

V2 VILLAGE 2 ZONE

8200 INTENT

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

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

8202 PERMITTED USES

The following use types are permitted by the V2 Zone:

a. Civic Use Types.

- Administrative Services
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Minor Impact Utilities
- Parking Services
- Religious Assembly
- Small Schools

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales: Horticultural Sales
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Light Equipment
- Automotive and Equipment: Sales/Rentals, Light Equipment
- Business Support Services
- Communications Services
- Financial, Insurance and Real Estate Services
- Medical Services
- Personal Services, General
- Repair Services, Consumer
- Retail Sales: General

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Retail Sales: Specialty  
Spectator Sports and Entertainment: Limited

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8203 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the V2 Zone subject to the limitation stated after the use type.

a. Residential Use Types.

Family Residential

Limited to dwellings that are located in conjunction with a second principal use that is primarily used for business purposes within or on the same structure, lot or parcel. All residential uses in the V2 Zone shall require Site Plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

1. Site Plan Review Required. Prior to the issuance of any building permit, grading permit or construction of any structure or conversion of any existing structure for use as a Family Residential Use Type in the V2 Zone, a Site Plan of the proposed structure shall be submitted to the Director for review, evaluation and approval.
2. Content of the Site Plan. Application for Site Plan review shall be submitted to the Director and shall be accompanied by such data and information as he may require including maps, plans, drawings, sketches and documented material as is necessary to show:
  - a) Boundaries and existing topography of the property, and adjoining or nearby streets;
  - b) Location and height of all existing buildings and structures, existing trees and the proposed disposition or use thereof;
  - c) Location, height, building elevations, and proposed use of all proposed or existing structures, including lighting, walls, fences and freestanding signs, and location and extent of the building site;
  - d) Location and dimensions of ingress and egress points, interior roads and driveways, parking areas, and pedestrian walkways;
  - e) Location and treatment of important drainage ways, including underground drainage systems;

- f) Proposed grading and removal of natural materials, including finished topography of the site;
  - g) Proposed landscaping plan including the location of exterior lighting fixtures and underground fuel storage facilities and aboveground pumps, if proposed.
3. Site Plan Review Criteria. The Site Plan shall be reviewed and evaluated by the Director for conformance with the following criteria.
- a) Residential uses shall be located and designed so they are buffered from potentially adverse impacts created by adjacent, commercial and industrial uses.
  - b) Impacts to be addressed shall include noise, odors, lighting, air quality, visual quality and vibration.
  - c) Building and structures shall use construction methods such as windows and building materials that will reduce noise generated by the business and will reduce noise that may impact the residential use.
  - d) Landscape buffers shall be utilized where appropriate to screen views from the residential use to visually undesirable portions of adjacent businesses. Landscaping shall be capable of reaching a height that will provide screening of views within one year of installation. To reduce fire hazards, plant material used shall not be on the North County Fire Protection District's Undesirable Plant List.
  - e) Lighting of the business use shall not excessively spill over into the residential use.
4. Site Plan Permit Exemption. An exemption from the Site Plan permit requirement of Section 8203.a.1 may be granted by the Director under either of the following circumstances:
- a) If it is determined that the nature of a proposed project is such that subjecting it to the Site Plan review process would not materially contribute to the attainment of the intent of the criteria listed in Section 8203.a.3 or that all of the purposes and requirements of the Site Plan have been fulfilled by an existing approved discretionary permit. In making a decision on such a Site Plan permit exemption due consideration shall be given to the recommendation of the appropriate Design Review Board. Such recommendation shall be

in writing, signed by the Chairperson or other member of the Review Board who has been authorized by the Review Board to sign Site Plan permit exemption recommendations, and shall be accompanied by a copy of the project plans upon which the recommendation was based. Site Plan permit exemption requests shall be transmitted by the applicant to the Review Board using a form approved by the Director for that purpose. If no recommendation is received by the Director from the Review Board within 45 days following the Review Board's receipt of the request, the Director may make a decision without the Review Board's recommendation.

- b) If all of the purposes and requirements of the Site Plan will be fulfilled by a concurrent discretionary permit which will be reviewed by the appropriate Design Review Board.

No building permit shall be issued for a project for which the Site Plan permit exemption has been granted except pursuant to plans bearing the Director's stamp granting such exemption. No deviation from aspects of such plans pertinent to the criteria listed in Section 8203.a.3, such as materials, landscaping, site design and lighting, shall be permitted without prior recommendation of the appropriate Design Review Board and approval of the Director.

Group Residential – Allowed in conjunction with a school where housing facilities are used by registered students of the school. The associated school facility does not have to be located on the same lot.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services – Not to exceed 1,500 square feet

Eating and Drinking Establishments – No drive-through

Food and Beverage Retail Sales – Not to exceed 2,000 square feet

Laundry Services – Limited to drycleaning plants and laundries that provide retail services only, use only non-flammable solvents and employ not more than 10 people.

Participant Sports and Recreation: Indoor – Not to exceed 2,000 square feet

Transient Habitation: Lodging – Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8204.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 20 cubic feet and equipment to 25 horsepower at any one time.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

8204 USES SUBJECT TO A MINOR USE PERMIT

The following use types are permitted by the V2 Zone upon issuance of a Minor Use Permit:

a. Commercial Use Types.

Transient Habitation: Lodging (uses exceeding 20 bedrooms)

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8205 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the V2 Zone upon issuance of a Major Use Permit:

a. Civic Use Types.

Major Impact Services and Utilities

b. Commercial Use Types.

Research Services

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8220 SITE DEVELOPMENT REGULATIONS

Properties within the V2 Zone shall be subject to the following site development regulations:

a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

b. Density

The Density Regulations beginning at Section 4100 shall apply to the Village 2 Zone.

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

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c. Lot Area

No minimum or maximum lot area.

d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the V2 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the V2 Zone.

1.5 (the floor area of all buildings on-site may not exceed 1.5 times the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the V2 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the V2 Zone should maintain a continuous building façade and buildings should maintain a zero front yard and exterior side yard setback. 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)
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet from lot line (permitted)
Rear:	0 feet from lot line (permitted)

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

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

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1. Automotive and Equipment: Sales/Rentals, Light Equipment. Providing that the use complies with Section 8230.d. of the Fallbrook Village 2 Zone Parking Regulations.
2. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés 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 Village Parking Regulations.
3. Parking Services
4. Automotive and Equipment: Parking

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the V2 Zone shall be included in the definition of "Residential Zones."

n. On-Premise Sign Regulations

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All property with the V2 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8230            PARKING REGULATIONS

- 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. To achieve this purpose, all of the Village 2 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 V2 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761). In the V2 Zone the number of spaces required by the Parking Schedules in Section 6758 through 6783 may be reduced up to 25%.
- c. Relationship of Required Parking to Building Site. Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. The parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director.
- d. Location of Parking on Building Site.
  - 1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:
    - a) No farther than 100 feet from the visitors' entrance and be readily visible. (Refer to 2010 California Green Building Standards Code Section 5.106.)
    - b) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).

- c) As close to the building entrances as is practical without interfering with pedestrian traffic.
    - d) At ground level.
  - 2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8230 c. that does not have a building on the same legal parcel.
  - 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.
  - 4. Exceptions. A Use Permit, Variance Or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8230 d.1 – 3 above.
- e. Parking Space Dimensions.
- 1. The minimum dimensions for parking spaces shall be as specified in Section 6792 of the Zoning Ordinance. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
  - 2. Accessible Parking. At least one space of the required parking, if any, in any parking area shall be designed for accessible parking as specified in the California Building Code. Such spaces shall be located along the shortest accessible route of travel between such spaces and the entrance of the use or structure, and shall be reserved and designated for disabled persons. The total number of required accessible spaces shall be that specified by the California Building Code as contained in Title 24 of the California Code of Regulations.
- f. Design Standards for Off-Street Parking. Parking spaces and areas shall meet the following design and improvement standards:
- 1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in Section 6792 of the Zoning Ordinance. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany Site Plan applications and building construction plans.

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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 and the County Water Conservation in Landscaping Ordinance.
3. Parking Design. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Section 6792 of the Zoning Ordinance. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

(Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)

(Amended by Ord. No. 10251 (N.S.) adopted 2-6-13)