

ATTACHMENT D –
AN ORDINANCE AMENDING 8001
FALLBROOK VILLAGE REGULATIONS
GENERAL PROVISIONS [STRIKEOUT]

ORDINANCE NO. (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE FALLBROOK SUB-AREA PLAN (POD 20-003).

Section 1. 8100 Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

Residential uses are allowed ~~as a secondary use~~ on upper floors. Property within the FB-V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design ~~Guidelines~~ Standards.

Section 2. 8102. Permitted Uses of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Commercial Use Types.

Transient Habitation: Lodging

Section 3. 8103 Permitted Uses Subject to Limitations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Residential Use Types.
Family Residential – Limited to ~~dwellings which are secondary uses of a structure, lot or parcel primarily used for commercial purposes~~ upper floors on Main Avenue.
- c. Commercial Use Types.

~~Transient Habitation: Lodging Not to exceed 20 bedrooms.~~

Section 4. 8120 Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Density

A maximum of ~~24~~ 30 dwelling units per acre ~~as a secondary use only~~.

- g. Height

Buildings shall have a maximum height of ~~35~~ 36 feet.

- i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V1 Zone should maintain a continuous building façade and buildings ~~shall maintain~~ within a zero (0) to fifteen (15)

foot front yard and exterior side yard setback along Main Street and adjacent side streets to allow for a five to 15-foot sidewalk.

Minimum: 0 feet from line (mandatory) or 30 feet from the street centerline, whichever is greater. Any third floor shall be setback not less than 5 feet from the ground floor façade. Maximum: 10 feet from lot line or 40 feet from the street centerline, whichever is greater.

Continuous Building Façade: At least 80% of the lot frontage on Main Avenue shall be occupied by the building façade within five feet of the same setback.

Up to 50% of the lot frontage on Main Avenue may be absent a building or exceed the maximum setback where at least 50% of the front façade is at the same setback on Main Avenue and the space is occupied by a recessed courtyard of at least 500 square feet is located with primary access on Main Avenue.

- k. Special Area Regulations
Property within the FB-V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines Standards.

- i. Enclosure

Exceptions to Enclosure Regulations

- 1. Eating and Drinking Establishments and Food and Beverage Retail Sales. ~~Only~~ Accessory ~~Accessory~~ outdoor cafés and outdoor eating and drinking establishments that do not have indoor seating that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply. The parking shall be determined pursuant to the Fallbrook FB-V1 Zone Parking Regulations.

Section 5. Section 8130, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district consistent with the Fallbrook Design Guidelines Standards. To achieve this purpose, all of the FB-V1 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. All of the FB-V1 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761). In the FB-V1 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.

- 1. FB-V1 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

a) <u>Personal Service Uses</u>	<u>2.0 Spaces per KSF GFA</u>
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b) <u>Eating & Drinking Establishments</u>	4.0 Spaces per KSF GFA
c) <u>Retail Uses</u>	2.0 Spaces per KSF GFA
d) <u>Library, Museum, Art Gallery</u>	2.0 Spaces per KSF GFA

2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V1:

- a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
- b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.

d. Location of Parking on Building Site

- 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8130 c. that does not have a building on the same legal parcel. No parking shall be allowed between the building and the sidewalk.

f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:

- 2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design ~~Guidelines~~ Standards and the County Water Conservation in Landscaping Ordinance.

Section 6. Section 8200, FB-V2 Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

The FB-V2 Zone is intended to provide a buffer between the retail oriented FB-V1 Zone and the heavier uses allowed in the FB-V3 Zone. The FB-V2 Zone allows all the uses permitted in the FB-V1 Zone in addition to more intensive civic and automobile-service oriented uses. ~~Unlike FB-V1 Zone, residential~~ Residential uses are permitted as co-principal uses in mixed-use projects subject to limitations. Property within the FB-V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines Standards.

Section 7. Section 8202 Permitted Uses of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

b. Commercial Use Types.

Transient Habitation: Lodging

Section 8. Section 8203, Permitted Uses Subject to Limitations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Commercial Use Types.

Transient Habitat: Lodging Not to exceed 20 bedrooms. Uses 20 bedrooms allowed pursuant to Section 8204.

Section 9. Section 8204, Uses Subject to a Minor Use Permit of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- ~~a. Commercial Use Types.~~

~~—Transient Habitation: Lodging (uses exceeding 20 bedrooms)~~

Section 10. Section 8220, Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Density

A maximum of ~~24~~ 30 dwelling units per acre as a co-primary or secondary use only.

- g. Height

Buildings shall have a maximum height of ~~35~~ 36 feet.

- i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V2 Zone should maintain a continuous building façade and buildings should maintain a zero to 10-foot front yard and exterior side yard setback to allow for a five to 10-foot sidewalk. Building setbacks shall be reviewed as part of the Site Plan required by the Special Area Regulation. Where the scale and height of any proposed building or the need to provide adequate sight distance warrants a larger setback, in relation to the street width and surrounding buildings, a larger setback may be required.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

- Front: ~~0 feet from lot line (permitted)~~
0 feet minimum; 15 feet maximum*
- Side, Interior: ~~0 feet from lot line (permitted)~~
- Side, Exterior: ~~0 feet from lot line (permitted)~~

Rear: 0 feet minimum; 15 feet maximum*
0 feet from lot line (permitted)

*Additional setback depth is permitted where the increased setback area is used for a plaza, courtyard, outdoor dining, or a recessed building entry where such recessed entry is not more than 20% of width of the building facade. Additional depth is also permitted to accommodate electrical transformers, utility connections, meter pedestals, and similar equipment only if other locations are infeasible as determined by the approval authority.

k. Special Area Regulation

Property within the FB-V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines Standards.

Section 11. Section 8230, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district, consistent with the Fallbrook Design Guidelines Standards. To achieve this purpose, all of the Fallbrook Village 2 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.

b. Parking Requirement. All of the FB-V2 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761). In the FB-V2 Zone the number of spaces required by the Parking Schedules in Section 6758 through 6783 may be reduced up to 25%.

1. FB-V2 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

- a) Personal Service Uses 2.0 Spaces per KSF GFA
- b) Eating & Drinking Establishments 4.0 Spaces per KSF GFA
- c) Retail Uses 2.0 Spaces per KSF GFA
- d) Library, Museum, Art Gallery 2.0 Spaces per KSF GFA

2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V2:

- a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
- b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.

d. Location of Parking on Building Site

3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lots provided pursuant to Section 8230 c. that does not have a building on the same legal parcel. No parking shall be located between the building and sidewalk.

f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:

2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Guidelines Standards and the County Water Conservation in Landscaping Ordinance

Section 12. Section 8300, Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

The Fallbrook Village 3 (FB-V3) Zone is intended to provide opportunities for clean industry and manufacturing, including art-making. The area is also intended to allow uses that support community businesses and provide basic goods and services that are needed by community residents. To this end, in addition to the uses allowed in the FB-V1 and FB-V2 Zones, the FB-V3 Zone allows manufacturing and other general industrial uses where all materials and activities are located indoors and meet standard noise, vibration and odor limitations. In addition, many of the more intensive service-oriented civic and commercial uses that are not allowed in the retail oriented FB-V1 and FB-V2 Zones are allowed in the FB-V3 Zone. Residential uses are allowed where it can be shown that the use is compatible with adjacent commercial and industrial uses. Property within the FB-V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines Standards.

Section 13. Section 8302 Permitted Uses of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

b. Commercial Use Types

Transient Habitation: Lodging

Section 14. Section 8303, Permitted Uses Subject to Limitations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

c. Commercial Use Types

~~Transient Habitation: Lodging — Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8304.~~

Section 15. Section 8304 Uses Subject to a Minor Use Permit of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

~~8304 USES SUBJECT TO A MINOR USE PERMIT~~

~~a. Commercial Use Types.~~

~~Transient Habitation: Lodging (uses exceeding 20 bedrooms)~~

Section 16. Section 8320, Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

b. Density

A maximum of 24 30 dwelling units per acre.

g. Height

Buildings shall have a maximum height of ~~35~~ 36 feet.

k. Special Area Regulation

Property within the FB-V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design ~~Guidelines~~ Standards.

Section 17. Section 8330, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design ~~Guidelines~~ Standards. To achieve this purpose, a portion of the Fallbrook Village 3 Zone is located in the Fallbrook Special Parking District and all of the Fallbrook Village 3 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

1. **FB-V3 Zone Parking Exceptions.** The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:

- a) Personal Service Uses 2.0 Spaces per KSF GFA
- b) Eating & Drinking Establishments 4.0 Spaces per KSF GFA
- c) Retail Uses 2.0 Spaces per KSF GFA
- d) Library, Museum, Art Gallery 2.0 Spaces per KSF GFA

2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V3:

- a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
- b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.

f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:

- 2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design Guidelines Standards and the County Water Conservation in Landscaping Ordinance.

Section 18. Section 8400, Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

Residential uses are allowed ~~as a secondary use~~ on upper floors only along Main Avenue except where the ground floor is designed to allow for conversion to and from commercial shop front use. The FB-V4 Zone is similar to the FB-V1 Zone, but allows more automobile-oriented uses and allows a flexible front yard setback.

Property within the FB-V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design ~~Guidelines~~ Standards.

Section 19. Section 8402, Permitted Uses of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Commercial Use Types
Transient Habitation: Lodging

Section 20. Section 8402, Permitted Uses Subject to Limitations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Family Residential - ~~Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes~~ Allowed on upper floors. Allowed on ground floor where the approving authority finds that design contributes to an active pedestrian environment and will support the vitality of ground floor commercial uses in the district. Any ground floor residential permitted on Main Avenue shall be designed to allow conversion for future commercial shop frontage usage consistent with objective design standards of the Fallbrook Community Design Standards. At a minimum, such design shall include the greater of a minimum setback of five feet

from the property line or a minimum 12-foot-wide sidewalk consistent with the Fallbrook Community Design Standards, and a ceiling or floorplate height of 14 feet.

c. Commercial Use Type

~~Transient Habitation” Lodging — Not to exceeds 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8404.~~

Section 21. Section 8404, Uses Subject to a Minor Use Permit of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

a. Commercial Use Types

~~Transient Habitation: Lodging (uses exceeding 20 bedrooms)~~

Section 22. Section 8420, Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

b. Density

A maximum of 24 30 dwelling units per acre ~~as a secondary use only.~~

g. Height

Buildings shall have a maximum height of ~~35~~ 36 feet.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the FB-V4 Zone should maintain a continuous building façade and buildings should maintain a zero-to-15-foot front yard and exterior side yard setback along Main Street and adjacent side streets to provide a five-to-15-foot sidewalk.

Front: ~~0 — 15 feet maximum from lot line (permitted up to a maximum of 15 feet)~~

Minimum: 0 feet from lot line or 30 feet from the street centerline, whichever is greater. Any third floor shall be setback not less than 5 feet from the ground floor façade.

Maximum: 15 feet from lot line or 45 feet from the street centerline, whichever is greater.

Continuous Building Façade: At least 60% of the lot frontage on Main Avenue shall be occupied by the building façade within five feet of the same setback.

Up to 60% of the lot frontage on Main Avenue may be absent a building or exceed the maximum setback where at least 40% of the front façade is at the same setback on Main Avenue and the space is occupied by a recessed courtyard of at least 500 square feet is located with primary access on Main Avenue.

- Side, Interior: 0 feet from lot line (permitted)
- Side, Exterior: ~~0 feet from lot line (permitted)~~
0 feet minimum; 15 feet maximum from lot line*
- Rear: 0 feet from lot line (permitted)

*Additional setback depth is permitted where the increased setback area is used for a plaza, courtyard, outdoor dining, or a recessed building entry where such recessed entry is not more than 20% of width of the building facade. Additional depth is also permitted to accommodate electrical transformers, utility connections, meter pedestals, and similar equipment only if other locations are infeasible as determined by the approval authority.

k. Special Area Regulation

Property within the FB-V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design ~~Guidelines~~ Standards.

Section 23. Section 8430, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design ~~Guidelines~~ Standards. To achieve this purpose, all of the Fallbrook Village 4 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. In the FB-V4 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
 - 1. FB-V4 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:
 - a) Personal Service Uses 2.0 Spaces per KSF GFA
 - b) Eating & Drinking Establishments 4.0 Spaces per KSF GFA
 - c) Retail Uses 2.0 Spaces per KSF GFA
 - d) Library, Museum, Art Gallery 2.0 Spaces per KSF GFA
 - 2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V4:

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- a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
 - b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.
- d. Location of Parking on Building Site
- 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel. No parking shall be located between the building and the sidewalk.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
- 2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design ~~Guidelines~~ Standards and the County Water Conservation in Landscaping Ordinance.

Section 24. Section 8500, Intent of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

The Fallbrook Village 5 (FB-V5) Zone is intended to create and enhance areas where administrative office and professional services are the principal and dominant use. Residential uses are allowed. Development will have a scale and appearance compatible and complementary to adjacent residential uses. Uses generating high-volumes of vehicular traffic shall not be allowed in the FB-V5 Zone. Property within the FB-V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design ~~Guidelines~~ Standards.

Section 25. Section 8520, Site Development Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- b. Density
A maximum of ~~24~~ 30 dwelling units per acre.
- g. Height
Buildings shall have a maximum height of ~~35~~ 36 feet.
- i. Main Building Setbacks
Front: 50 feet from centerline ~~of the street~~ Mission Boulevard

30 feet from the centerline of Main Avenue

k. Special Area Regulations

Property within the FB-V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines Standards.

Section 26. Section 8530, Parking Regulations of the County Zoning Ordinance is hereby changed. All documents on file with the Clerk of the Board of Supervisors of the County of San Diego

- a. Purpose and Intent. The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance compatibility with the adjacent residential uses consistent with the Fallbrook Design Guidelines Standards. To achieve this purpose, all of the Fallbrook Village 5 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.
- b. Parking Requirements. In the FB-V5 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6783 may be reduced up to 25%.
 - 1. FB-V5 Zone Parking Exceptions. The following parking standards supersede those in the Parking Schedules in Sections 6758 through 6783:
 - a) Personal Service Uses 2.0 Spaces per KSF GFA
 - b) Eating & Drinking Establishments 4.0 Spaces per KSF GFA
 - c) Retail Uses 2.0 Spaces per KSF GFA
 - d) Library, Museum, Art Gallery 2.0 Spaces per KSF GFA
 - 2. Exemptions from Parking Requirements. No parking shall be required for the following in FB-V5:
 - a) Change of use of any floor area existing as of the initial adoption date of the Fallbrook Subarea Plan.
 - b) Replacement of existing parking spaces within 30 feet of the front and corner side property lines that are replaced by new buildings, outdoor uses, plazas, courtyards, or other public use or amenity subject to Site Plan approval and consistent with the Fallbrook Community Design Standards.
- c. Location of Parking on a Building Site.
 - 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8530 c above that does not have a building on the same legal parcel. No parking shall be located between the building and the sidewalk.

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- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
 2. Landscaping. An internal area equivalent to a minimum of 5 percent of the total parking area shall be landscaped in conformance to the requirements of the Fallbrook Design ~~Guidelines~~ Standards and the County Water Conservation in Landscaping Ordinance.

Section 27. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Daily Transcript, a newspaper of general circulation published in the County of San Diego.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of San Diego this 11th day of December, 2024.

Approved as to Form and Legality

County Counsel By:

Claudia Silva, County Counsel
Kelsey Clayton, Senior Deputy County Counsel