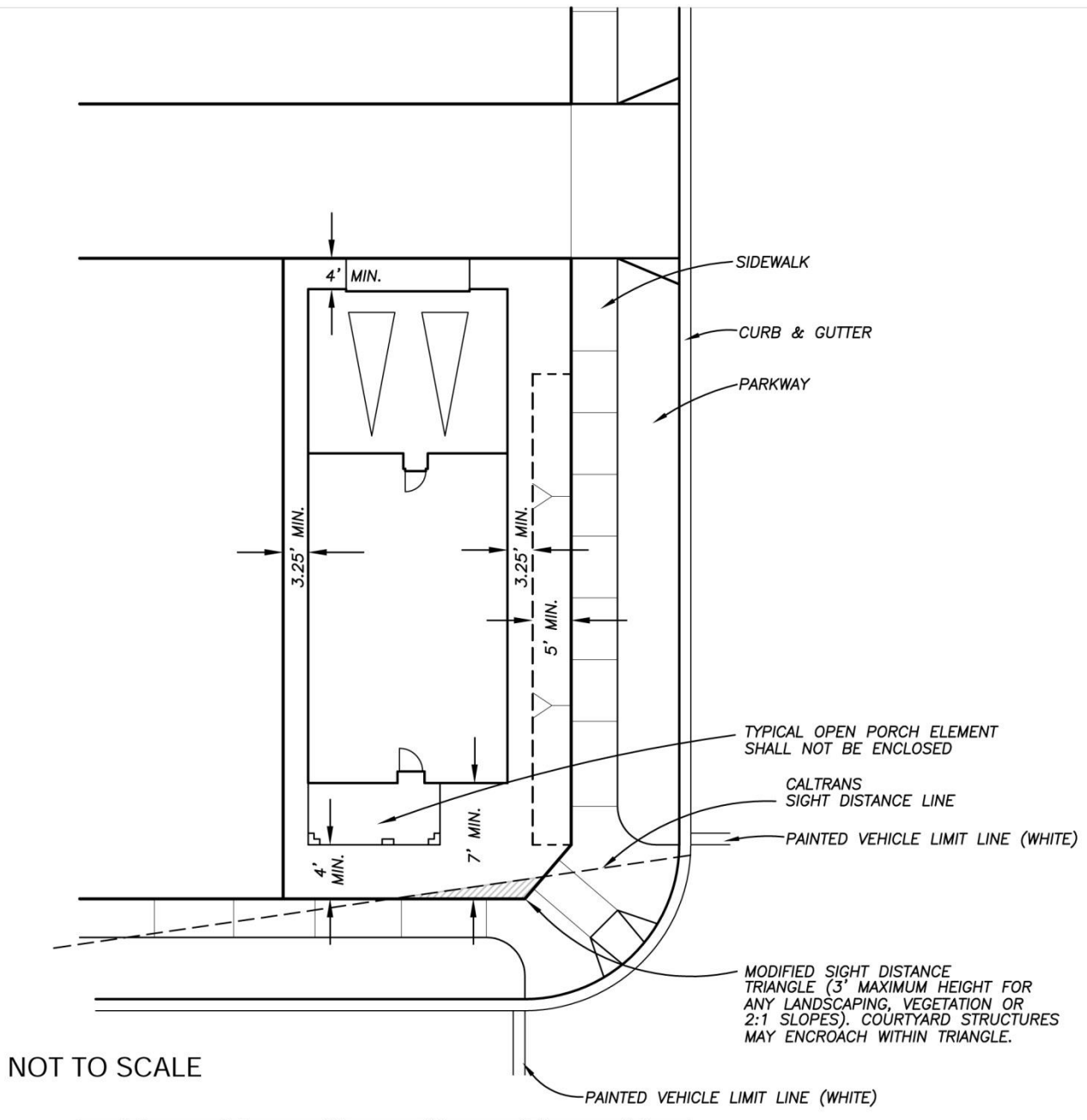


Exhibit 3b

Typical Alley Lot at Corner (RM-1)

NOTE: Porch must be open with walls no higher than 42". Sight distance based on CALTRANS standard.

Not to Scale



b. Verandas

On at least sixty six percent (66%) of corner lots in the SF-4 Land Use District, Veranda wrap-around style porches are required where the elevation of the house pad is less than 3 feet from the adjacent pedestrian walk. Verandas shall have the same minimum dimensions as found in Table 4a above for porches.

c. Balconies

Balconies shall be oriented to view and be viewed from the pedestrian circulation system whenever possible. If balconies are intended to satisfy the requirement to provide private useable open space, they shall have a minimum dimension of six (6) by ten (10) feet clear and shall be parallel to the front property line, unless located on a flag or cul-de-sac lot. Balconies may be located over the first floor or may project into the front yard setback up to three (3) feet or into the side yard no more than 50% of the setback dimension. Smaller balconies are encouraged in single family homes as architectural features.

d. Semi-Private Courtyards

A semi-private courtyard is an outdoor area in a single family detached home with usable seating area similar to a porch with no dimension less than six feet clear; oriented to the house entry; and surrounded on three sides by either the building, elevation change, or low walls/fences. Semi-private courtyards shall be designed such that they are an architecturally significant element of the front elevation of the house. It shall open on the street side and incorporate strong architectural styling that emphasizes the pedestrian entry over the garage and driveway. Courtyard walls may be up to 42" in height.

e. California Room

The California room provides a transition from indoor to outdoor environments and may include options such as a built-in fireplace, pre-wire lighting or fan fixtures for comfort and entertaining. The California room is typically accessed through sliding or folding doors at the rear or side of the home and the space acts as a transition to the backyard and the entertaining opportunities there. The area is notched into the main dwelling with a solid roof integral to the home. California Rooms must meet the following requirements, unless approved by the Development Services Director:



- California Rooms must be 50% open or have moveable, transparent walls/windows that open to the rear and/or side yard;
- The rear yard setback from California Room may be minimum 5', per Exhibit 3b, California Room Setbacks;
- If the rear yard setback is less than 10', the rear elevation of the California Room must be open;
- California Rooms may be used to satisfy a portion of the Private Useable Open Space requirement, subject to Development Services Director review/approval;
- Only the portion of the California Room that does not have second story living space above may receive Private Useable Open Space credit, subject to Development Services Director review/approval; and
- Second story balconies above the California Room but may not extend more than 50% over the California Room and are permitted in the following conditions:
 - Permitted on lots adjacent to perimeter open space.
 - Permitted on any lot with a grade separation of 10' or more at the rear lot line.
 - Permitted on interior lots where the California Room is set back 15' or more from the rear property line.

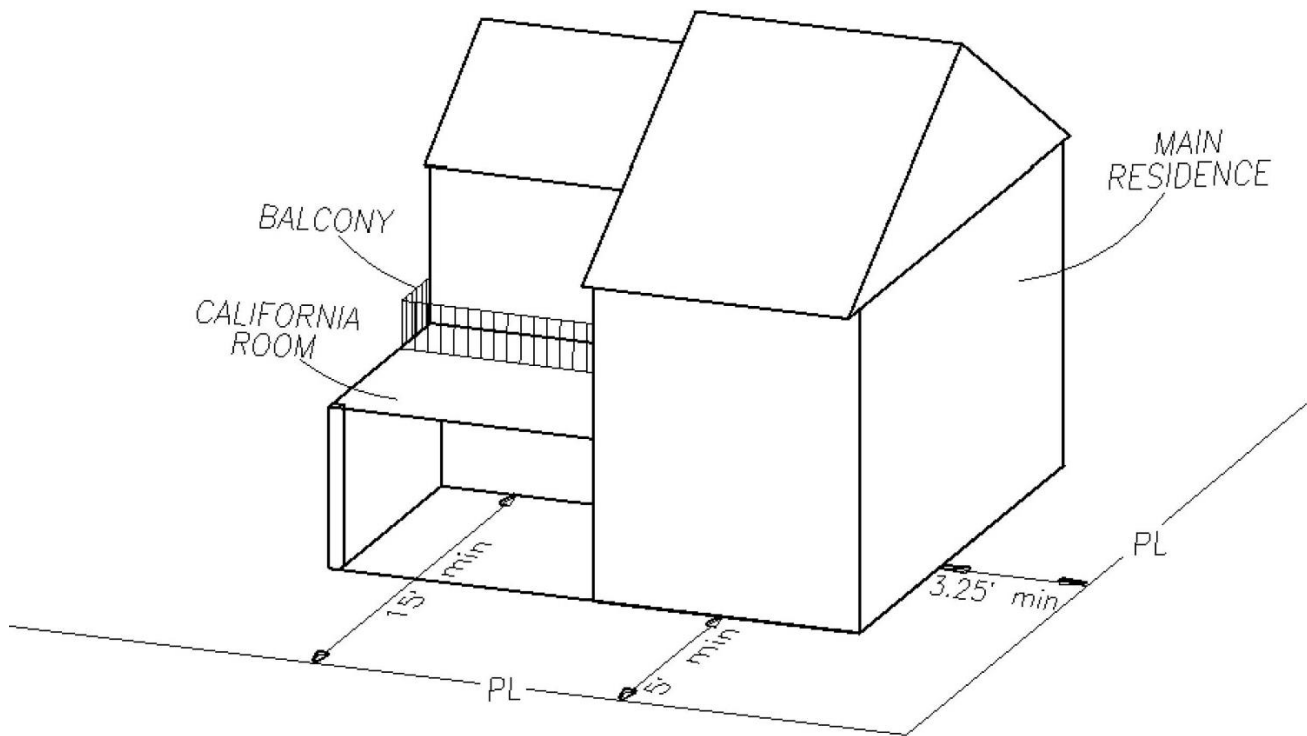


Exhibit 3c
California Room Setbacks

f. Featured Window

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

g. Gateways, Trellises, Porte-cocheres

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



5. **Maximum Lot Coverage**

Maximum Lot Coverage (MLC) for each lot size within the SF-4 and RM-1 Land Use District shall be as permitted in Table 4b. The maximum area lot coverage for single-family detached and attached products shall be permitted by percentage of floor area to lot area. Homeowner additions shall be permitted only where consistent with these standards on an individual lot basis. The following are excluded from MLC calculations:

- The first 300 square feet of a covered rear yard patio (open on two sides). A patio of up to 300 square feet shall be permitted on each residential lot within setbacks described in Table 3. Any square footage above 300 square feet shall count toward the MLC. Any portion of a covered patio over 300 square feet that exceeds the MLC shall not be permitted;
- The first 400 square feet of the garage shall not count toward the MLC;
- Architectural features on single family homes which constitute non-usable floor space such as fire places, media niches or book shelf areas on exterior walls, eaves, awnings, chimneys, balconies, stairways, bay windows, wing walls, etc., shall not be included in building area calculations;
- Porches, verandas, balconies, patios, California Rooms architectural projections and semi-private courtyards shall not count toward the MLC;
- To encourage diversity in design, the MLC shall be flexible. To achieve this, the MLC for each neighborhood shall be determined through the Design Review process.

Table 4b – SF-4 and RM-1 Maximum Lot Coverage

Lot Size	Max. Lot Coverage
34' x 75'	69.0%
44' x 62'	61.9%
48' x 65'	63.8%
48' x 75'	66.9%
50' x 90'	70.6%
55' x 90'	71.5%



6. Open Space

a. Private Useable Open Space (PUOS) Definition

Adequate usable outdoor areas intended for daily family activities such as children's play areas and areas for outdoor gathering, dining, landscaping and gardening. Private Useable Open Space must meet the following requirements:

- Porches and balconies with minimum dimension of 6 feet and minimum area of 60 square feet.
- Private fenced yards with no dimension less than 10 feet (side yard, rear yard or front courtyard locations permitted)
- Generally level (< 5% grade)
- Landscaped front yards
- Yard areas with minimum dimensions less than 6 feet, driveways and pedestrian paths do not qualify
- California Rooms per requirements beginning on Page 24.

b. Common Useable Open Space Definition

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

- Consist of large, meaningful areas that are not fragmented by unrelated uses or improvements
- Developed with recreational uses, including both passive (landscaping) and active amenities (tot lots, picnic areas, etc.)
- No dimension less than 10 feet
- Generally level (< 5% grade)

c. Single Family Detached – SF-4 & RM-1 Zoning District

Common and Private Useable Open Space requirements for single family detached lots within the SF-4 and RM-1 zoning districts are summarized in Table 4c below and more specifically described below.



**Table 4c –Single Family Detached Open Space Requirements –
SF-4 and RM-1 Zoning Districts**

Lot Size (SF)	Open Space Required (SF)	Minimum PUOS /Lot (SF)	Remaining Open Space (SF)⁴
3,500+	750	750	N/A
3,000 – 3,499	750	550	200
< 3,000	750	350	400

Single Family Lots 3,500+ SF: For single family lots 3,500 square feet and larger, a minimum of 750 square feet of private usable open space (with a private fenced area no less than 15% of the lot area) shall be provided on the single family lot.

Single Family Lots 3,000 – 3,499 SF: For 3,000 to 3,499 square foot single family lots, a minimum of 750 SF of combined common and private useable open space for each lot shall be provided. A minimum of 550 square feet of private usable open space shall be provided per lot. The remaining 200 square feet of required open space may be provided as either common or private usable open space.

Single Family Lots < 3,000 SF: For single family lots less than 3,000 square feet, a minimum of 750 square feet of combined common and private usable open space shall be provided. A minimum of 350 square feet of private usable open space shall be provided per lot. The remaining 400 square feet may be provided as either common or private usable open space.

Any proposal to meet a portion of the Single Family Open Space Requirement described in Table 4c above is subject to the following requirements:

- Each development shall provide an adequate amount of common usable open space in one area or in multiple areas to the satisfaction of the Zoning Administrator during the site plan approval process.
- A proposal for meeting the open space requirements for single family lots shall be submitted to the City in conjunction with the

⁴ The remaining PUOS requirement may be satisfied within a Common Useable Open Space area as described on Page 25, Section D. 6. B. Common Useable Open Space Definition.



Design Review process and shall be subject to review/approval of the Development Services Director or appropriate decision maker.

- Open space requirements shall be calculated on a per-lot basis.
- If open space requirements are not met on individual lots, a consolidated CUOS site shall be provided within Village 3 to meet the neighborhood's /neighborhoods' open space obligation which may impact residential lots designated on the Village 3 tentative map.

d. Multi Family Attached

For multi-family attached units in the RM-1 and RM-2 zones, Private Useable Open Space shall be provided as follows:

- 60 square feet for each 1 bedroom unit
- 80 square feet for each 2 bedroom unit
- 120 square feet for each 3 bedroom unit
- 20 additional square feet for each additional bedroom over 3

Common Useable Open Space (CUOS) shall be provided as follows:

- For multi-family attached units in the RM-1 zone, (11-18 DUs/ac) a minimum of 300 square feet per unit shall be provided.
- For multi-family attached units in the RM-2 zone (18+ DUs/ac), a minimum of 200 square feet per unit shall be provided.
- For multi-family attached units in the RM-2 zone (30+ DUs/ac), a minimum of 200 square feet of combined Private and Common Useable Open Space shall be provided.

7. Site Plan Review for Residential Districts

Notwithstanding the property development standards listed herein, development within any land use district may be approved with specific site standards through the Site Plan and Design Review process. See Section XI Administrative Procedures.

8. Model Home Complexes

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



determined by the Zoning Administrator, an administrative Conditional Use Permit and administrative Design Review shall be required for model home sites. Refer to Special Uses and Conditions, Section X for specific requirements for subdivision sales offices. At the discretion of the Zoning Administrator, the Conditional Use Permit may be referred to the Planning Commission or the Design Review application to the Design Review Committee, respectively, for a decision. Otherwise, administrative procedures shall be used.

9. Building Elevations

A minimum of three front elevations shall be provided for each floor plan on all single-family detached residential housing. Elevations for any accessory second units (granny flats) shall be submitted at the same time as elevations for the main structure for administrative Design Review.

10. Architectural Projections

Architectural features on single family homes which constitute non-usable floor space such as fire places, media niches or book shelf areas on exterior walls, eaves, awnings, chimneys, balconies, stairways, bay windows, wing walls, etc., shall not be included in building area calculations and shall not extend more than 50% into the 15' required rear yard setback in accordance with Section III, herein.

On houses with a trellis over a "Hollywood drive", the trellis may be as close as 10' behind the sidewalk and encroach no more than 50% into a side yard.

11. Energy Conservation Features

The City of Chula Vista requires all SPA Plans to include an Air Quality Improvement Plan. As detailed in the "Village 3 and a Portion of 4 Sectional Planning Area Plan Energy Conservation Plan," homes within the SPA area must exceed California 2008 Title 24 Energy Efficiency Standards by 15%.

E. ACCESSORY BUILDINGS, STRUCTURES AND USES

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed subject to the requirements of Section 19.58.020 CVMC (Uses: Accessory Buildings). Refer to Section F. Accessory Dwelling Units (ADU) for ADU guidelines per CVMC 1958.022.



Accessory buildings and structures, except accessory second units, 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. Such accessory buildings shall not be allowed to encroach into required setbacks; except as otherwise permitted herein.
- 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.
- c. 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 feet (5') to an interior side or rear lot line and is at least six feet (6') from the main structure and does not exceed one story in height.
- d. Open structures may be allowed to encroach into the rear yard setback subject to the approval of the Development Services Director. The design and type of open structure will be determined by the Development Services Director.
- e. Attached and detached accessory buildings and open structures are permitted pursuant to the site plan and architectural review requirement specified in Section XI. Implementation & Administration.
- f. A covered rear yard patio of up to 300 square feet shall be permitted on each residential lot. Any square footage above 300 square feet shall be added to the total building area and count toward the FAR. Any portion of a covered rear yard patio over 300 square feet that exceeds the FAR shall not be permitted.

F. ACCESSORY DWELLING UNITS (ADU)

Accessory Dwelling Units are regulated in part by California Senate Bill (SB) 1069 and Assembly Bill (AB) 2299 which amended Government Code Section 6582.2 and became effective January 1, 2017. In addition, ADUs shall be



subject to the CVMC Section 19.58.022 Accessory Dwelling Units, which allows a setback of no less than four feet from the side and rear property line. In addition, a detached ADU shall be a minimum of six feet from the primary residence.

G. WALLS & FENCES

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

1. Walls, fences, or hedges not more than six 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 setbacks adjacent to a street, except as required by a site specific noise study or as shown on the Wall and Fencing Plan in the Village Design Plan. Corner cut-off shall be provided whenever necessary for line-of-sight visibility and safety and may be adjusted to accommodate "veranda" porches required on corner lots, as depicted in Exhibits 3a and 3b.
2. Walls, fences or hedges adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed forty-two inches in height within the front yard setback area of the lot. Walls in the front yard setback shall be no closer than three feet to the back of the 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.
3. Fiberglass, bamboo sheeting, chain link, chicken wire or similar temporary material shall not be permitted as a fencing material. Plexiglass is permitted for view purposes subject to approval of the Zoning Administrator.
4. Walls adjacent to corner lot side yards shall be constructed of masonry or stucco in accordance with community fencing standards. Where view fencing is appropriate, fencing consisting of wrought iron or a combination of masonry and wrought iron may be utilized. Wood fences are prohibited in this location.
5. Noise barriers in excess of eight feet in height shall consist of a wall and berm combination. The wall height in this combination barrier shall not exceed eight and one-half (8.5) feet with the remaining portion of the overall height constructed through berming.



6. A minimum three (3) foot wide clear, level area shall be maintained between a wall and top of slope where abutting publicly maintained open space.
7. A two and one-half (2.5) foot retaining wall may be combined with a six (6) foot free-standing wall for a total maximum height of eight and one-half (8.5) feet. Where combined retaining and freestanding walls would exceed the maximum allowable height, a minimum of two (2) foot horizontal separation shall be provided between wall elements.
8. No rear yard retaining wall shall be greater than six (6.0) feet in height. If a second retaining wall is utilized, the minimum horizontal separation between the two walls shall be four and one half (4.5) feet.

H. RESIDENTIAL SIGN REGULATIONS

No sign or outdoor advertising structure shall be permitted in any residential district except as provided in the Sign Regulations, Special Uses and Conditions section and the Comprehensive Sign Regulations section of this document.

All signage will also comply with the Village 3 Planned Sign Program that shall be prepared subsequent to SPA Plan approval.

I. PERFORMANCE STANDARDS

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

1. 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 to not disturb the peace, quiet and comfort of neighboring residents. The location of such equipment shall 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.



2. Landscaping

Front and exterior side yards requiring landscaping shall consist predominantly of trees, plant materials, 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 shall 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 year of occupancy.

3. 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 provider. Power lines and cables, except for temporary use, shall be installed underground. The Landscape Master Plan shall include a utility plan, prepared by a professional utility consultant, outlining the exact type and location of above-ground utility boxes, cabinets, etc.

4. Exterior Noise

The acceptable outdoor noise exposure level, measured at the receiving property line, for each residential district is given below. (See Section 19.68.030 CVMC – Performance Standards and Noise Control: Exterior Noise Limits for definitions and additional details.) It should also be noted that as a matter of practice, the City of Chula Vista also implements the noise compatibility guidelines and CNEL thresholds of the City of San Diego.

Table 5 Exterior Noise Limits

Receiving Land Use District	7 a.m. to 10 p.m.	10 p.m. to 7 a.m.
SF4	55 dBA	45 dBA
RM 1, RM2	60 dBA	50 dBA

Note: environmental noise value is L_{eq} in any hour and nuisance noise value is not to be exceeded at any time.



5. Interior Noise

No person shall operate or cause to operate, any source of sound, or allow the creation of any noise which causes the noise level, when measured inside a neighboring receiving dwelling unit to exceed the limits as follows:

Table 6 Interior Noise Limits

Time Interval	1 Min. in 1 Hour	5 Min. in 1 Hour
7 a.m. to 10 p.m.	50 dBA	45 dBA
10 p.m. to 7 a.m.	40 dBA	35 dBA

6. 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, conservation considerations such as window placement, eave coverage, dual glazing and insulation. More information is provided in the Village 3 Air Quality Improvement Plan.

7. Parked Vehicles

In any residential zone, the parking of motorized and non-motorized vehicles shall be subject to the following requirements:

No motorized or non-motorized vehicle shall be parked, stored or kept in the front yard, except in the driveway or on a paved area adjacent to the driveway.

If motorized or non-motorized vehicles are parked, stored or kept on the lot, other than as permitted above, they must be for the resident's or a guests personal use. No storage or display of vehicles for sale by a motor vehicle dealer is permitted in a residential driveway or on a residential street.

8. Special Standards - RM Districts

All attached multi-family projects in the RM districts are subject to the Design Review Process.

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

- a. Masonry walls or fences six 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 Plan or as required by a site specific noise study.

- b. When SF residential districts are adjacent to the RM-2 district, a minimum of fifteen feet of landscaped area shall be provided between such uses. Parking or common trash receptacles may be permitted within this area, subject to Design Review.
- c. Conveniently located common laundry facilities shall be provided for units which do not have individual hook-ups.
- d. Conveniently located and well-screened enclosures for trash and recyclables shall be provided for all dwelling units, unless provided for each unit. Projects shall conform to the City's solid waste and recycling guidelines.
- e. 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.
- f. Lockable, enclosed storage shall be provided in the carport area; storage substitutions may be approved by the Zoning Administrator.
- g. Mailbox kiosks shall be conveniently located and distributed throughout the complex.

V. Industrial District



A. PURPOSE

Industrial uses in Village Three are intended to provide for a high-quality working environment and to achieve a harmonious mixture of land uses. Activities are intended to promote employment opportunities in manufacturing, service, research and development, engineering and wholesale trade. The Industrial District are included in the Planned Community District Regulations to achieve the following:

1. To reserve appropriately located areas for business and industrial use and protect those areas from intrusion by dwellings and other non-harmonious uses.
2. To protect residential and commercial uses from noise, odor, smoke, light intrusion, truck traffic and other objectionable influences incidental to Industrial/Business Park uses.
3. To promote sufficient open space around industrial structures to protect them from hazard and to minimize the impact of industrial operations on nearby residential or commercial districts; and
4. To minimize traffic congestion and avoid overloading utilities by restricting construction of buildings of excessive size in relation to the amount of land around them.

The Business Park Manufacturing Service District (BP) is intended as an area for modern industrial, research, and administrative facilities which can meet high performance or development standards.

B. PERMITTED AND CONDITIONAL USES

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

“P”= Permitted.

“C” = Permitted subject to Conditional Use Permit

“A” = Permitted subject to Administrative approval.

“a” = Permitted Accessory Use to a Permitted or Conditional Use.

“N” = Use Not Permitted.

A use not listed shall be subject to a use determination via by the Zoning Administrator to determine substantial conformance with the purpose, intent and goals of this SPA Plan.



Table 8 - Permitted Use Matrix - Business Park District

LAND USE DISTRICT	
I	
Manufacturing:	
Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials such as canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semi-precious stones or metals, plaster, plastics, shells, textiles, tobacco, wood and yarns; novelty items (not including fireworks or other explosive type items).	C
Electrical and related parts; electrical appliances, motors and devices; radio, television, phonograph and computers; electronic precision instruments; medical and dental instruments; timing and measuring instruments; audio machinery; visual machinery; cosmetics, drugs, perfumes, toiletries and soap (not including refining or rendering of fat or oils).	C
Furniture upholstery	C
Rubber and metal stamp manufacturing	C
Laboratories; chemical	C
Laboratories; dental, electrical, optical, mechanical and medical	P
Bottling Plants	P
Cement products manufacturing	N
Pharmaceuticals; laboratories and manufacturing	P
Storage and Wholesale Trades:	
Mini-storage, public storage and storage warehouses	P
Moving and storage firms	P
Building materials and lumber storage yards and/or contractors' yards	C
Building equipment storage, sales, rentals	C
Automobile fleet storage	C
Trailer, truck or bus terminal	C
Nursery (growing, sales & distribution)	P
Cleaning and dyeing plant	N
Distributors, showrooms and automobile offices	P
Commercial/Retail Uses	
Eating and drinking establishments:	
Bars	C
Restaurants, coffee shops, delicatessens without alcoholic beverages	A
Snack bars, take-out only; refreshment stands within a building	P
Fast food restaurants with drive-in or drive-through	C
Furniture sales; new and used (no outdoor sales or displays)	P
Gasoline dispensing and/or automobile service station	C
Kennels	C
Heliports	C
Motels, hotels and convention centers	C



Table 8 - Permitted Use Matrix - Business Park District

	LAND USE DISTRICT
	I
Newspaper publishing, printing, and distribution, general printing and lithography	P
Offices, business, medical, professional, real estate and research	P
Retail commercial/mixed use/entertainment	N
Mobile Home which is certified under the National Mobile Home Construction and Safety Standards Act of 1974 on individual lots	P
High-Technology Uses:	
Research, development and manufacturing of advanced technology products (such as but not limited to systems, subsystems, components, peripherals and accessories), inclusive of prototype and experimental products, utilized in the fields of aerospace, avionics, computers, electronics, advanced materials, defense industries, communications, energy and environmental systems, transportation, telecommunication, optics/laser, fiber optics, optoelectrics, video, imaging, magnetics, oceanography, and other related fields.	P
Bio-Technical Uses:	
Research, development and manufacturing of health care, food safety, nutrition, agriculture productivity and industrial and environmental improvement products, inclusive of prototype and experimental products involving use of organic, chemical, and biological processes.	P
Bio-Medical Uses:	
Research, development and manufacturing of organic drug delivery systems and diagnostic and therapeutic products, inclusive of prototype and experimental products, utilized in the field of medical care.	P
Public and Semi-Public Uses:	
Day nurseries, day care schools and nursery schools	N
Post offices and post office terminals	C
Public utility pumping stations, equipment building and installation	A
Public utility service yards	C
Educational institutions, public or private including vocational schools	C
Community meeting or recreation facilities	C
Public safety facility such as a police or fire station	A
Group facility and/or residential retirement hotel	C
Senior care and recreation	C
Social and human services	C
Services for the homeless	C
Services for the military	C
Worship, spiritual growth and development	C
Recycling drop-off center	C
Theater, movie or live show	N
Temporary Uses:	



Table 8 - Permitted Use Matrix - Business Park District

	LAND USE DISTRICT
	I
Temporary uses as described in Temporary Use section of these regulations.	P

C. ACCESSORY USES AND BUILDINGS

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

D. SIGN REGULATIONS

Sign regulations are provided in Section X, Comprehensive Sign Regulations. All signage will also comply with the Otay Ranch Business Park and Planned Sign Program that shall be prepared subsequent to SPA Plan approval.

E. PROPERTY DEVELOPMENT STANDARDS

The property development standards that shall apply to all land and buildings other than accessory buildings authorized in this District. Any legal lot may be used as a building site, except no building permit shall be issued for any lot having a lot size less than 6,000 square feet.

F. GENERAL REQUIREMENTS

The following requirements are minimums unless otherwise stated:

Table 9 - Property Development Standards – Industrial District		
Lot Criteria		
Minimum Lot Size	½ Acre	
Front Setback (in feet)	10 Feet	Increased setback shall be provided for buildings over 30' in height, subject to Design Review.
Side Setback (in feet)	15 Feet	
Public Street Setback (in feet)	10 Feet	
Rear Setback (in feet)	10 Feet	May be reduced to zero (0) with Site Plan approval. For the purpose of this provision.
Building Height, maximum	DR	Height limit for buildings to be established at Design Review.



Table 9 - Property Development Standards – Industrial District		
Lot Criteria		
Lot Coverage (percent, net)	70%	
Floor Area Ratio	DR	

G. PARKING FACILITIES

The requirements for off-street parking are provided in Section IX.

1. Any parking lot for five or more vehicles shall include a landscape strip, ten (10) feet minimum width, between the parking area and the public right-of way. This strip shall effectively screen the parking lot from the public right-of-way to a minimum height of 4 feet. Screening berms and walls may be incorporated into the design.
2. A minimum of 10% of the interior of any parking area shall be devoted to landscaping, in addition to the required 10 foot landscape area described above.
3. Shade trees shall be planted at the perimeter and within the parking lots to reduce heat and glare and soften the appearance of the parking lot. One tree for every ten (10) parking stalls is recommended. Trees must be planted in accordance with the City's Shade Tree Policy 576-19.
4. Tree wells shall have a minimum inside dimension of 4 feet.
5. Planters, walls and fences shall have a protective 6-inch concrete curb to protect against damage to plants and irrigation heads. Planting areas that abut vehicle stalls shall have a minimum concrete paved strip 18 inches wide (including curb) to provide for access to and from parked vehicles. Appropriate paving should be used where pedestrians are likely to cross landscaped areas.
6. Protective concrete curbs or standard concrete wheel stops are required where walls and fences abut driveways and parking stalls.

H. LOADING AND DELIVERY FACILITIES



1. Loading and delivery service areas shall be located and designed to minimize their visibility, circulation conflicts and adverse noise impacts to the maximum extent feasible.
2. Loading and delivery service areas shall be screened with portions of the building, architectural wing walls, freestanding walls and landscape planting.
3. Loading and delivery areas shall not be located in required setbacks and shall not be adjacent to residential uses.
4. Loading and unloading shall be accommodated entirely on site.

I. OUTDOOR STORAGE

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 feet in height to adequately screen outdoor storage areas. Stored materials shall not be visible above the required walls.

J. TRASH STORAGE

1. All developments in the Business Park District shall comply with the City's "Recycling and Solid Waste Planning Guide."
2. Trash areas shall be kept neat and clean.
3. The precise location of any trash area(s) shall be approved on the site plan.
4. The trash enclosure shall be permanently maintained.
5. Wood fence enclosures may be substituted if acceptable to the Zoning Administrator.

K. WALL REQUIREMENTS

1. All fencing or walls shall provide a sight clearance distance as required by the City.
2. Fences or walls not exceeding eight and one-half (8 ½) feet in height may be located within a side or rear yard setback area.



3. Fences or walls not exceeding three and one-half (3 ½) feet in height may be located within a front or street side yard setback area.
4. All screening shall be a minimum of six (6) feet high with a maximum not to exceed twelve (12) feet.
5. Masonry walls visible from the public right-of-way shall be six (6) foot maximum height, compatible in materials and colors to the Otay Ranch theme wall design.
6. Fences and walls shall be designed to be compatible with on-site buildings in terms of color and/or materials.
7. Solid fences may be constructed of wood, brick, decorative block and stone, or framed stucco with decorative metal.
8. Open style fencing shall be constructed of wood, ornamental iron or other similar decorative material.
9. Open style fences shall be landscaped with vines, shrubs and /or trees to soften the appearance.
10. The use of vinyl coated chain link is only permitted along interior side and rear property lines where not visible from the public right-of-way.
11. Chain link, barbed wire, concertina wire or similar security devices are discouraged and are not acceptable in view of the public right-of-way.
12. All gates shall be constructed of solid view-obscuring material except vehicular gates.

L. LANDSCAPE

1. 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 Landscape Manual and the City's Landscape Water Conservation Ordinance (CVMC 20.12). All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris.



2. A minimum 7-foot or larger landscape strip, including a 6" curb and 12" concrete strip, shall be provided between parking areas and the front portion of the building.

M. UTILITY AND MECHANICAL EQUIPMENT

1. Utility and mechanical equipment (electric and gas meters, electrical panels, transformers and junction boxes) should be screened from view. All screening devices should be compatible with the architecture, materials and colors of adjacent structures.
2. 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 Zoning Administrator.
3. Transformers shall not dominate the streetscape. When transformers are required to be installed adjacent to the street, they shall be undergrounded, whenever possible.
4. 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.

N. PERFORMANCE STANDARDS

1. A Business Park Master Site Plan shall be prepared that includes all of the Village 3 industrial parcels. The Business Park Master Site Plan shall be processed prior to or concurrent with the first design review application within the Village 3 Business Park. See Village 3 Business Park Guidelines for additional details.
2. Commercial/Retail land uses within Business Park District shall comply with the provisions of Chapter 19.66 Performance Standards and Chapter 19.68 Performance Standards and Noise Control, CVMC.
3. Reciprocal ingress and egress, circulation and parking arrangements shall be required to facilitate the ease of vehicular movement between adjoining properties.



4. 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 Business Park District shall not exceed seventy-five foot-lamberts from a source of reflected light.
5. There shall be no emission on any site, for more than one minute in any hour, of air contaminants which, at the emission point or within a reasonable distance of the emission point, are as dark or darker in shade as that designated as No. 1 on the Ringelman Chart as published by the United States Bureau of Mines Information Circular #7718.
6. No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.
7. 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, including but not necessarily limited to the following conservation measures:
 - a. Co-generation
 - b. South facing windows
 - c. Eave coverage for windows
 - d. Earth berming against exterior walls
 - e. Deciduous shade trees on southerly or westerly Orientations
 - f. Refer to the Village Design Plan for additional design guidelines and criteria
8. All development shall be reviewed and required to conform to the Storm Water Management Standards/Requirements of the City of Chula Vista. All projects shall meet the following minimum requirements to prevent or reduce primary and secondary pollutants of



urban runoff to the Maximum Extent Practicable during the post construction phase of the project:

- a. Incorporate the Water Quality and Watershed Protection Principles into the conceptual planning process, precise grading plans and site improvement plans for each development project.
- b. Design the site to reduce overall imperviousness and directly connected impervious areas; maintain natural drainage courses in the storm water conveyance system; provide runoff storage measures dispersed uniformly throughout a site's landscape with the use of a variety of detention and retention practices and implements hydrologically functional landscape design and management practices.
- c. Provide source control measures that prevent storm water contact with outdoor storage and trash collection areas; use the efficient irrigation and Integrated Pest Management Principles; education measures appropriate to the district.

Pursuant to the California Green Building Standards Code Section A5.106.4.3, the project is to provide changing/shower facilities per the following requirements:

For buildings with over 10 tenant-occupants, provide changing/shower facilities for tenant-occupants only in accordance with Table A5.106.4.3 (below) or document arrangements with nearby changing/shower facilities.



Number of Tenant Occupants	Shower/Changing Facilities Required	2 Tier (12" x 15" x 72") Personal Effects Lockers Required ^{1 & 2}
0–10	0	0
11–50	1 unisex shower	2
51–100	1 unisex shower	3
101–200	1 shower stall per gender	4
Over 200	1 shower stall per gender for each 200 additional tenant-occupants	One 2-tier locker for each 50 additional tenant-occupants
^{1.} One 2-tier locker serves two people. Lockers shall be lockable with either padlock or combination lock.		
^{2.} Tenant spaces housing more than 10 tenant occupants within buildings sharing common toilet facilities need not comply; however, such common shower facilities shall accommodate the total number of tenant occupants served by the toilets and include a minimum of one unisex shower and two 2-tier lockers.		

Reference: CALGreen Table A5.106.4.3

9. All development must comply with the University Villages Village 3 and a Portion of Village 4 Fire Protection Plan and the Village 3 & a Portion of Village 4 Preserve Edge Plan.

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