



County of San Diego – *Ramona* Objective Design Standards Checklist

Design Review Checklists have been prepared to provide objective design standards (ODS) to conduct design review if utilizing State Legislation to streamline a housing development. If a project is found to be eligible for, and consistent with, the applicable State legislation permitting checklist, it will be exempt from the Site Plan Permit requirement of Section 5756. This objective design checklist has been created to provide measurable, verifiable, and clear objective design standards. The standards are based on Community Plan policies and Design Guidelines, as well as relevant policies from the General Plan and other adopted documents.

Design review is only one part of the development review process. Development projects are subject to the requirements of the Zoning Ordinance, as described in the [Zoning Ordinance Summary Brochure](#). The Zoning Ordinance addresses components of project development that impact design, such as building height, lot coverage, and setbacks, which are not duplicated on this checklist.

Key Zoning Ordinance sections pertaining to development and design include:

- Part One - Basic Provisions including definitions. See section 1100 - Definitions of Terms, for definition of street; usable open space, group; usable open space, private; landscaped street edge zone; and other terms used as a part of design review
- Part Four - Development Regulations including standards for density, lot size, building type, maximum floor area, floor area ratio, height, lot coverage, setbacks, and usable open space. For open space, see section 4900 (through 4999, inclusive) - Usable Open Space Regulations, when usable open space is the focus of a standard
- Part Five - Special Area Regulations including standards for Airport, Flood Plain, Historic and Scenic areas
- Part Six - General Regulations including parking, signage, outdoor lighting, fencing, and solar energy systems; see section 6700 - Screening Requirements, when screening is required per a standard

In addition, other County ordinances may have an impact on project development and design and must be consulted when applicable, including:

- County of San Diego 2023 Consolidated Fire Code or California Building Code
- Subdivision of Land – Title 8, Division 1
- Resource Protection – Title 8, Division 6, Chapter 6
- Water Conservation in Landscaping – Title 8, Division 6, Chapter 7, and Water Efficient Landscape Design Manual
- Grading, Clearing, and Watercourses – Title 8, Division 7
- Centerline – Title 5 sets requirements for right-of-way, street improvement standards, and setbacks
- Public Roads Standards
- San Diego Off-street Parking Manual
- Dark Sky Ordinance – Section 51.201 et seq.
- Watershed Protection Ordinance – Section 67.801 et seq. and associated manuals. See [2020 BMP Design Manual \(Complete\)](#)
- Other relevant land use regulations listed on the [Zoning Ordinance Summary](#) brochure (PDS-444)

As needed, a list of additional definitions related to design review may be developed for terms not found in Zoning Ordinance section 1100. If specific standards vary based on location, maps may be developed to understand where specific standards apply.



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SITE LAYOUT DESIGN STANDARDS				
		Guideline Reference	Y/N	Comments
Building Location & Orientation				
1	In the Main Street District, the project shall maintain the street wall with zero setbacks on the front property line. Gaps in the street wall created by recessed pedestrian courtyards or other similar gaps facing the street, shall not exceed 12 feet in depth and cumulatively they shall not exceed 50 percent of the length of the building's façade. (See map and illustration for guidance)	B2.1(p38)		
2	In the Ramona Village Side Streets, a landscaped or a pedestrian area shall be provided, which is a minimum area of 15 feet between the buildings and property line. (See map and illustration for guidance)	B3.1(p45)		
3	The project shall provide the main pedestrian entrances along the primary street. (See illustration for guidance)	B2.1(p39)		
4	Parking, blank walls, and non-active uses are prohibited facing the public street at ground level.	B2.1(p39) B3.1(p46)		
5	Each building shall have one façade that is adjacent to, and includes an entry that opens onto, an on-site usable open space, as defined in Section 1100 of the Zoning Ordinance.	A1.5(p15) C.1(p49)		
6	Secondary pedestrian entrances shall be located at the rear of the building and/or shall open onto alleys and parking facilities.	B2.1(p39)		
7	Sidewalks in front of new buildings shall use the same material and decorative pattern that is in front of existing buildings within the same block or is utilized in the new building's architectural design of paving features.	C.2(p51)		
Parking Lot Location, Access & Connections				
8	Parking between the front of a building and the primary street is prohibited. If parking and service areas are visible from adjacent public roads and pedestrian walkways, they are required to be landscaped.	B2.1(p39) B3.2(p46) C.1(p49) D.5(p55)		
9	The access to parking lot(s) shall be provided from internal service streets or alleys. If not possible, then access shall be provided from rear streets. If a rear street is not possible, then access shall be from the side streets. If all previous options are not available, only then can access be from the primary frontage street.	B2.1(p39) B3.2(p46)		
10	If a project provides pedestrian and vehicular linkages to adjacent developments, then it shall do so by connecting and aligning interior sidewalk(s), common entrance driveway(s), street(s), driveways, and common service/delivery areas. (See illustration for guidance)	B2.1(p40) B3.2(p46) C.2(p50)		



		Guideline Reference	Y/N	Comments
ARCHITECTURAL DESIGN STANDARDS				
Building Form & Massing				
11	The height of the building's wall, cornice line, or parapet shall be within three feet of that of adjacent buildings in the same story. Window lines, belt courses, and/or other horizontal elements shall be within three feet of the same element when present in the same story on neighboring buildings. (See illustration for guidance)	B2.2(p40)		
12	Proposed buildings shall provide shade and shadow by incorporating at least one of the following specified architectural features: offsets, projections, roof overhangs, and/or recesses. (See illustrations for guidance)	A2.1(p17)		
13	Changes in roof pitch and heights shall be accompanied by plan offsets. Building facades shall be articulated at a minimum every 50 feet in length with a change in the depth of the wall plane and shall include at least one of the specified architectural features: vertical columns, covered recessed areas, loggia and/or veranda. (See illustrations for guidance)	A2.1(p17)		
14	Building entrances shall incorporate at least one of the following specified architectural features: porches, loggias, or arbors.	A2.5(p20)		
Multi-Building Projects				
15	Facades and roof lines facing public streets and parking areas, shall be finished in the same colors, and materials as that of the principal building.	A2.2(p18)		
16	If visible from a public street, rear facades shall be finished in the same colors and materials as that of the principal sides of the building(s).	A2.2(p18)		
Elevations & Building Façade Materials				
17	Building material changes shall only occur when there is a change in façade articulation or use of an architecture element on the façade, including a chimney, projection, or pilaster. (See illustration for guidance)	A2.3(p18)		
18	The building walls shall consist of at least one of the following building materials: <ul style="list-style-type: none"> • Brick, adobe brick, and native stone • Concrete and concrete masonry with textured surfaces and brown, tan, green, or grey colors • Wood siding • Cement plaster (stucco) • Exposed timber structural members 	A2.3(p18)		



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	ARCHITECTURAL DESIGN STANDARDS	Guideline Reference	Y/N	Comments
19	The following building materials are prohibited: <ul style="list-style-type: none"> • Large, unbroken areas of glass longer than 50 feet, except at pedestrian level store fronts • Glazed masonry in a primary (red, yellow, or blue colors) and a secondary color (orange, green, or purple colors) • Glass curtain walls 	A2.3(p18)		
20	Windows and doors shall be recessed to create shadow lines. (See illustration for guidance)	A2.5(p20) B2.2(p41)		
21	Corner buildings in the Main Street district shall use corner entries. (See map and illustration for guidance)	B2.2(p42)		
22	If false fronts are provided for buildings along Main Street, they shall have a maximum height of one and a half times the story height. (See map for guidance)	B2.2(p42)		
23	In the Main Street District, building facades shall be articulated at least every 50 feet in length with a change in wall plane and shall include at least one of the following specified architectural features: vertical columns, covered recessed areas, loggia, and veranda. (See map for guidance)	B2.2(p40)		
24	In the Main Street District, roof lines shall be used to create shadow patterns over building form, building mass, and elevations.	B2.2(p41)		
25	In the Ramona Village, the clear glass façade area shall be greater than 50 percent of the façade on the first floor. On each upper level, there shall be more wall area than glass area per level. (See illustration for guidance)	B2.2(p41)		
26	If the rear or side of building is used as an entry, or is visible from the public street, it shall be finished with the same materials, colors and architectural treatments as the front elevation.	B2.2(p41)		
	Roof Forms			
27	Sloped roofs greater than 50 feet in length shall have a break in plane, or other treatments that will break the roof's continuous line and surface. (See illustration for guidance)	A2.4(p19)		
28	Outside of the Ramona Village, gabled, hip, or shed roof forms shall have a moderate to steep pitch that is a minimum of 4:12.	A2.4(p19)		
29	Eaves and roof overhangs shall have a minimum depth of two feet.	A2.4(p20)		



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	ARCHITECTURAL DESIGN STANDARDS	Guideline Reference	Y/N	Comments
30	<p>Roofs shall consist of one of the following materials:</p> <ul style="list-style-type: none"> • Clay tiles • Concrete tiles • Composition shingles (laminated shingles made from fiberglass and asphalt) • Fire treated wood shakes and shingles, if Class "C" • Standing seam or corrugated metal 	A2.4(p20)		
31	<p>The following materials are prohibited:</p> <ul style="list-style-type: none"> • Primary colors (red, yellow, or blue colors) when used with a secondary color (orange, green, or purple) • Red-, orange-, or yellow-colored glazed tiles • Highly reflective materials, not including solar panels and/or materials permitted in checklist standard #18 or #30 	A2.4(p20)		
32	<p>In the Main Street District, parapets or end gables shall face the public street. (See illustration for guidance)</p>	B2.2(p41)		
	Fences & Walls			
33	<p>Fences and walls greater than three feet high that face public streets shall provide a minimum of five feet deep landscaped buffer on the street facing side of the wall. If solid walls are used to buffer traffic noise, which shall be limited to the need to reduce sound levels to 67 dB(A), the walls shall have a change of plane at a minimum of every 50 feet in length. (See illustration for guidance)</p>	A2.7(p21)		
34	<p>Walls on sloping terrain shall be stepped at minimum 50-foot intervals to follow the terrain.</p>	A2.7(p21)		
35	<p>Wall and/or fencing shall be made of at least one of the following materials:</p> <ul style="list-style-type: none"> • Native stone • Masonry or masonry with cement plaster finish • Cement plaster over framing • Wrought iron • Wood • Brick 	A2.7(p21)		
36	<p>The following wall and/or fencing materials shall be prohibited:</p> <ul style="list-style-type: none"> • Chain link or open wire, except where screened by landscape that satisfies screening requirements in Section 6700 • Corrugated metal • Red, orange, or yellow colored plastic- or plastic-coated materials • Reed materials 	A2.7(p22)		



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LANDSCAPE DESIGN STANDARDS		Guideline Reference	Y/N	Comments
48	There shall be a landscaped area, which is a minimum of five feet in depth, between the perimeter of the parking lot and the building, rear and/or interior side property lines This area shall be landscaped with trees and shrubs, except if used as a pedestrian walkway.	B3.3(p47) D.6(p58)		
49	A minimum of one tree shall be provided for every 300 square feet of total required planting area. Trees shall be located in one of the following areas: <ul style="list-style-type: none"> In the Ramona Village Side Streets District, between the parking lot and front or side street Side and rear yards, where provided Multifamily-family yards 	B3.3(p46) D.6(p58) E.4(p61)		
50	A minimum of one tree is provided for every 200 square feet of total area between the interior property line and edge of the parking lot.	B3.3(p47) C.3(p52) E.4(p62)		
51	Every parking space shall be located within 30 feet of the trunk of a tree.	B3.3(p47) C.3(p52) D.6(p58)		
52	All required trees shall be a minimum of 24-inch box size, except when an alternative size is specified by another standard in this checklist.	B3.2(p46) C.3(p52) D.6(p58) E.4(p61)		
53	<ul style="list-style-type: none"> Shrubs shall provide a visual screen of a minimum of 30 inches in height after two years growth. 	B3.3(p47) D.6(p58) E.4(p61)		
54	For the following locations a landscape edge zone, which is a minimum of 15 feet wide (20 feet with the Right-of-Way (ROW)), shall be provided along the front and side streets: <ul style="list-style-type: none"> Village Side Streets Main Street (10th and Etchevery Street) Multi-family Projects 	B3.1(p45) C.1(p49) D.5(p55) D.6(p57) E.1(p60)		



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SIGNAGE DESIGN STANDARDS				
		Guideline Reference	Y/N	Comments
General Design Criteria				
55	External Sign illumination shall be a shielded, top mounted, and downward directed light source, and project light on the sign face only.	A6.1(p29)		
56	All signs and sign components shall have a maximum of three colors, in addition to black and white.	A6.1(p29)		
57	No sign, except for a sign installed by a public agency, shall extend into the public right-of-way on sidewalks or streets, except the Ramona Village (See map for guidance).	A6.1(p30) B2.5(p44)		
58	No sign shall be located above the highest portion of the building.	A6.1(p30) B2.5(p44)		
59	Signposts and other structural elements shall be made of wood or metal with white, black, brown, tan, green, or grey color or clear stain finish.	A6.1(p29)		
Permitted Sign Types				
60	<p>The project signage shall be at least one of the following types:</p> <ul style="list-style-type: none"> • Awning Valance: A sign or graphic attached to or printed on an awning’s valance (not permitted in multi-family) • Monument: A sign supported by one or more uprights of braces on the ground, not exceeding four feet in height (not permitted in the Ramona Village) • Hanging: A sign attached to and located below any eave, canopy, or awning (not permitted in multi-family) • Kiosk: A freestanding structure which has one or more surfaces, not exceeding eight feet in height (not permitted in multi-family) • Projecting: Any sign which projects from and is supported by a wall of a building with the display surface of the sign perpendicular to the building wall (not permitted in multi-family) • Wall: A sign affixed directly to an exterior wall or fence • Window: A sign affixed to or behind a window, no larger than 25% of the window on or behind which it is displayed (not permitted in multi-family) • Single Pole Hanging Sign: A sign which is suspended from a horizontal arm which is attached to a pole no higher than six feet in height <p>(See illustrations for guidance)</p>	A6.2(p30)		



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		Guideline Reference	Y/N	Comments
	SIGNAGE DESIGN STANDARDS			
	Prohibited Sign Types			
61	<p>The following signs are prohibited:</p> <ul style="list-style-type: none"> • Roof and parapet signs (except on a building parapet located in the Main Street District) • Plastic signs, except where plastic is used only as raised letters • Back-lit signs • Pole signs over ten feet high • Portable or mobile signs except when used by a ground-floor tenant including a restaurant sandwich board or similar • Signs that cover architectural features 	A6.2(p31)		
	Multi-Family Residential-Only Development			
62	The following sign types are permitted: Wall, Single Pole Hanging, or Monument.	A6.3(p31)		
63	There is a maximum of one sign per multi-family residential development entry from a public street or road.	A6.3(p31)		
64	Each sign area is limited to 10 square feet for projects of less than 25 dwelling units, and 25 square feet for projects with 25 or more dwelling units.	A6.3(p31)		
	Main Street District Signage			
65	Neon signs shall be mounted on solid backing.	B2.5(p44)		
66	No sign length shall exceed 50 percent of the building façade.	B2.5(p44)		



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	LIGHTING DESIGN STANDARDS	Guideline Reference	Y/N	Comments
	Prevent Glare, Preserve Night Sky			
67	All outdoor lighting shall be directed downward.	A7.1(p32)		
68	Service area lighting shall not provide direct lighting beyond the site boundaries.	A7.1(p32)		
69	All outdoor lighting fixtures shall be fully cut-off, downward directed with the light shielded so that no light is emitted above the lowest light emitting part of the fixture.	A7.1(p32)		
	Size, Color & Materials			
70	All luminaires in residential parking areas shall be a maximum of 15 feet in height.	A7.2(p32)		
71	Overhead walkway lighting shall be between eight to 12 feet in height and shall have shatter proof coverings.	A7.3(p32)		
72	In the Main Street District and the Old Town Ramona, historic streetlight fixture shall be used. (See illustration and map for guidance)	B2.4(p43)		



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		Guideline Reference	Y/ N	Comments
73	Where alleys exist, all service areas, delivery entrances, loading docks, and refuse facilities shall be located off the alley.	A8(p33)		
74	Trash containers and outdoor storage areas shall be screened from view from public streets and pedestrian areas. The screen provided for trash containers shall be made of the same material as the principal buildings.	A8(p33)		
75	Utility meters shall be in service areas or screened.	A8(p33)		
76	Exterior surface mounted utility boxes shall be painted the same color as the building or shielded from view by screens made of the same material as the principal building.	A8(p33)		
77	Mechanical equipment, roof mounted equipment satellite dishes, communication devices, and other equipment (not including solar panels) shall be screened from view of public streets and pedestrian areas.	A8(p33)		
78	If mounted on flat roofs, solar panels shall be screened from view of adjacent public streets and pedestrian walkways at ground level.	A8(p33)		
79	Roof mounted equipment, except for solar panels, shall be enclosed in a housing made of the same material and color as the principal building and screened from view of adjacent public streets and pedestrian walkways at ground-level.			



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MULTI-FAMILY RESIDENTIAL-ONLY DESIGN STANDARDS				
		Guideline Reference	Y/N	Comments
80	A landscape edge zone, which is a minimum 15 foot wide (20 foot with ROW), shall be provided along all front and side street property lines. (See illustration for guidance)	D.1(p53) D.6(p57)		
81	Dwelling units facing the street shall have one of the following entry features: <ul style="list-style-type: none"> • front porches • patios • terraces are provided on the street 	D.2(p53)		
82	Living spaces shall be at grade, or not more than half stories above ground level.	D.2(p54)		
83	The following materials are prohibited for the required Group Usable Open Space minimum of 100 square feet per dwelling unit that shall be provided: <ul style="list-style-type: none"> • Concrete, except for ball courts or similar • Asphalt There shall be at least one children’s play area of 400 square feet for the first 25 units, plus 100 square feet for each additional 25 units shall be provided.	D.3(p54)		
84	A minimum of 100 square feet of Private Usable Open Space, per dwelling unit shall be provided, and shall include the following: <ul style="list-style-type: none"> • Private spaces shall have a minimum dimension of eight feet in any plan direction • Ground level spaces shall be screened from public view • Living spaces shall open directly onto outdoor spaces 	D.4(p54)		
85	Garage doors shall not face a public street, except when located on a corner lot with less than 100 feet of frontage. In this case, a garage shall open onto a side street.	D.5(p55)		
86	Projects with a common enclosed parking garage shall have a maximum of one garage door that opens on a public street.	D.5(p55)		
87	Carports and garage design shall be made of one or more of the materials on the principal building.	D.5(p55)		
88	Views to parking areas shall be screened from public streets and usable open space areas.	D.5(p55)		
89	Surface parking areas shall be designed as Parking Courts with a maximum of 10 parking spaces in a row (a total maximum of 20 parking spaces). There shall be a 20-foot planted front yard between the parking court and the street. (See illustration for guidance)	D.5(p55)		
90	For every 10 continuous perpendicular or angled parking spaces, a planted pocket shall be provided. The planted pocket shall be a minimum of one parking space wide and planted with at least one tree.	D.5(p56)		



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	MULTI-FAMILY RESIDENTIAL-ONLY DESIGN STANDARDS	Guideline Reference	Y/N	Comments
91	New roads shall be planted with street trees spaced at minimum 25 feet to maximum 30 feet on center.	D.6(p57)		
92	Landscaped pockets shall be provided between adjacent double garage doors. A landscaped pocket shall be a minimum of four feet wide and four feet deep and shall include at least one tree.	D.5(p56)		



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Project Review Comments Page – Please note the number of the referenced standard and insert comments as needed.

Example:

2	<i>Not applicable – there is no room for a courtyard on this site.</i>
115	<i>The street trees along the primary frontage are planted at regular intervals, while others are clustered in natural groupings along scenic roadway.</i>

Comment on Checklist Standard



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Applicant hereby agrees to comply with the applicable design review checklist standards; all applicable Federal, State, and Local laws and regulations, including but not limited to the County’s Centerline, Watershed Protection, and Landscape Ordinances, for the life of the project, or until modified by a subsequent development approval; and he/she understands that additional changes to the project may be required prior to issuance of a building permit to ensure compliance with these regulations.

Applicant

Date

The Ramona Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.

Chairman, Design Review Board

Date

Project and Property Owner Information:

APN(s): _____ Project Address: _____

Owner's Name: _____ E-mail: _____ Phone: _____

Owner’s Mailing Address: _____

Agent's Name: _____ E-mail: _____ Phone: _____

(If applicable)

Agent’s Mailing Address: _____

Brief description of the project:



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