ORDINANCE NO. 3285

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, EXTENDING ORDINANCE NO. 3275, AN URGENCY ORDINANCE CONSISTING OF AN AMENDMENT TO THE ONTARIO MUNICIPAL CODE, FILE NO. PDCA24-001, AMENDING THE REFERENCE SECTION OF THE ONTARIO DEVELOPMENT CODE ESTABLISHING MULTIPLE-FAMILY RESIDENTIAL AND MIXED-USE RESIDENTIAL OBJECTIVE DEVELOPMENT AND DESIGN STANDARDS.

WHEREAS, at the regular public meeting on June 4, 2024, the City Council of the City of Ontario found that the protection of the public safety, health and welfare of the City required the City Council to adopt Ordinance No. 3275, an interim urgency ordinance consisting of an amendment to the Ontario Municipal Code, File No. PDCA24-001, which amended the reference section of the Ontario Development Code establishing multiple-family residential and mixed-use residential objective development and design standards; and

WHEREAS, pursuant to Government Code Section 65858, Ordinance No 3275, as an interim urgency ordinance, expires 90 days after approval on September 3, 2024, unless the City Council, by a four-fifths vote, after notice has been given pursuant to Government Code Section 65090 and a public hearing conducted, extends Ordinance No. 3275 for 9 months to expire on June 3, 2025; and

WHEREAS, City staff intends to undertake further study and present its recommendations to the City Council regarding permanent revisions to the City's regulatory scheme pertaining to objective development and design standards, consistent with the goals and policies of the City's General Plan, California Planning and Zoning Law, and the provisions of California Government Code Section 65858; and

WHEREAS, for the last several years, the State has enacted housing-related statutes that either limit or prohibit the use of local subjective standards for new development; and

WHEREAS, the City has historically regulated new housing development through a mix of subjective and objective standards to ensure that each project is reasonable and compatible with surrounding uses and City goals and objectives; and

WHEREAS, the City's current objective standards on their own are not sufficient to ensure that new housing development is reasonable or compatible; and

WHEREAS, as state law has evolved to increasingly limit the City's use of subjective standards, the need for more and more-thoughtful objective standards has become urgent; and

WHEREAS, specifically the approval of multiple-family residential and mixed-use residential development projects in various zoning districts based solely on the default standards currently in the City's Development Code, without additional appropriate objective regulations governing project design, site planning, building massing, height, setback, landscape, building type, architectural review, and similar criteria, threatens to adversely impact the character of existing neighborhoods and to negatively impact property values, personal privacy, and fire safety; and

WHEREAS, the City desires now to amend its local regulatory scheme to provide reasonable and appropriate objective standards, in compliance with state law and the City's own adopted housing element; and

WHEREAS, Government Code Section 65589.5 mandates that local governments facilitate the approval of housing development projects through the application of objective development and design standards, ensuring transparency, predictability, and fairness in the approval process; and

WHEREAS, to protect public safety, health, and welfare, the City Council may adopt this ordinance as an urgency measure in accordance with Government Code section 36937(b) and the City of Ontario Municipal Code; and

WHEREAS, the urgency ordinance will allow the City to respond and impose consistent development standards to address the anticipated increase in housing development project applications. The ODDS adoption by urgency ordinance be followed at the earliest possible time by a non- urgency ordinance that will be considered for approval by the Planning Commission before returning to the City Council for ultimate adoption; and

WHEREAS, Ordinance No. 3275 has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND ORDAINED by the City Council of the City of Ontario, as follows:

SECTION 1: *Incorporation of Recitals.* The recitals above are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. *Environmental Determination and Findings.* Adoption of this urgency ordinance has been assessed under CEQA and is deemed exempt based on CEQA Guidelines Section 15183, as it involves the adoption and implementation of Design Standards. This falls under the exemption for Projects Consistent with a Community Plan, General Plan, or Zoning, as it directs staff to adopt standards aligned with the General Plan Housing Element policy for multiple-family residential development. The determination relies on Section 15004, providing guidance on the timing of environmental review. While projects using the Design Standards may need environmental documents, the adoption of Objective Development and Design Standards is exempt from CEQA as it won't significantly impact the environment. Staff recommends City Council acknowledge the exemption, accept the NOE, and instruct staff to file the document under CEQA and the CEQA Guidelines (14 CCR Section 1500, et seq.).

SECTION 3: *General Plan Consistency.* This ordinance is, as a matter of law, consistent with the City's General Plan under the principles, goals and policies contained within the Vision, Governance, Policy Plan (general plan), and City Council Priorities components of The Ontario Plan ("TOP"). More specifically, the goals and policies of TOP that are furthered by the proposed Project are as follows:

(1) City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Operate in a Businesslike Manner

(2) Vision.

Distinctive Development:

- Commercial and Residential Development
  - ➢ Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.

(3) Policy Plan (General Plan)

Land Use Element:

- Goal LU-1 Balance. A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.
  - ➢ LU-1.1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, foster the development of transit, and support the expansion of the active and multimodal transportation networks throughout the City.

Housing Element:

- Goal H-2 Housing Supply & Diversity. Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

  - H-2.5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices, and other best practices.

  - H-2.6 Infill Development. We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

Community Economics Element:

- Goal CE-1 Complete Community: A complete community that provides for all incomes and stages of life.

  - CE-1.6 Diversity of Housing. We collaborate with residents, housing providers, and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to encourage the development of housing supportive of our efforts to attract business in growing sectors of the community while being respectful of existing viable uses.

- Goal CE-2 Placemaking: A City of distinctive neighborhoods, districts, corridors, and centers where people choose to be.

  - CE-2.1 *Development Projects*. We require new development and redevelopment to create unique, high-quality places that add value to the community.

  - CE-2.4 *Protection of Investment*. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

Community Design Element:

- Goal CD-1 Image & Identity: A dynamic, progressive city containing distinct and complete places that foster a positive sense of identity and belonging among residents, visitors, and businesses.

  - CD-1.1 *City Identity*. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing, enhancing, and preserving the character of our existing viable neighborhoods.

- CD-1.2 Place Types. We establish Place Types in urban, mixed use, and transit-oriented areas to foster the City's identity as a premier community and require new development within each Place Type to incorporate prescribed urban patterns, forms, and placemaking priorities.

- Goal CD-2 Design Quality. A high level of design quality resulting in neighborhoods, public spaces, parks, and streetscapes that are attractive, safe, functional, human-scale, and distinct.

  - CD-2.1 Quality Building Design and Architecture. We encourage all development projects to convey visual interest and character through:

    - Building volume, massing, and height to provide context-appropriate scale and proportion;

    - A true architectural style which is carried out in plan, section, and elevation through all aspects of the building and site design and appropriate for its setting; and

    - Exterior building materials that are articulated, high quality, durable, and appropriate for the architectural style.

  - CD-2.8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintaining visibility and accessibility, and using lighting.

  - CD-2.9 *Landscape Design*. We encourage durable, sustainable, and drought-tolerant landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

  - CD-2.10 *Parking Areas*. We require all development, including single-family residential, to minimize the visual impact of surface, structured, and garage parking areas visible from the public realm in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include:

    - Structured parking: facade articulation, screening, appropriate lighting, and landscaping; and

    - Garage parking: providing access to single-family residential garages through alley access, recessing garages from the frontage to emphasize front doors or active living spaces.

- Goal CD-3 Urban, Mixed Use, and Transit-Oriented Place Types: Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.

- CD-3.4 Context-Aware and Appropriate Design. We require appropriate building and site design that complements existing development, respects the intent and identity of the Place Type, and provides appropriate transitions and connections between adjacent uses to ensure compatibility of scale, maintain an appropriate level of privacy for each use, and minimize potential conflicts.

- CD-3.5 Active Frontages. We create lively pedestrian streetscapes by requiring primary building, business, and residential entrances, outdoor dining, and storefronts be located on ground floors adjacent to sidewalks or public spaces and designed to maximize safety, comfort, aesthetics, and the intended functionality (as defined by the Place Type).

SECTION 4. *Extension.* In accordance with the authority granted to the City of Ontario by California Government Code Section 65858 and for the reasons set forth herein above, the interim urgency ordinance enacted by Ordinance No. 3275, adopted by the City Council on June 4, 2024, is extended for 10 months and 15 days from the expiration of the initial 45-day period to and including June 3, 2025.

SECTION 5. *Concluding Facts and Reasons.* Based on the substantial evidence presented to the City Council during the above-referenced hearing, and the specific findings set forth in the Recitals, and Sections 1 through 4, above, the City Council hereby concludes as follows:

(a) This extension is a matter of City-wide importance, is a reasonable and necessary measure designed for the immediate preservation and protection of the public health, safety or welfare of the community, and is in accord with the public purposes and provisions of applicable State and local laws and requirements; and,

(b) The extension is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. Staff has thoroughly reviewed the extension and the conditions under which it will be implemented, and has determined the proposed extension to be consistent with the applicable goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

(c) The extension would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

SECTION 6. *City Council Action.* Based upon the findings and conclusions set forth in the Recitals and Sections 1 through 5, above, the City Council finds and determines pursuant to California Government Code Section 65858 that adoption of this ordinance is necessary for the immediate preservation of the public health, safety, and welfare, and to prohibit uses in conflict with zoning regulations pertaining to objective development and design standards for multiple-family and mixed use development currently being studied and contemplated by the City.

SECTION 7. *Custodian of Records.* The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 8. *Severability.* If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 9. *Effective Date.* The extension of the interim urgency ordinance enacted by Ordinance No. 3275, adopted by the City Council on August 20, 2024, shall take effect immediately, extending the interim urgency ordinance for 10 months and 15 days to and including June 3, 2025.

SECTION 10. *Publication and Posting.* The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within 15 days following the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this 20th day of August 2024.

PAUL S. LEON, MAYOR

ATTEST:

SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Urgency Ordinance No. 3285 was duly introduced and adopted at the regular meeting of the City Council of the City of Ontario held on the 20th day of August 2024, by the following roll call vote, to wit:

AYES:	MAYOR/COUNCIL MEMBERS:	LEON, PORADA, WAPNER, BOWMAN AND VALENCIA
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	NONE

SHEILA MAUTZ, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Urgency Ordinance No. 3285 duly passed and adopted by the Ontario City Council at their regular meeting held August 20, 2024, and the summaries of the Ordinance were published on August 27, 2024 and September 3, 2024 in the Inland Valley Daily Bulletin newspaper.

SHEILA MAUTZ, CITY CLERK

(SEAL)

Ordinance No. 3285

CITY OF ONTARIO SOUTHERN CALIFORNIA

City of Ontario

Residential Objective Development & Design Standards

Urgency Ordinance | June 2024

Date: June 4, 2024

Chapter 1. Introduction

Development and design standards regulate the intensity, style, size, and orientation of development. Objective design standards are quantifiable, verifiable, and measurable, offering a predictable and fair process for housing approvals. This document aims to streamline and endorse housing design that aligns with community consistency.

1.1 Purpose

The Objective Development and Design Standards (ODDS) introduced in this document align with The Ontario Plan (TOP) Policy Plan (general plan) and the Ontario Development Code to provide objective standards for streamlined ministerial approval of residential multiple-family and mixed-use development projects consistent with state law and implementation of TOP goals and policies.

The purpose of the Residential ODDS meets 2 primary objectives to:

1. **Comply with state law.** The ODDS provide standards for design, construction, review, and approval of multiple-family residential and mixed-use development, consistent with state law.
2. **Implement TOP's Policy Plan.** The ODDS implement the multiple-family residential and mixed-use land use designations in the Land Use Element and the policies in the Community Design Element, including the vision and intended outcomes of Place Types identified in Figures CD-01 through CD-07.

1.2 Who is this document for?

This document is intended for developers and property owners in the development of real property in the City of Ontario. It serves as a guide for clear communication between property owners, designers, developers, and City staff outlining the key elements of quality design. For property owners, it offers a concise understanding of design elements that are consistent with the Policy Plan and required by the Development Code.

1.3 Applicability

In addition to any objective standards imposed through the underlying base zone, the ODDS document provides standards for housing developments limited to the following areas (refer to the Policy Plan Land Use Plan Exhibits LU-01, LU-04, and CD-01 and the official Zoning Map):

- **Multiple-Family Development.** Applies to all multiple-family residential categories as shown on Policy Plan Land Use Plan Exhibit LU-01 (LMDR, MDR, and HDR, and Mixed-Use land use designations).

- **Mixed-Use Development.** Applies to mixed-use categories as shown on Policy Plan Land Use Plan Exhibit LU-01and associated Place Types as shown on Exhibit CD-01.

1.4 User guide

1. **Identify TOP Policy Plan land use designation and zoning district.**
    a. Refer to Exhibit LU-01 Land Use Plan and identify land use designation.
    b. Refer to the Official Zoning Map to verify zoning and whether the project falls within the Specific Plan or Planned Unit Development (PUD) and adhere to the standards outlined in each document.
    c. Development applications shall utilize ODDS wherever PUD or Specific Plan standards are silent.
2. **Apply multiple-family (Chapter 2) or mixed-use (Chapter 3) development standards.**
3. **Select architecture (Chapter 4).**
    For each project type select 1 of the following 6 styles: Mission-Spanish Colonial Revival, Craftsman, American Mercantile, Tuscan, Modern, or Farmhouse.
4. **ODDS checklist.**
    Fill out ODDS checklist.

Chapter 2: Multiple Family Standards

2.1 Site design standards

2.1.1 Site design

Lot lines. The lines bounding a lot. The classifications of "Lot Line" are as follows:

a. **Front.** This line separates the narrowest street frontage of a lot from a public or private street right-of-way.
b. **Interior "side"**. Any lot line that is not a front or rear lot line and does not border a public or private street right-of-way.
c. **Rear**. The lot line opposite and farthest from the front lot line. In the case of an irregularly shaped lot, a straight line shall be drawn to determine the rear lot line.
d. **Street side.** Any lot line that is not a front or rear lot line, and which abuts a public or private street right-of-way.

2.1.2 Site access

1. **Alleys.** Vehicular access to the on-site parking areas shall be from the alley.
2. **Roadway inclusion**. Pedestrian access from the public right-of-way must include sidewalk on both sides of the driveway.

2.1.3 Parking

A. Placement on site

Parking shall be designed in compliance with the applicable standards contained in Division 6.03 (Off-Street Parking and Loading) of the Ontario Development Code, except as modified by the following:

1. **Surface parking**
   a. **Setbacks**. Surface parking lots adjacent to public or private streets shall include a landscaped and irrigated setback a minimum of 5 feet in width measured from property line, or aligned with the building façade, whichever is greater.
   b. **Orientation**. Surface parking lots shall be located at the rear, side, or internal lot lines and away from the front lot line.
2. **Above-ground parking structures.** Ground-floor parking shall be sited behind residential, office, or commercial spaces.
3. **Semi-subterranean parking.** A semi-subterranean garage shall not extend beyond the building frontage line and shall not extend higher than 4 feet above sidewalk grade.
4. **Subterranean parking.** A subterranean parking structure may extend to all property lines.
5. **Private residential garages.** Each private garage must have vehicular access from an alley, side street, or motor court.

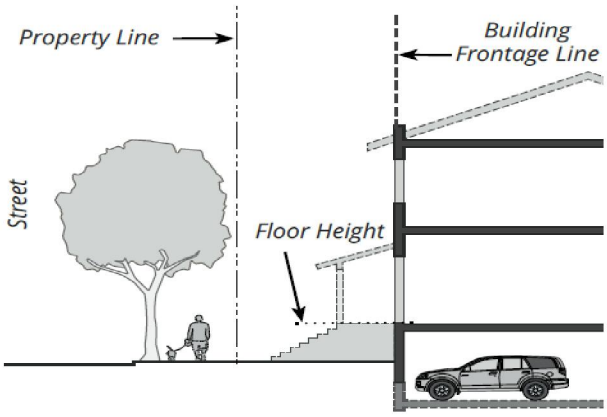


Figure 2.1-1 Semi-subterranean parking

B. Surface parking lot design

Surface parking lots shall be designed in compliance with the applicable standards contained in Division 6.03 (Off-Street Parking and Loading) of the Ontario Development Code, except as modified by the following:

1. **Screening**
    a. **Street-adjacent parking lots.**
        i. A street-adjacent surface parking lot shall be screened from view by a low wall or hedge no higher than 3 feet in height.
        ii. Walls and hedges must be a minimum 18 inches from the back of the sidewalk.
        iii. Landscaped berms are prohibited.
    b. **Neighboring parcels.** Views from neighboring properties shall be screened with trees and shrubs.
2. **Landscape.** Landscaping materials shall be applied in compliance with the applicable objective parking lot landscape standards contained in Ontario Development Code Section 6.05.030 (Required Landscape Areas).
3. **Shade structures.** Shade structures, if used, shall match the architectural style of the project buildings.

C. Parking court design

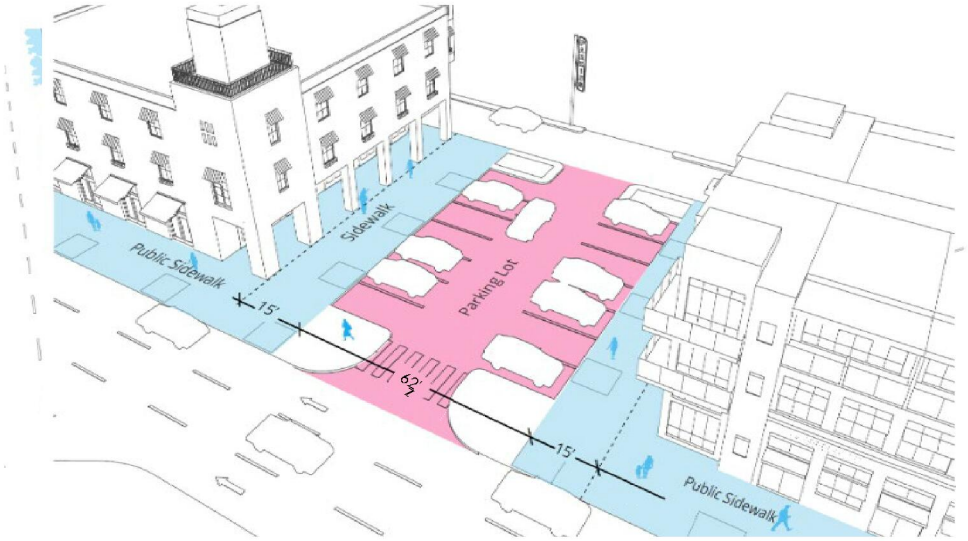


Figure 2.1-2 Parking Court

Design standards

a. The width of the parking court, when measured from 1 building face to the other, shall not exceed 100 feet.
b. The parking court shall consist of only 1 parking bay, and this bay shall not exceed a maximum width of 62 feet.

c. On both sides of the parking court, sidewalks must be established, each with a minimum width of 15 feet. These sidewalks must connect with the adjacent public sidewalk network.

D. Parking structure design

1. **Context-sensitive façade design.** Parking structure façades shall incorporate a minimum 2 design elements using the architectural styles identified in Chapter 4: Architectural styles and adhere to Main Street or Urban and facade design standards applied in *Section 2.2.2 Building Types*.
2. **Parking structure standards**
   a. Any driveway providing access to a parking structure shall have a minimum width of 28 feet.
   b. Single access lane driveways into the structure shall not exceed 14 feet in width.
   c. Parked vehicles shall be screened from view from adjoining streets.
   d. Signs as shall be consistent with Division 8: Sign Regulations of Ontario Development Code.

Figure 2.1-3 Parking structure and façade design

2.1.4 Open space standards

A. Common open space and public frontage

1. **Common open space type requirements.** Common open space shall cover a minimum of 15 percent of the total lot area with the following **exceptions**:
   a. **Close to parks.** Common on-site open space shall not be required for lots within a 1/4-mile of an existing park or plaza a minimum 0.25 acres in size.
   b. **Common open space types.** 1 or more of the common on-site open space types listed under "Common Open Space Types" shall be provided on each lot that has a residential use.
2. **Access and visibility.** At-grade open space shall be accessible and visible from the adjacent ground floor.

B. Common open space types

Forecourt

Design standards

a. A forecourt may occur on any floor and may be used as an allowed method of creating façade massing increments.
b. **Minimum dimensions.** Forecourts shall be a minimum of 15 feet by 15 feet.

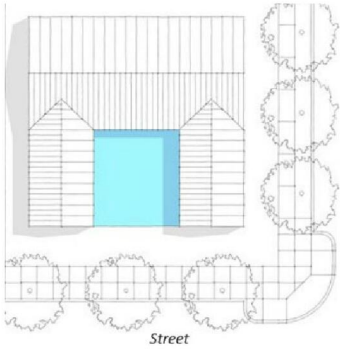


Figure 2.1-4 Forecourt

Side garden

Design standards

a. **Minimum side garden dimensions**: 15 feet by 15 feet.
b. Dooryards, porches, stoops, and architectural elements may encroach into the side garden as follows:
   i. Up to a total of 30 percent of the side garden's width or length.
   ii. A ground-floor encroaching element shall be allowed to project a maximum of 8 feet into the side garden.

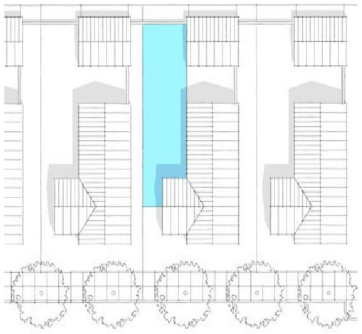


Figure 2.1-5 Side Garden

Court

Design Standards

a. **Minimum dimensions**. All courts shall be a minimum of 20 feet by 30 feet.
b. **Enclosure**.
   i. A court shall have building walls on a minimum 2 sides, while the third and fourth side can be defined by architectural or landscape elements (i.e., low walls, trellises, hedges, or rows of trees).
   ii. A driveway located adjacent to a court shall be screened by architectural elements (e.g., low walls or trellises, hedges, or rows of trees).

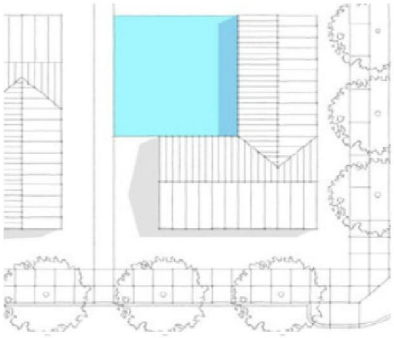


Figure 2.1-6 Court Configuration

c. **Access**
   i. Courts shall be accessed from the street or walkway.
   ii. Units shall be allowed to take direct access through a court.
d. **Encroachments.**
   i. Dooryards, porches, stoops, and architectural elements may encroach into the Side Yard.

ii. A ground floor encroaching element shall not encroach beyond 8 feet of the building's façade into the court.

e. **Common area.** A court shall serve as communal spaces and pedestrian access.

f. **Amenities.** A court shall include a minimum 1 of the following amenities: a seating area, a fountain, a BBQ island, or an outdoor fireplace.

Passage

Design standards

a. Location. Passages shall be provided between buildings or side gardens.

b. Size. Passages shall be a minimum width of 8 feet with minimum of 2 feet of landscape strip on each side.

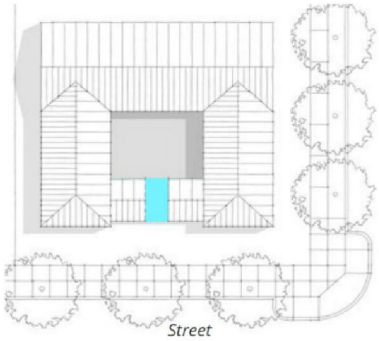


Figure 2.1-7 Passage configuration

C. Private open space

General standards

a. A minimum 60 square feet of private open space shall be provided for each residential unit and a minimum 1 of the private on-site open space types shall be provided.

b. **Exception**: Private on-site open space shall not be required for a project site that is located within 1/4-mile distance of an existing park or plaza that is a minimum 0.25 acres in size.

D. Private open space types

Private roof deck

1. **Description.** A private open space located on the roof of a building dedicated to a single unit.
2. **Design standards.** Minimum dimensions of 7 feet by 7 feet.

Backyard

1. **Description**. A private, landscaped open space located behind each individual unit that is intended to provide passive or active outdoor space for the users of the unit.
2. **Design standards**
   a. **Size**. Minimum dimensions of 20 feet by 15 feet.
   b. **Encroachments**. Encroachment into the backyard is allowed up to 30% of the rear yard area.

Architectural façade elements as private open space

Description. The following elements defined in *Section 2.3 Architectural Façade Elements* may be used to meet on-site private open space requirements.

a. Balcony
b. Terrace Balcony

Entry elements as private open space

Description. The following elements defined in Section 2.4 Entry Elements may be used to meet on-site private open space requirements.

a. Dooryard
b. Porch

2.1.5 Landscaping

General to all. Landscaping materials shall be applied in compliance with the applicable landscape standards contained in Ontario Development Code Section 6.05.030 (Required Landscape Areas).

2.1.6 Fences and walls

Fence and wall heights. Walls and fences shall be designed in compliance with the applicable standards contained in Division 6.02 (Walls, Fences, and Obstructions) of the Ontario Development Code.

2.2 Multiple-Family development standards

The following tables and associated standards for multiple-family development standards covering new residential construction, additions, remodels, or repurposed uses that necessitate an entitlement or building permit from the city. all standards listed under table 2.01 Multiple-Family Development Standards are applicable to all multiple-family projects including projects within mixed-use zones.

Table 2.01: Multiple-Family Development Standards

Requirements	Development Type				Additional Regulations
	Multiple-Family Residential				
	Mixed-Use Building Type				
A. BUILDING DEVELOPMENT STANDARDS					
1. Minimum Setback from Public Street Property Lines	**Urban (25 du/ ac or greater)**	**Neighborhood (Less than 25 du/ac)**	**Housing (Less than 25 du/ac and 5 units or less)**		Note 9
a. Arterial	0 feet	10 feet	14 feet		
b. Collector	5 feet	10 feet	14 feet		
c. Local	5 feet	15 feet	20 feet		
2. Minimum Setback from Interior Project Boundary Property Lines	5 feet				
3. Minimum Setback from Public Alley Property Lines	5 feet				
4. Minimum Setback from Private Drives/Alleyways (from edge of drive aisle)					
a. Living Area	10 feet				
b. Garages and Other Nonhabitable Structures	10 feet				
5. Minimum Setback from Dwellings to Parking Spaces					

Requirements	Development Type	Additional Regulations
	Multiple-Family Residential	
	Mixed-Use Building Type	
a. Living Area	10 feet	
b. Garages and Other Nonhabitable Structures	5 feet	
6. Minimum Setback from Parking Space or Drive Aisle to Wall or Fence	5 feet	
7. Minimum Separation Between Detached Buildings		
a. Dwelling Front to Front	≤ 2-Stories: 25 FT; ≥ 3 Stories: 30 FT unless otherwise specified by massing requirements ("Space between buildings") in Section 2.2.2 Building Types.	Note 5
b. Dwelling Front to Rear	≤ 2-Stories: 25 FT; ≥ 3 Stories: 30 FT unless otherwise specified by massing requirements ("Space between buildings") in Section 2.2.2 Building Types.	Note 5
c. Dwelling Front to Side	≤ 2-Stories: 25 FT; ≥ 3 Stories: 30 FT unless otherwise specified by massing requirements ("Space between buildings") in Section 2.2.2 Building Types.	Note 5
d. Dwelling Side to Side	≤ 2-Stories: 10 FT; ≥ 3 Stories: 15 FT unless otherwise specified by massing requirements ("Space between buildings") in Section 2.2.2 Building Types.	Note 5
e. Dwelling Side to Rear	15 FT; unless otherwise specified by massing requirements ("Space between buildings") in Section 2.2.2 Massing and Façade Design	Note 5
f. Dwelling Rear to Rear	20 FT unless otherwise specified by massing requirements ("Space between buildings") in Section 2.2.2 Building Types.	Note 5
8. Garage to Garage (or other nonhabitable structures)	30 FT – Entry to Entry 30 FT – Entry to Side 10 FT – Side to Side 10 FT – Side to Rear	Note 5
9. Minimum Storage Space	240 CF	Note 4
10. Maximum Street Façade Height		
a. **Downtown District**	35 feet	Note 8
b. **Other Districts & Corridors:**	n/a	
c. **Neighborhood Centers:**	35 feet	
11. Maximum Building Height		
a. **Downtown District**	n/a	Note 8
b. **Other Districts & Corridors:**	n/a	Note 5
c. **Neighborhood Centers:**	60 FT	Note 5
12. Minimum Setback from Major Pipelines	50 FT (to habitable structures)	Note 7

Notes:

1. *An existing lot of record that is substandard as to minimum "project" area and/or dimension(s), shall be permitted all the development rights of the zone in which it is located.*
2. *The density range shall be consistent with the underlying Mix-Used Category identified in Figure LU-04, Mixed Use Areas and defined in Table LU-02, Land Use Designations Summary Table, of the Policy Plan (General Plan). A density bonus and other incentives pursuant to GC Sections 65915 through 65918, may be granted by the Approving Authority. Refer to Development Code Subsection 6.01.010.H (Density Bonus and Other Incentives).*

3. *A health risk assessment shall be required for multiple-family development projects located within 1,000 feet of a freeway, as determined by the Zoning Administrator.*
4. *Lockable private storage space for each residential unit shall be provided within a garage or storage building, or a space directly accessible from the dwelling. Exterior closets accessed from patios or balconies may be used if screened from public view.*
5. *Required building separation, and allowable heights may be differ based on massing type and adjacent uses. See Section 2.2.2 Building Types for additional information regarding building separation. See section 2.2.1 for standards adjusting allowable height. The following items are exceptions to height standards identified in this table and those noted in section 2.2.1:*
   a. *Equipment. Chimneys, elevators, stairs, mechanical houses, screened vents, HVAC equipment, and solar panels may exceed California Building Code height limits.*
   b. *Architectural Elements. Architectural elements such as spires, steeples, or roof lanterns may exceed height limits if consistent with the architectural style outlined in Chapter 4 of the ODDS.*
6. *A lot designated as Mixed-Use (MU) in the Policy Plan (General Plan) shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable Mixed-Use Category, except that If, because of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with non-residential uses.*
7. *Includes major high-pressure pipelines for fuel oil, gasoline, and diesel and aviation fuels within the City. Existing pipelines include:*
   a. *Two parallel pipelines (a 16-inch and a 20-inch) that enter the City at Benson Avenue, traveling parallel to the northerly side of the Southern Pacific right-of-way to Ontario International Airport, then parallel to the southerly side of the Southern Pacific right-of-way, then parallel to the northerly side of the right-of-way beyond Ontario International Airport, then exiting the City at Etiwanda Avenue; and*
   b. *Two parallel pipelines that traverse the easterly portion of the City, entering the City at the southerly portion of Milliken Avenue, then traveling north under Milliken Avenue to Inland Empire Boulevard, then east to Rochester Avenue, then north to the City Limits.*
8. *In the Downtown District, the 35-story façade height shall extend a maximum of 70 percent of the frontage, and it must be broken up with upper-level setbacks (12 feet minimum) at3stories for a minimum of 30 percent of the frontage. Useable outdoor spaces, such as roof decks, may occupy the roof area of the upper-level setback; see Urban Form standards under section 2.2.2A Urban Building Type.*
9. *Projects less than 1 acre in size but exceeding 25 du/ac can use Neighborhood or Housing Form in lieu of the Urban massing form.*

2.2.1 Height standards

1. **Height transition zones.** Requires all new buildings within 100 feet of less intense development patterns (existing or planned) to reduce heights to ensure neighborhood compatibility.
2. **Multiple family development types.** The following height limits shall apply to all proposed multiple family development types.
   a. Buildings within 100 feet of single-family residential dwellings must not exceed 35 feet or the height of adjacent residential buildings, whichever is greater.
   b. Buildings within 100 feet of undeveloped single-family zone parcels shall not exceed 35 feet in height.

2.2.2 Building Types

Identify the suitable building type for the project based on its density, including:

A. "**Urban**" (applies to multiple-family development projects with 25 dwelling units per acre or more*). Projects less than 1 acre in size but exceeding 25 du/ac can use neighborhood or housing Form in lieu of the urban massing form.*

B. "**Neighborhood**" (applies to multiple-family development projects with fewer than 25 dwelling units per acre that include buildings with more than 5 units).

C. "**Housing**" (applies to multiple-family development projects with fewer than 25 dwelling units per acre that *include buildings with 5 or fewer units).*

Table 2.2-1 Building Types	
Land Use Density	**Building Types**
Greater than 25 du/ac	Urban
Less than 25 du/ac and greater than 5 units	Neighborhood
Less than 25 du/ac and 5 units or less	Housing form

A. Urban massing and façade design

Urban massing and façade design standards are required for all multiple-family developments projects with 25 du/ac or more.

Massing increments

Massing increments are visually discrete design compositions that are distinguishable from each other and have a coherent look and character from the ground to the top of the facade. Massing increments appear as either distinct buildings or distinct parts of a single building.

Massing standards.

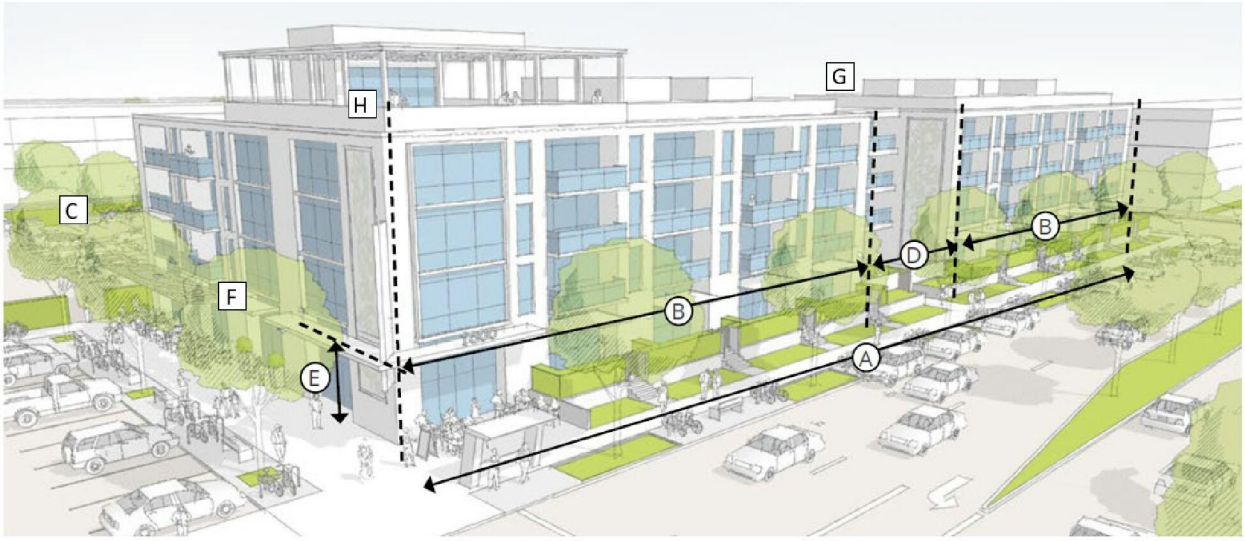
a. **Size of massing increments.** Building facades along front and side lot lines that face public streets and are longer than 100 feet shall be divided into massing increments as follows:
   i. The maximum length of a single massing increment shall not exceed 150 feet.
   ii. A minimum 2 distinct massing increments shall be provided.

b. **Articulation of massing increments**. Individual massing increments shall be differentiated from 1 another using a minimum 1 of the following massing strategies:
   i. Vary parapet height by a minimum of 3 feet.
   ii. Increase number of stories.
   iii. Set back upper floor. Set the upper floor or multiple upper floors back a minimum of 15 feet from the facade.
   iv. Set the entire facade back a minimum of 10 feet for 20 feet.
   v. Incorporate tower element.

c. **Massing increments with distinct facades.** Massing increments that have distinct facades and shall appear as distinct buildings.

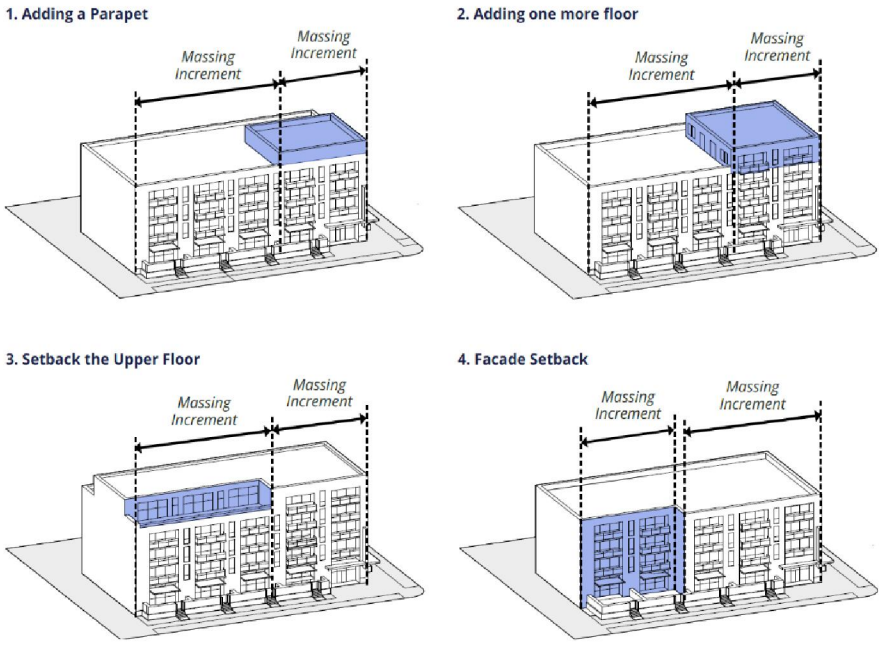
d. **Repeating massing increment design.** A massing increment design may be repeated on the same project elevation. Repeated massing increments shall be separated by a distinct massing increment.

Figure 2.2-1 Urban: Massing Diagram



Element Standards	Standards
A. Building façade along font lot line	400 feet max
B. Massing increment	150 feet max
C. Space between buildings	0 feet minimum
D. Façade setback (if elected)	10 feet x 10 feet minimum
E. Building base height	15 feet minimum
F. Building façade alongside lot line	200 feet max
G. Height difference between massing increments	3 feet minimum
H. Upper-level setback from facade	15 feet minimum

Figure 2.2-2 Urban: Massing strategies



Façade Composition

Façade Composition Standards.

Multi-story building façades. The building facade shall be divided into a base and body as follows:

a. **Base.** Separate the building base (entire ground floor facade or first 2 floors of building's 5 stories or taller) from the rest of the facade for a minimum of 15 feet (fewer than 5 stories) or 25 feet (5 stories or more) from grade, using a minimum **2** of the following strategies:
   i. Provide a string course at the top of the first story.
   ii. Specify base materials different from rest of façade.
   iii. Specify base colors different from rest of façade.
   iv. Provide a ground floor Arcade or Gallery per Section 2.3 Architectural Façade Elements.

b. **Body.** The body of the building consists of the facade of all floors located above the base and shall be designed as follows:
   i. Windows shall be organized in bays, bands, curtain wall, and grid of windows consistent with the Facade Fenestration Standards for the Urban massing type.
   ii. Each massing increment must contain its entire facade composition without elements overlapping the division between increments.

Fenestration design

Fenestration design addresses the percentage of window and door openings for ground floors and upper floors and glazing transparency.

Façade fenestration standards.

Minimum fenestration. Facade designs must meet a minimum fenestration percentage, calculated as the total window and door area divided by the total area of that part of the facade.

i. **Ground floor.**
   a. Front lot line: 70% minimum.
   b. All other frontages: 50% minimum.
   c. Ground floor windowsills on facades along the front lot line shall be no higher than 3 feet above the adjacent grade.
   d. Ground floor bathroom windows are prohibited on facades that face front lot line.

ii. **Upper floors.** 15% minimum.

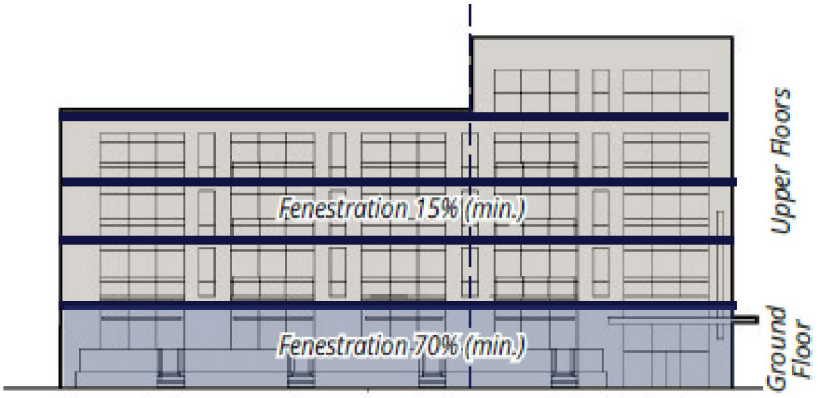


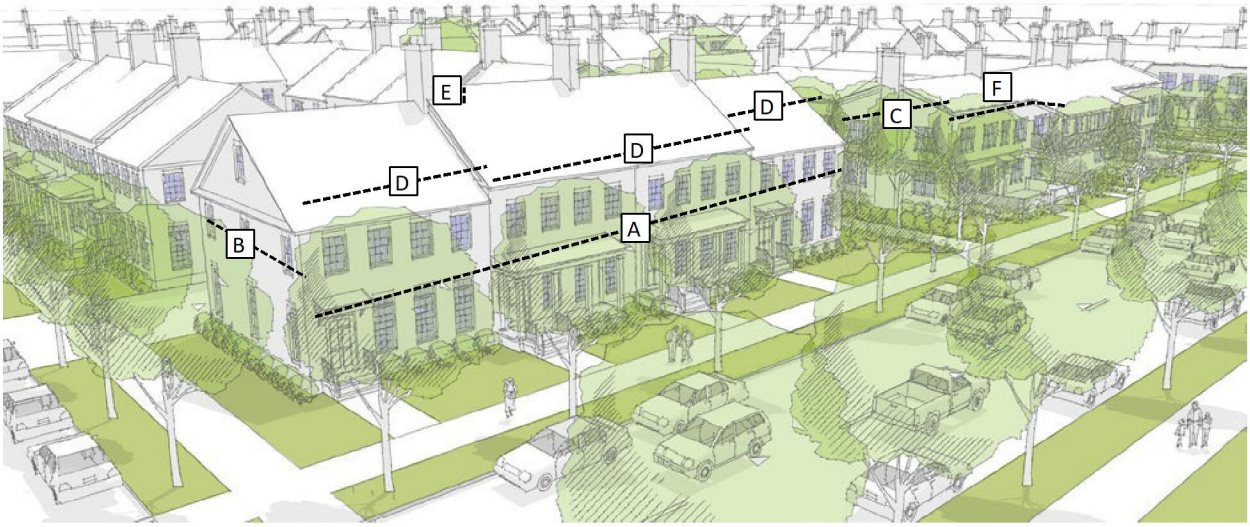
Figure 2.2-3 Urban: Fenestration Diagram

B. Neighborhood massing and façade design

Neighborhood massing and façade design standards are required for all multiple-family development types applicable to multiple-family development projects with fewer than twenty-five (25) du/ac that include buildings with more than 5 units.

Massing increments

Figure 2.2-4 Neighborhood: Massing Diagram



Element Standards	Standards
A. Building façade along front lot line	135 feet max
B. Building façade length alongside interior lot line	135 feet max
C. Space between buildings	15 feet minimum
D. Massing increment	75 feet max
E. Height difference between massing increments	2 feet minimum
F. Façade setback (if elected)	10 feet x 20 feet

Massing Standards.

a. **Size of massing increments.** Building facades along front and side lot lines that face public streets and are longer than 135 feet shall be divided into massing increments as follows:

i. The maximum length of a single massing increment shall not exceed 75 feet.
ii. A minimum of 2 distinct massing/architectural increments shall be provided using 1 strategy from the massing strategies list and 1 strategy from architectural strategy list.

b. **Massing strategy list.**

i. Vary height by a minimum of 3 feet.
ii. Increase number of stories.
iii. Set back upper floors by a minimum 15 feet.
iv. Set the entire facade back a minimum of 10 feet for twenty feet.
v. Increase story height.
vi. Incorporate tower element.

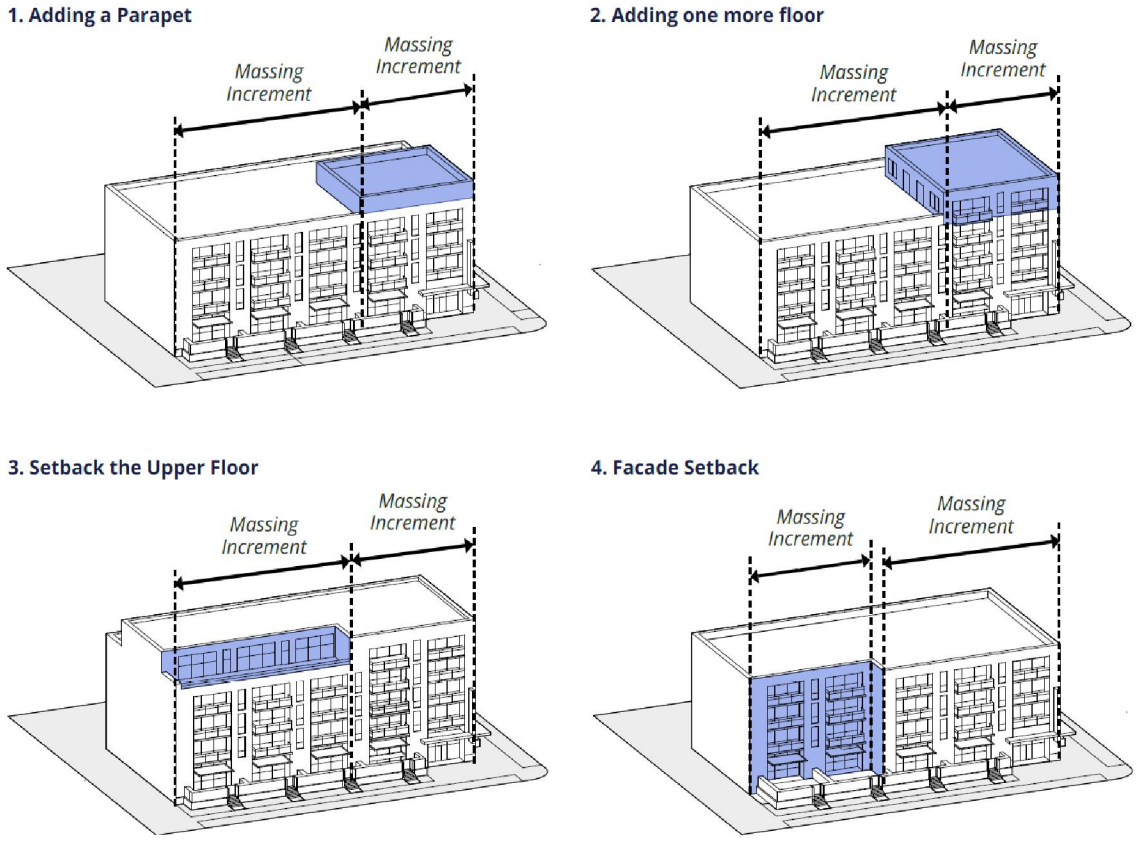


Figure 2.2-5 Neighborhood: Examples of Massing Strategies Diagram

c. **Architectural strategy list:**

i. Use different facade materials and/or colors.
ii. Window treatment and design. Use different window types, configurations, and/or frame colors.
iii. Diversify facade elements (balconies, trellises, chimneys, awnings) as per Section 2.3 Architectural Façade Elements.
iv. Vary the building entry element type or design of stoops, porches, dooryards, and other elements identified in Section 2.4 Entry Elements.
v. Massing increments that have distinct facades, shall appear as distinct buildings.
vi. A massing increment design can be repeated twice on the same project elevation, with a distinct separation between repeated increments.

Façade composition

Façade composition standards.

Multi-story building façades. The building facade shall be divided into a base and body as follows.

i. **Base.** Separate the building base (entire ground floor facade or first 2 floors of building's 5 stories or taller) from the rest of the facade for a minimum of 15 feet (fewer than 5 stories) or 25 feet (5 stories or more) from grade, using a minimum 2 of the following strategies.

(a) Provide a string course at the top of the first story.
(b) Specify base materials different from rest of façade.
(c) Specify base colors different from rest of façade.
(d) Provide a ground floor Arcade or Gallery per *Section 2.3 Architectural Façade Elements*.

ii. **Body.** The body of the building consists of the facade of all floors located above the base and shall be designed as follows:
(a) Windows shall be organized in bays, bands, curtain wall, and/or grid of windows consistent with the Facade Fenestration Standards for the Neighborhood massing type.
(b) Each massing increment's entire facade composition must be contained within its boundaries, with no overlap of facade elements, like window openings and balconies, across the division between increments.

Fenestration Design

Façade fenestration standards.

Minimum Fenestration. Facade designs must meet a minimum fenestration percentage, calculated as the total window and door area divided by the total area of that part of the facade:

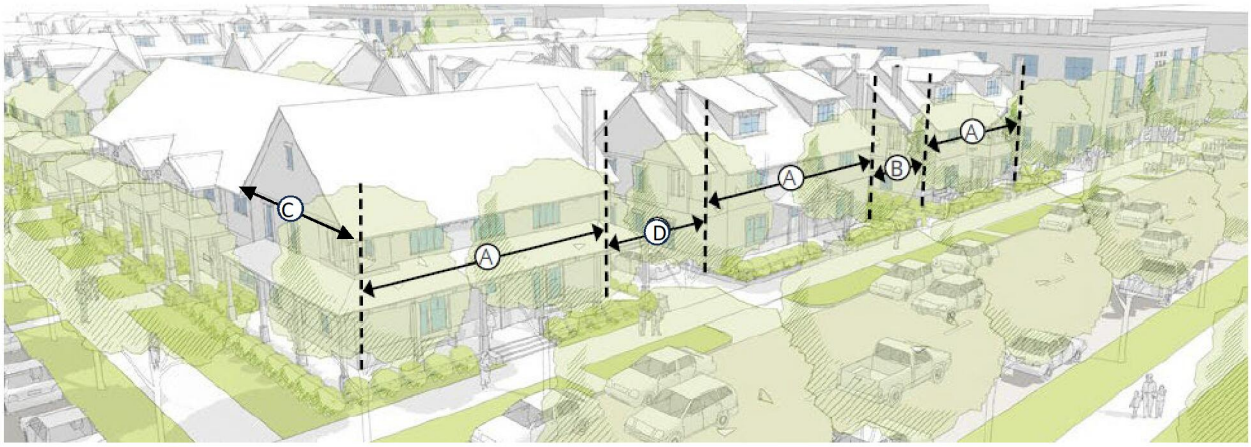
i. **Ground Floor**: 30% minimum.
   (a) Ground floor windowsills on facades along the front lot line that face public streets shall be no higher than 3 feet above the adjacent grade.
   (b) Ground floor bathroom windows are prohibited on facades that face the front lot line.

ii. **Upper floors**: 15% minimum.

C. House-form massing and façade design

House-form massing and façade Design standards for projects with densities below 25 du/ac that include buildings with 5 or fewer units.

Figure 2.2-6 House Form: Massing Diagram



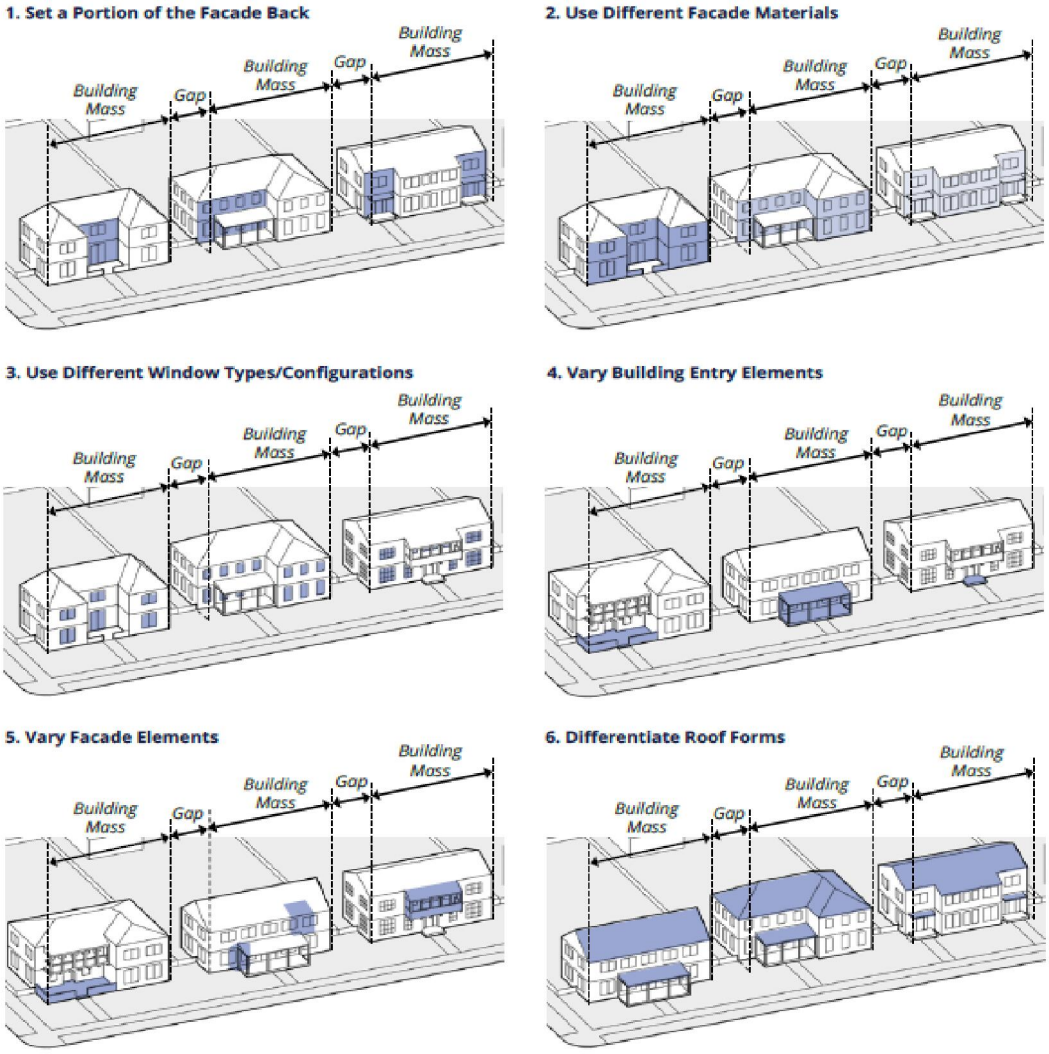
Element Standards	Standards
A. Building Façade length along font lot line	60 feet max
B. Massing Increment	60 feet max
C. Building Façade length alongside lot line	60 feet max
D. Space between buildings	15 Feet

Massing and façade composition standards.

a. **Massing increments**. A massing increment shall include the whole length of a single building façade, up to 60 feet in length. Only 1 massing increment per building façade shall be included.
b. **Length of buildings**. Buildings along front and side lot lines that face public streets shall be no longer than 60 feet.
c. **Space between buildings.** Buildings along front and side lot lines shall be separated by a minimum15 feet.
d. **Articulation of building façade.** Frontages along front and side lot lines must differ from neighboring buildings on-site using a minimum of 2 of the specified massing and architectural strategies:

i. **Façade setback.** Setting a portion of the facade back a minimum of 2 feet for a length of 20 feet.
ii. **Material or color.** Use different facade materials and/or colors consistent with the architectural style.
iii. **Window treatment and design.** Use different window types, configurations, and/or frame colors.
iv. **Architectural façade elements.** Vary façade elements (balconies, trellises, chimneys, awnings) according to *Section 2.3 Architectural Façade Elements*.
v. **Entry elements**. Vary the building entry element type or design of stoops, porches, dooryards, and other elements identified in *Section 2.4 Entry Elements*.
vi. **Vary roof form**. Vary the roof form of different increments such as gabled, hipped, and others consistent with the architectural style of the building (selected from Chapter 4).

Figure 2.2-7 House Form Massing Strategies



Fenestration Design

Façade fenestration standards.

Minimum fenestration. Facade designs must meet a minimum fenestration percentage, calculated as the total window and door area divided by the total area of that part of the facade:

i. **Ground floor**: 30% minimum.
   (a) Ground floor windowsills on facades along the front lot line that face public streets shall be no higher than 3 feet above the adjacent grade.
   (b) **Exception**: Windows on garage panel door.
   (c) Ground floor bathroom windows are prohibited on facades that face front lot line.
ii. **Upper floors**: 15% minimum.
iii. The horizontal distance between wall openings shall not exceed 15 feet within a facade or massing increment.

2.2.3 Materials and Detailing

Building Materials

1. **Prohibited materials.**
   a. Fiberglass or plastic (false) architectural or facade elements or ornamentations are prohibited.
   b. Rough-cast and sand-finishes are prohibited on all building surfaces that are visible from a street.
   c. Reflective materials, such as mirrored glass, shiny metal, and chrome.
2. **Combining materials.** When combining 2 or more wall materials on 1 facade:
   a. Place lighter weight materials above more substantial ones (e.g., glass above wood, wood above stucco, stucco above masonry).
   b. Vertical joints between different materials shall only occur at inside corners.

Windows and Doors

Material and Types

a. **Window recess.** Windows shall be recessed specific to each building's architectural style listed in Chapter 4: Architectural styles but shall be no less than 2 inches for any style.
b. **Window Material**
   i. Vinyl or vinyl clad windows shall resemble wood windows (i.e., faux wood or engineered wood) in detailing and profile thickness and employ muted patterns and colors consistent with the building's architectural style.
c. **Trim**
   i. **Window and door trim** materials: Wood or cement fiber board is permitted.

ii. **Building trim materials**: Wood, stone, cast stone, pre-cast concrete, glass fiber, reinforced concrete, and cement fiber board.

2.3 Architectural façade elements

2.3.1 Awning

Figure 2.3-1 Awning Diagram

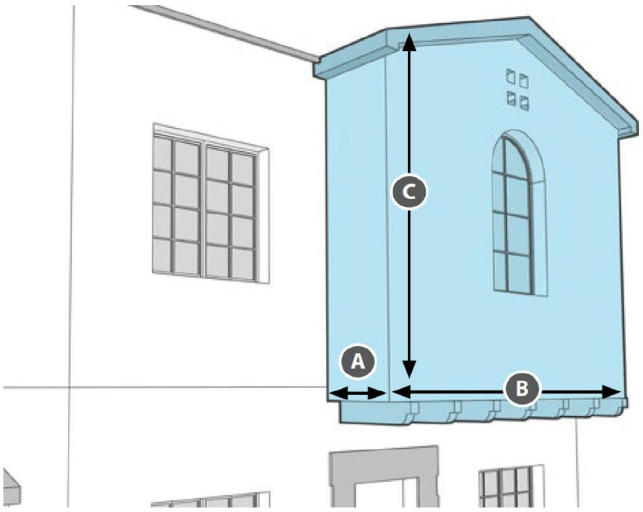
Element Standards	Minimum	Maximum
A. Depth	Not Applicable	3 feet
B. Clearance above ground	8 feet	Not Applicable
C. Length	See Below	

Design Standards

a. **Encroachment**. Residential Awnings may encroach into the setback or public right-of- way as defined in Division 6.01.010(D)(2): Encroachments into Required Setback Areas of the Ontario Development Code.
b. **Material**. Residential Awnings shall be of a simple shed form and made of code-compliant fire-resistant material.
c. **Upper floors.** Each individual awning shall cover no more than 1 window opening.

2.3.2 Projecting room

Figure 2.3-2 Projecting Room Diagram



Element Standards	Minimum	Maximum
A. Depth	Not Applicable	2 feet
B. Width	Not Applicable	20 feet
C. Height	Not Applicable	2-story building: 1 story max. 3-story building: 1 story max. 4-story+ building: 2 stories maximum.

Design standards.

a. **Encroachment.** Projecting rooms may encroach into the setback or public right-of-way as defined in Division 6.01.010(D)(2): Encroachments into Required Setback Areas of the Ontario Development Code.

b. **Support.**
   i. Building projecting rooms shall have visible supports (I.e., beams, braces, or brackets).
   ii. Building projecting rooms shall be setback 10 feet from an adjacent property line.

c. **Space between Projecting Rooms.** Space between Projecting Rooms shall be 20 feet within the same building plane.

2.3.3 Bay Window

Figure 2.3-3 Bay Window Diagram

Element Standards	Minimum	Maximum
A. Height	Not Applicable	10 feet
B. Width	Not Applicable	10 feet

Design Standards.

a. **Encroachment**. Bay windows may encroach into the setback or public right-of-way as defined in Division 6.01.010(D)(2): Encroachments into Required Setback Areas of the Ontario Development Code.
b. **Dimensions.** Bay windows shall be a maximum of 10 feet wide and shall have a height that is equal to or greater than their width.
c. **Depth:** The depth of Bay Windows shall be a minimum of 3 feet.
d. **Façade placement.** Bay windows shall be placed a minimum of 2 feet from any building corner and a minimum of 3 from any other bay window.
e. **Fenestration.** Bay windows shall consist of a minimum 75% transparent fenestration.

2.3.4 Balcony

Figure 2.3-4 Balcony Diagram

Element Standards	Minimum	Maximum
A. Height	See Below	
B. Width	Not Applicable	
C. Depth	See Below	

Design Standards

a. **Encroachment**. Balconies may encroach into the setback or public right-of- way as defined in Division 6.01.010(D)(2): Encroachments into Required Setback Areas of the Ontario Development Code.
b. **Façade projection or recession**. Balconies may project from the facade, be recessed into the facade, or a combination of the two.
c. **Required private open space.** Balconies meeting private open space standards shall have a minimum dimension of 7 feet by 7 feet.

2.3.5 Terrace balcony

Figure 2.3-5 Terrace Balcony Diagram

Design standards

a. **Encroachment**. Terrace balconies may encroach into the setback or public right-of- way as defined in Division 6.01.010(D)(2): Encroachments into Required Setback Areas of the Ontario Development Code.
b. **Support.**
    i. Terrace balconies shall be supported by continuous walls that extend all the way to the ground.
    ii. Terrace balconies shall not be designed as posts, columns, or pillars.
c. **Required private open space.** Terrace balconies meeting private open space requirement shall meet or exceed the 7 feet by 7 feet standards specified in 2.1.5 Open Space Standards.

2.4 Entry elements

2.4.1 Stoop

Figure 2.4-1 Stoop Diagram

Element Standards	Minimum	Maximum
A. Stoop Width	4 feet	8 feet
B. Stoop Depth (not including stairs)	4 feet	8 feet
C. Stoop Floor Depth	1.5 feet	3 feet
D. Planter/ Fence Height	Not Applicable	3 feet

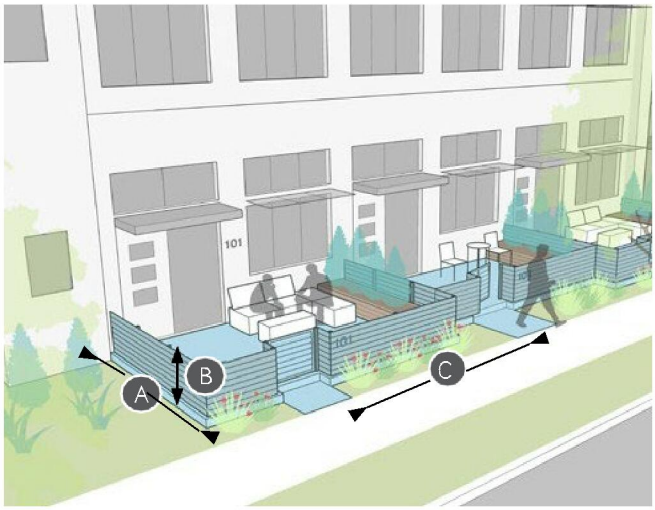
1. **Design Standards.**

    a. **Relationship to entry**. Stoops must align directly with the unit entry(s) they serve.
    b. **Number of units served.** Stoops shall provide access to a maximum of 2-unit entries.
    c. **Lobby entries.** Stoops may provide access to a lobby entry.
    d. **Stoop stairway orientation**. The exterior stoop stairway may be oriented perpendicular or parallel to the adjacent sidewalk.

2. **Landscaping.** Landscaping shall be planted on the sides of the stoop, either at grade or in raised planters. Raised planters shall have a minimum depth of 12 inches.

2.4.2 Dooryard

Figure 2.4-2 Dooryard Diagram



Element Standards	Minimum	Maximum
A. Depth, Clear	8 feet	Not Applicable
B. Finish level above sidewalk	Not Applicable	3 feet
1. Length of Terrace	Not Applicable	150 feet
C. Distance between stairways	Not Applicable	50 feet

Design Standards

a. **Relationship to Entry.** Dooryards shall align directly with the unit entry(ies) they serve.
b. **Number of Units Served.** Dooryards shall provide access to a maximum of 2-unit entries.
c. **Enclosure.** Dooryards shall be enclosed by a maximum 3-foot high, decorative walls, fences, or low hedges.
d. **Architectural Style.** Walls and/or fences shall match the building's architectural style.
e. **Doorway Stairway Orientation.** If the doorway is raised above grade, the exterior stairway for raised Dooryards shall be oriented perpendicular or parallel to the adjacent sidewalk.

2.4.3 Porch

Figure 2.4-3 Porch Diagram

Element Standards	Minimum	Maximum
A. Porch depth (excluding stairs)	8 feet	Not Applicable
B. Porch width	8 feet	Not Applicable
C. Porch height	8 feet	12 feet
D. Floor height	1.5 feet	3 feet
E. Between porch and front Property Line	5 feet	Not Applicable

Design Standards

a. **Number of units served.** Porches shall provide access to multiple ground-floor unit doors.
b. **Wrap-around porches.** Porches shall wrap around building corners.

Chapter 3: Mixed Use Design Standards

3.1 Site Design Standards

General Design and Development Standards that meet or exceed all standards are applicable to all Projects.

3.1.1 Site Design

1. **Lot lines.** The lines bounding a lot. The classifications of "Lot Line" are as follows:
    a. **Front.** This line separates the narrowest street frontage of a lot from a public or private street right-of-way.
    b. **Interior "side"**. Any lot line that is not a front or rear lot line and does not border a public or private street right-of-way.
    c. **Rear**. The lot line opposite and farthest from the front lot line. In the case of an irregularly shaped lot, a straight line shall be drawn to determine the rear lot line.
    d. **Street side.** Any lot line that is not a front or rear lot line, and which abuts a public or private street right-of-way.

3.1.2 Site Access

1. **Alleys.** Vehicular access to the on-site parking areas shall be from the alley.
2. **Roadway inclusion**. Pedestrian access from the public right-of-way must include sidewalk on both sides of the driveway.

3.1.3 Parking

Parking shall be designed in compliance with the applicable standards contained in Division 6.03 (Off-Street Parking and Loading) of the Ontario Development Code, except as modified by the following:

A. Placement on site

Parking shall be designed in compliance with the applicable standards contained in Division 6.03 (Off-Street Parking and Loading) of the Ontario Development Code, except as modified by the following:

1. **Surface parking**
    a. **Setbacks**. Surface parking lots adjacent to public or private streets shall include a landscaped and irrigated setback a minimum of 5 feet in width measured from property line, or aligned with the building façade, whichever is greater.
    b. **Orientation**. Surface parking lots shall be located at the rear, side, or internal lot lines and away from the front lot line.
2. **Above-ground parking structures.** Ground-floor parking shall be sited behind residential, office, or commercial spaces.
3. **Semi-subterranean parking.** A semi-subterranean garage shall not extend beyond the building frontage line and shall not extend higher than 4 feet above sidewalk grade.
4. **Subterranean parking.** A subterranean parking structure may extend to all property lines.

5. **Private residential garages.** Each private garage must have vehicular access from an alley, side street, or motor court.

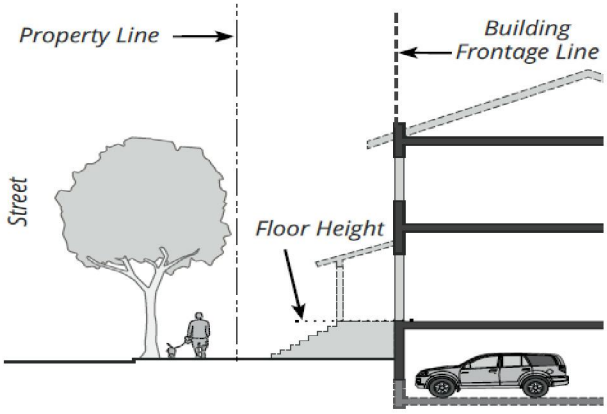


Figure 3.1-1 Semi-subterranean parking

B. Surface Parking Lot Design

1. **Screening**
    a. **Street-adjacent parking lots.**
        i. A street-adjacent surface parking lot shall be screened from view by a low wall or hedge no higher than 3 feet in height.
        ii. Walls and hedges must be a minimum 18 inches from the back of the sidewalk.
        iii. Landscaped berms are prohibited.
    b. **Neighboring parcels.** Views from neighboring properties shall be screened with trees and shrubs.
2. **Landscape.** Landscaping materials shall be applied in compliance with the applicable objective parking lot landscape standards contained in Ontario Development Code Section 6.05.030 (Required Landscape Areas).
3. **Shade structures.** Shade structures, if used, shall match the architectural style of the project buildings.

C. Parking court design

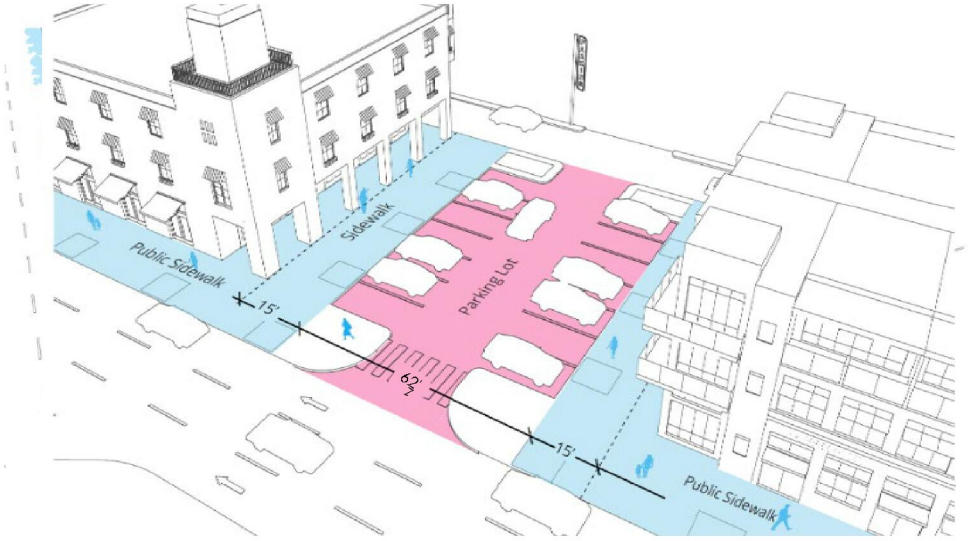


Figure 3.1-2 Parking Court

Design standards

a. The width of the parking court, when measured from 1 building face to the other, shall not exceed 100 feet.
b. The parking court shall consist of only1parking bay, and this bay shall not exceed a maximum width of 62 feet.
c. On both sides of the parking court, sidewalks must be established, each with a minimum width of 15 feet. These sidewalks must connect with the adjacent public sidewalk network.

D. Parking Structure Design

1. **Context-sensitive façade design.** Parking structure façades shall incorporate a minimum 2 design elements using the architectural styles identified in Chapter 4: Architectural styles and adhere to Main Street or Urban and facade design standards applied in *Section 3.2.3 Building Types*.
2. **Parking Structure Standards**
    a. Any driveway providing access to a parking structure shall have a minimum width of 28 feet. Single openings shall be no wider than 14 feet.
    b. Parked vehicles shall be shielded from view from adjoining streets.
    c. The exterior elevations of parking structures facing a public street shall incorporate architectural elements from the project building.
    d. Vehicular entries shall be located a minimum 50 feet from the corner of a block.
    e. Signs shall be consistent with Division 8: Sign Regulations of Ontario Development Code.

Figure 3.1-4 Example of parking structure and Façade Design

3.1.4 Open Space Standards

This Section provides standards that direct the design of common and private on-site open spaces.

A. Common Open Space and Public Frontage

1. **Common open space type requirements.** Common open space shall cover a minimum of 15 percent of the total lot area with the following **exceptions**:
    a. **Close to parks.** Common on-site open space shall not be required for lots within a 1/4-mile of an existing park or plaza a minimum 0.25 acres in size.
    b. **Common open space types.** 1 or more of the common on-site open space types listed under "Common Open Space Types" shall be provided on each lot that has a residential use.
2. **Access and visibility.** At-grade open space shall be accessible and visible from the adjacent ground floor.

B. Common Open Space Types

Forecourt

Design Standards

a. A forecourt may occur on any floor and may be used as an allowed method of creating façade massing increments.
b. Minimum dimensions. Forecourts shall be a minimum of 15 feet by 15 feet.

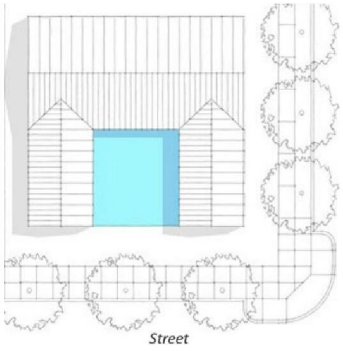


Figure 3.1-5 Forecourt

Side Garden

Design Standards

a. Minimum side garden dimensions: 15 feet by 15 feet.
b. Dooryards, porches, stoops, and architectural elements may encroach into the side garden as follows:
   i. Up to a total of 30 percent of the side garden's width and/or length.
   ii. A ground floor encroaching element shall be allowed to project a maximum of 8 feet into the side garden.

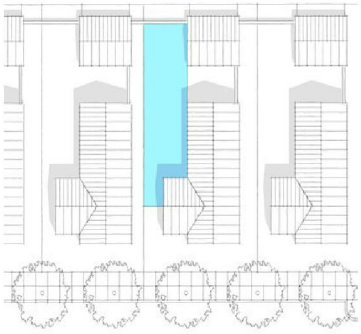


Figure 3.1-6 Side Garden

Court

Design Standard

a. **Minimum dimensions**. All courts shall be a minimum of 20 feet by 30 feet.
b. **Enclosure**.
   i. A court shall have building walls on at minimum 2 sides, while the third and fourth side can be defined by architectural or landscape elements (i.e., low walls, trellises, hedges, or rows of trees).
   ii. A driveway located adjacent to a court shall be screened by architectural elements (e.g., low walls or trellises, hedges, or rows of trees).
c. **Access**
   i. Courts shall be accessed from the street or walkway.
   ii. Units shall be allowed to take direct access through a court.
d. **Encroachments.**
   i. Dooryards, porches, stoops, and architectural elements may encroach into the Side Yard.
   ii. A ground floor encroaching element shall not encroach beyond 8 feet of the building's façade into the court.

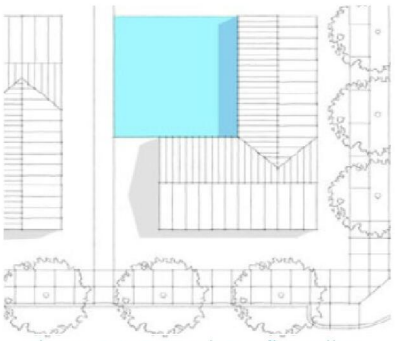


Figure 3.1- 7 Court Configuration

e. **Common area.** A court shall serve as communal spaces and pedestrian access.
f. **Amenities.** A court shall include at minimum 1 of the following amenities: a seating area, a fountain, a BBQ island, or an outdoor fireplace.

Passage

Design Standards

a. **Location.** Passages shall be provided between buildings or side gardens.
b. **Size**. Passages shall be a minimum width of 8 feet with minimum of 2 feet of landscape strip on each side.

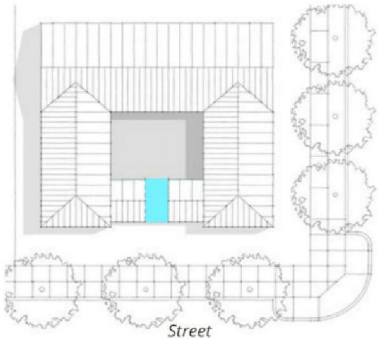


Figure 3.1-8 Passage Configuration

C. Private Open Space

General Standards

a. A minimum of 60 square feet of private open space shall be provided for each residential unit and a minimum 1 or more of the private on-site open space types shall be provided, with the following.
b. **Exception**: Private on-site open space shall not be required for a project site located within 1/4-mile distance of an existing park or plaza that is a minimum 0.25 acres in size.

D. Private Open Space Types

Private Roof Deck

1. **Description.** A private open space located on the roof of a building dedicated to a single unit.
2. **Design Standards**
   a. Minimum dimensions of 7 feet by 7 feet.
   b. Materials, finishes, fixtures, and colors visible from the street shall be designed consistent with the architectural style of the building.

Backyard

1. **Description**. A private, landscaped open space located behind each individual unit that is intended to provide passive or active outdoor space for the users of the unit.
2. **Design Standards**
   a. Backyards are located behind the unit.
   b. Minimum dimensions of 20 feet by 15 feet.
   c. Encroachment into the backyard is allowed up to 30% of the space's width and/or length.
   d. Maximum projection for any ground floor element is 8 feet, with a 10-foot upper floor setback from property line if there's usable space above the first floor.

Architectural Façade Elements as Private Open Space

Description. The following elements defined in *Section 2.3 Architectural Façade Elements* may be used to meet on-site private open space requirements.

a. Balcony.
b. Terrace Balcony.

Entry Elements as Private Open Space

Description. The following elements defined in *Section 2.4 Entry Elements* may be used to meet on-site private open space requirements.

a. Dooryard.
b. Porch.

3.1.5 Landscaping

This section provides standards for landscaping, materials, and Irrigation.

1. **General to All.** Landscaping materials shall be applied in compliance with the applicable landscape standards contained in Ontario Development Code Section 6.05.030 (Required Landscape Areas).

2. **Paths.** Where front yards are landscaped, individual paths to the sidewalk shall be provided for each entrance.
3. **Materials**. Decorative accents. Paving materials shall incorporate decorative elements consistent with the architectural style of the building.

3.1.6 Fences and Walls

Fence and Wall Heights. Walls and Fences shall be designed in compliance with the applicable standards contained in Division 6.02 (Walls, Fences, and Obstructions) of the Ontario Development Code.

3.2 Mixed Use Development Standards

The following tables and associated standards for Mixed-Use standards covering new residential construction, additions, remodels, or repurposed uses that necessitate an entitlement or building permit from the City. All standards listed under Table 3.01 Mixed-Use Development are applicable to all mixed-use projects.

Table 3.01 Mixed Use Development Standards

Requirements	Mixed-Use Development Standards		Additional Regulations
	Mixed-Use Building Type		
A. BUILDING DEVELOPMENT STANDARDS			
Massing and Façade Design	***Main Street***	***Urban***	
1. Minimum Setback from Public Street Property Lines			Notes 2 & 8
a. **Arterial**	0 feet	0 feet	

Table 3.01 Mixed Use Development Standards

Requirements	Mixed-Use Development Standards		Additional Regulations
	Mixed-Use Building Type		
b. **Collector**	0 Feet	5 feet	
c. **Local**	5 feet	5 feet	
2. Maximum Setback from Public Street Property Lines			
a. **Arterial**	5 feet	5 feet	
b. **Collector**	10 feet	10 feet	
c. **Local**	10 feet	10 feet	
3. Minimum Setback from Interior Project Boundary Property Lines	0 feet (attached to adjacent property) 10 feet (freestanding)		
4. Minimum Setback from Public Alley Property Lines	5 feet		
5. Minimum Setback from Private Drives/Alleyways (from edge of drive aisle)			
a. **Living Area**	10 feet		
b. **Garages and Other Nonhabitable Structures**	5 feet		
6. Minimum Setback from Dwellings to Parking Spaces			
a. **Living Area**	10 feet		
b. **Garages and Other Nonhabitable Structures**	5 feet		
7. Minimum Setback from Parking Space or Drive Aisle to Wall or Fence	5 feet		
8. Minimum Separation Between Detached Buildings			
a. **Dwelling Front to Front**	< 2-Stories: 25 feet; > 3 Stories: 30 feet unless otherwise specified by massing requirements ("Space between buildings") in Section 3.2.3 Building Types.		
b. **Dwelling Front to Rear**	< 2-Stories: 25 feet; > 3 Stories: 30 feet unless otherwise specified by massing requirements ("Space between buildings") in Section 3.2.3 Building Types.		
c. **Dwelling Front to Side**	< 2-Stories: 25 feet; > 3 Stories: 30 feet unless otherwise specified by massing requirements ("Space between buildings") in Section 3.2.3 Building Types.		
d. **Dwelling Side to Side**	< 2-Stories: 5 feet; > 3 Stories: 5 feet unless otherwise specified by massing requirements ("Space between buildings") in Section 3.2.3 Building Types.		
e. **Dwelling Side to Rear**	15 feet unless otherwise specified by massing requirements ("Space between buildings") in Section 3.2.3 Building Types.		
f. **Dwelling Rear to Rear**	20 feet unless otherwise specified by massing requirements ("Space between buildings") in Section 3.2.3 Building Types.		
	30 feet – Entry to Entry		
	30 feet – Entry to Side		

Table 3.01 Mixed Use Development Standards

Requirements	Mixed-Use Development Standards		Additional Regulations
	Mixed-Use Building Type		
g. **Garage to Garage (or other nonhabitable structures)**	10 feet – Side to Side 10 feet – Side to Rear		
9. Minimum Storage Space	240 CF		Note 4
10. Maximum Street Façade Height			
a. Arterial	45 feet	N/a	Note 8
b. Collector	N/a	N/a	
c. **Local**	N/a	N/a	
11. Maximum Building Height (from grade to top of plate)			
a. Arterial	120 feet		
b. Collector	70 feet		
c. Local	50 feet		
12. Minimum Floor-to-Floor Height			
a. **Ground Floor (Non-residential / Residential)**	15 feet / 10 feet		
b. **Upper and Sub Levels**	9 feet		
13. Minimum Setback from Major Pipelines	50 feet (to habitable structures)		Note 6

Notes:

1. *An existing lot of record that is substandard as to minimum "project" area and/or dimension(s), shall be permitted all the development rights of the zone in which it is located. New lots designated as Mixed-Use (MU) in the Policy Plan (General Plan) shall comply with the identified minimum.*
2. *The density range shall be consistent with the underlying Mixed-Used Category identified in Figure LU-04, Mixed Use Areas and defined in Table LU-02, Land Use Designations Summary Table, of the Policy Plan (General Plan). A density bonus and other incentives pursuant to GC Sections 65915 through 65918, may be granted by the Approving Authority. Refer to Development Code Subsection 6.01.010.H (Density Bonus and Other Incentives).*
3. *Measurement of the continuous frontage may include existing frontages, provided there is no more than 10 feet between the frontage of active ground floor uses in the existing building and those of the proposed development project.*
4. *Adequate lockable private storage space for each residential unit shall be provided within a garage or storage building, or a space directly accessible from the dwelling. Exterior closets accessed from patios or balconies may be used if screened from public view.*
5. *A lot designated as Mixed-Use (MU) in the Policy Plan (General Plan) shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable Mixed-Use Category, except that If, because of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with non-residential uses.*
6. *Includes major high-pressure pipelines for fuel oil, gasoline, and diesel and aviation fuels within the City. Existing pipelines include:*
   a. *Two parallel pipelines (a 16-inch and a 20-inch) that enter the City at Benson Avenue, traveling parallel to the northerly side of the Southern Pacific right-of-way to Ontario International Airport, then parallel to the southerly side of the Southern Pacific right-of-way, then parallel to the northerly side of the right-of-way beyond Ontario International Airport, then exiting the City at Etiwanda Avenue; and*
   b. *Two parallel pipelines that traverse the easterly portion of the City, entering the City at the southerly portion of Milliken Avenue, then traveling north under Milliken Avenue to Inland Empire Boulevard, then east to Rochester Avenue, then north to the City Limits.*
7. *The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., "parkway").*
8. *In the Downtown District, the 35 FT height shall extend a maximum of 70 percent of the frontage, and it must be broken up with upper-level setbacks (12 feet minimum) at3stories for a minimum of 30 percent of the frontage. Useable outdoor spaces, such as roof decks, may occupy the roof area of the upper-level setback; see Urban Core standards under section 3.2.4.*

3.2.1 Height Standards

Height Transition Zones. Requires all new buildings within 100 feet of less intense development patterns (existing or planned) to reduce heights to ensure neighborhood compatibility:

Vertical mixed use development types. The following height limits shall apply to all proposed vertical mixed use development types.

a. Buildings within 100 feet of single-family dwellings shall not exceed 35 feet or the height of adjacent residential buildings.
b. Buildings within 100 feet of undeveloped parcels with planned less intense uses shall not exceed 35 feet.

3.2.2 Ground Floor Building Frontage

Mixed-Use Development Types. The ground floor frontage for vertical mixed-use developments must be designed to accommodate commercial uses.

3.2.3 Building Types

Identify the suitable building type based on the location including (see Table 3.2-2):

1. **"Main Street"** (applicable to mixed-use areas within the District Place type as shown on Policy Plan Exhibits LU-04 and CD-01).
2. "**Urban"** (applicable to mixed-use areas outside the District Place type).

Table 3.2-2 Mixed- Use Building Types

TOP Land Use Place type	Max Permitted Height	Building Types
Downtown	35 feet	Main Street
Airport Metro/Entertainment	120 feet	Main Street
Guasti	70 feet	Main Street
South Euclid	70 feet	Main Street
South Employment	70 feet	Main Street
East Holt Blvd	70 feet	Urban
Inland Empire Blvd	70 feet	Urban
Infill	50 feet	Urban
South of Riverside Drive	50 feet	Urban

A. Main Street Massing and Façade Design

Main Street Massing and Façade design standards are required in all mixed-use areas within the District Place type, as shown in the City's Policy Plan (Exhibits LU-04 and LU-05).

Massing Increments

Massing Increments shall appear as either distinct buildings or distinct parts of a single building.

Massing Standards.

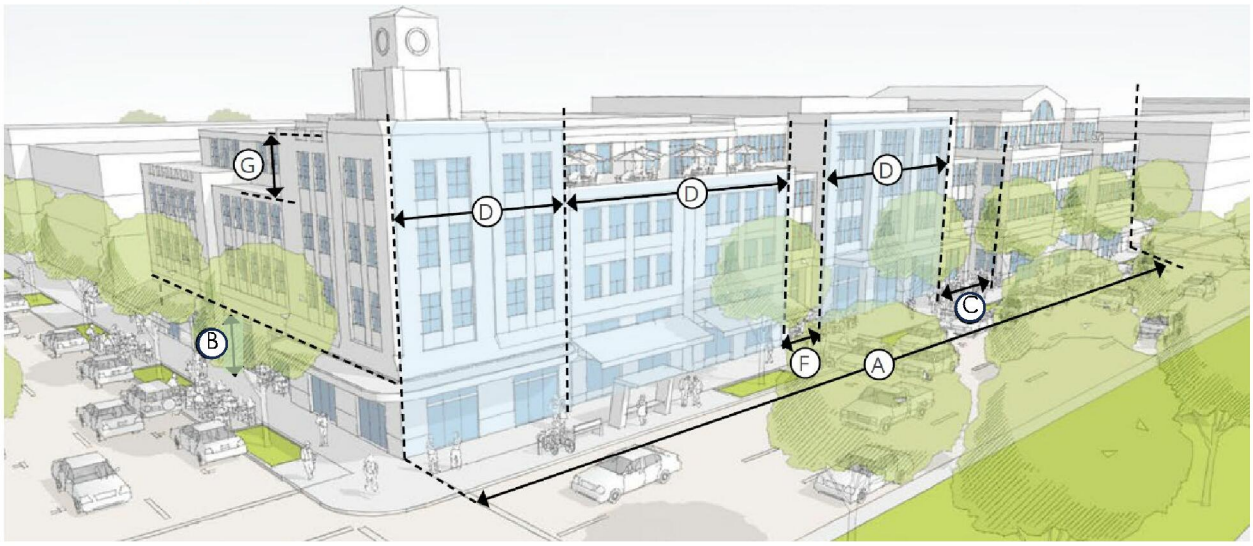
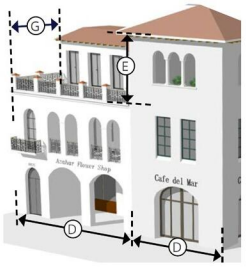


Figure 3.2-1 Main Street: Massing Diagram

Requirements
A. Building Façade along font lot line (300 feet max).
B. Building Façade alongside lot line (150 feet max).
C. Space between buildings (0 feet min).
D. Massing Increment (75 feet max).
E. Height Difference between Massing Increments (3 feet min).
F. Façade Break (10 feet x 10 feet min).
G. Upper-Level Setback (15 feet min).



a. **Size of massing increments.** Building facades that face public streets and are longer than 75 feet in length shall be divided into massing increments as follows:
   i. The maximum length of a single massing increment shall not exceed 75 feet.
   ii. Single building projects less than 150 linear feet of street frontage shall have no massing increments applied.
   iii. Single building projects between 150 and 250 linear feet of street frontage shall have at minimum 2 massing increments separated by a façade break.
   iv. Single project buildings that have more than 250 linear feet of street frontage shall have 3 massing increments each separated by a façade break.

b. **Required difference in facade height**. Adjacent massing increments must vary in façade height measured from the sidewalk to the eave, cornice, or parapet, using a minimum 1 massing strategy (see Figure 3.2-1 and Figure 3.2.2):

i. Vary number of stories.
ii. Vary the parapet height by a minimum of 3 feet.
iii. Incorporate tower element.
iv. Set back upper floor(s) a minimum 15 feet.

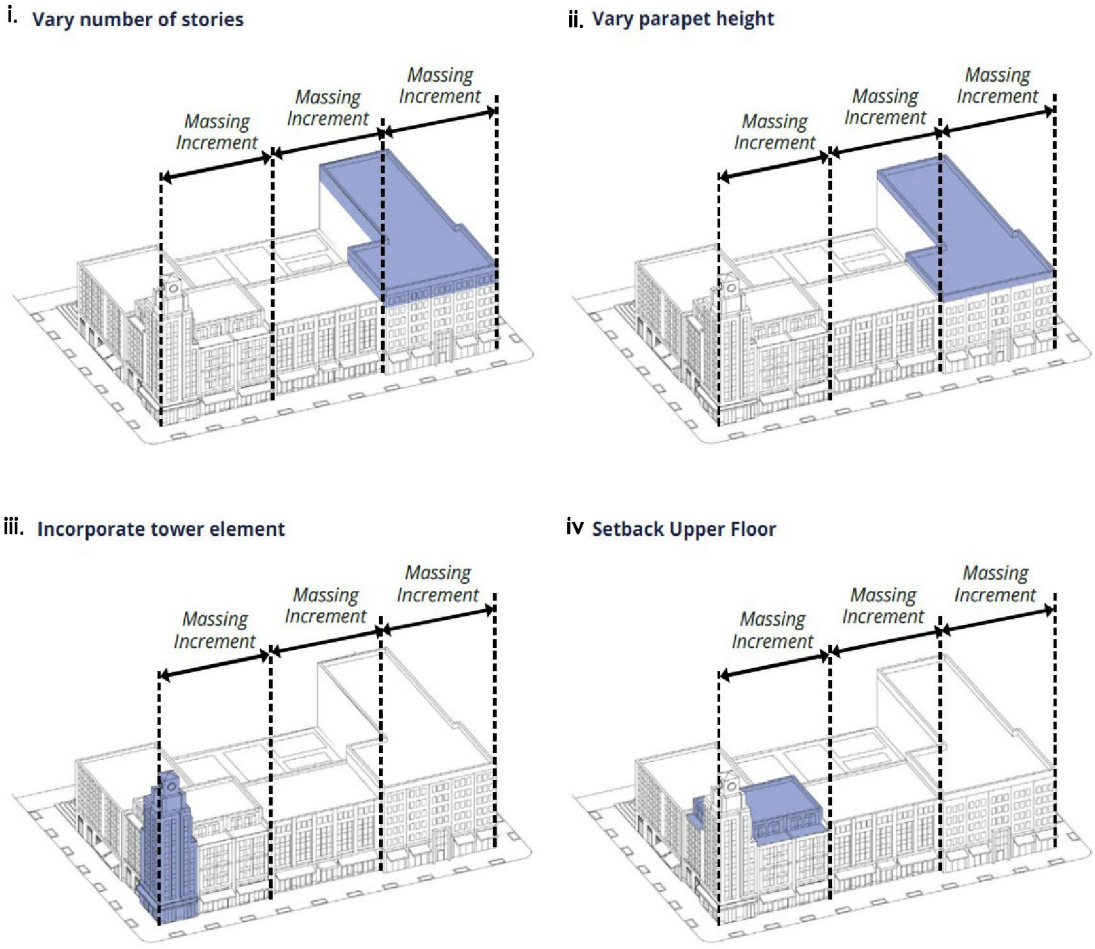
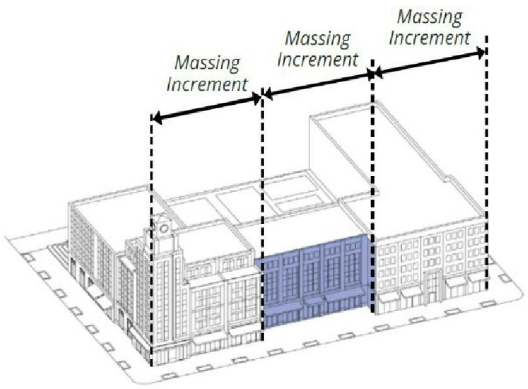


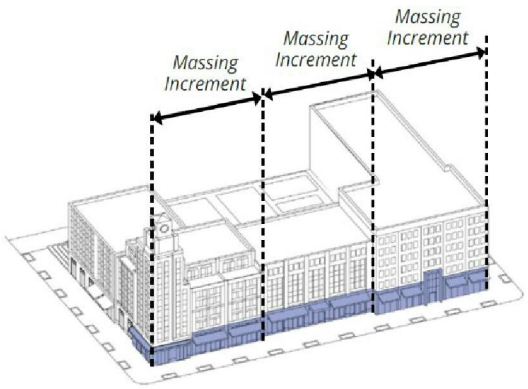
Figure 3.2-2 Main Street: Examples of Massing Strategies Diagram

c. **Articulation of massing increments.** Individual massing increments shall be differentiated from one another using 3 of the following architectural strategies (see Figure 3.2-2):
   i. **Set façade increment back.** Set the entire facade increment back a minimum of 3 feet.
   ii. **Base height.** Vary the height of the building base of adjacent increments.
   iii. **Façade colors.** Use different facade materials and/or colors.
   iv. **Window type/configuration.** Use different window types, configurations, and/or frame colors.
   v. **Presence/arrangement of façade elements.** Vary the presence or arrangement of façade elements such as projecting balconies, recessed balconies, trellises, chimneys, and awnings.

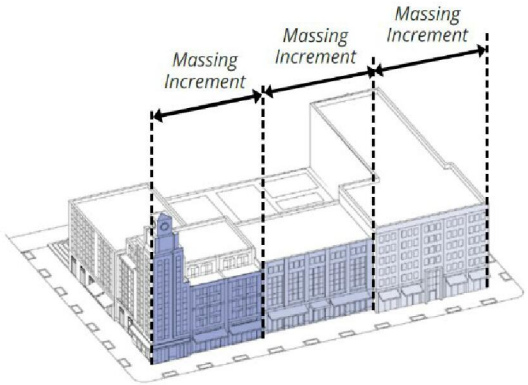
i. 1. Set facade increment back



ii. Vary base height



iii. Vary facade colors and/or window types/configurations



iv. Vary presence/arrangement of facade elements

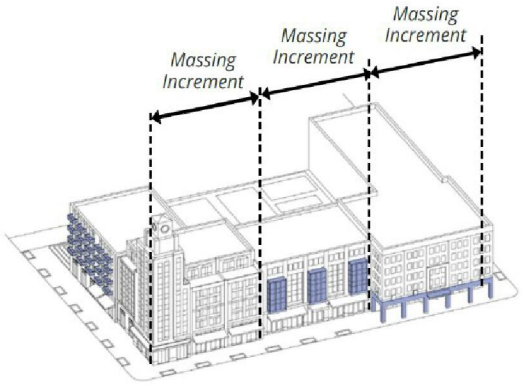
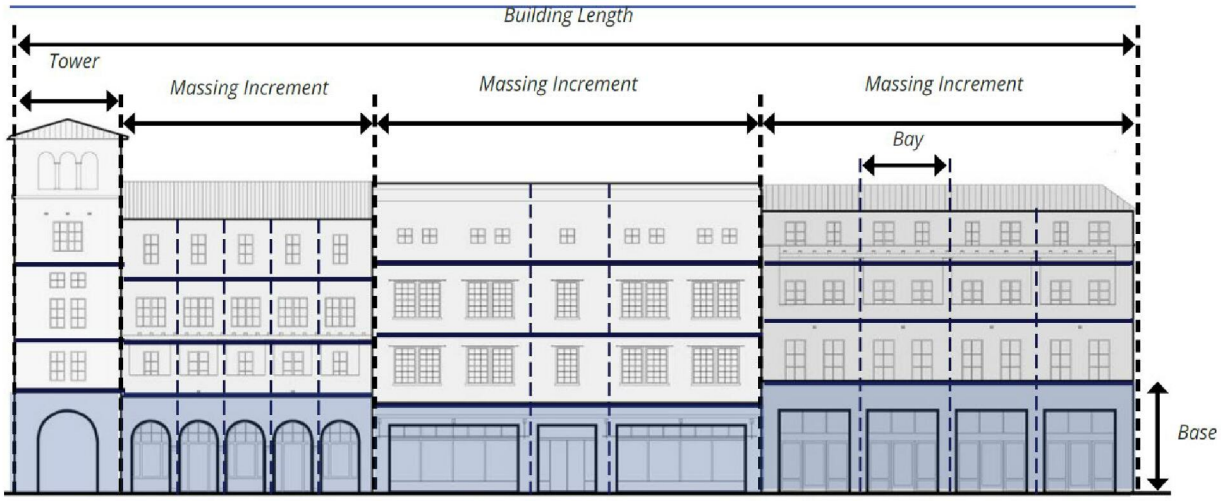


Figure 3.2-3 Main Street: Massing Strategies

d. **Self-contained massing increments.** Facade elements, such as window openings and balconies, shall not overlap the division between massing increments.
e. **Repeating massing increment design.** A massing increment design may be repeated a maximum of 3 times on the same project elevation. Repeated massing increments may not be located immediately adjacent to each other.

Façade Composition

Facade Composition Standards.



Facades organized according to massing increments that may consist of an individual building or one building that is divided into individual massing increments. Each increment is designed according to a grid of floor levels and bays.

Figure 3.2-4 Main Street: Façade Composition

a. **Facade Grid.** The window, door, and/or shopfront openings of each individual facade shall be organized into a grid as follows:
   i. **Horizontal alignment of elements.** Rooflines, openings, and materials within each facade shall be aligned horizontally.
   ii. **Vertical Bays.** The entirety of a building's façade shall be clearly divided into vertical bays.

b. **Multi-story building façades.** Multi-story building facades shall be designed to include a base, middle, and top.
   i. **Base.** Building base of entire ground floor for buildings less than 5 stories or 25 feet for buildings 5 stories or more, shall use a minimum of 2 of the following strategies:
      (a) Provide a string course at the top of the first story;
      (b) Specify base materials different from rest of facade;
      (c) Specify base colors different from rest of facade;
      (d) Provide a ground floor Arcade or Gallery per (*Section 3.2 Architectural Façade Elements*).
   ii. **Middle**. The middle of the building—the facade of all floors located above the base—shall be designed as follows:

(a) Window and door openings shall be organized in bays per the façade fenestration standards of this section.
(b) If provided, attached façade elements such as balconies, bay windows, and projecting rooms, shall be designed per the façade fenestration standards of this section.

iii. **Top.** The façade elements that define the upper limits of the building—shall be designed as follows:
(a) The top of the building facade shall incorporate capping elements, such as a cornice, enhanced ornamentation, or a decorative parapet.

Fenestration Design

Fenestration Design addresses the percentage of window and door openings for ground floors and upper floors and glazing transparency.

Façade Fenestration Standards.

a. **Minimum Fenestration.** Facade designs shall include a minimum percentage of fenestration calculated as the total percentage of window and door area divided by the total area of that portion of the façade (see Figure 3.2-4):
   i. **Ground Floor**: 70% minimum.
   ii. **Upper Floors**: 15% minimum.

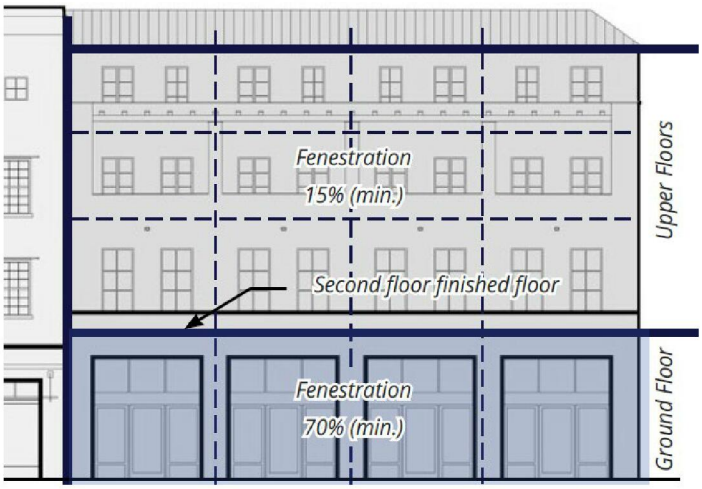


Figure 3.2-4 Main Street: Fenestration

1. **General to all floors.** All window jambs/frames shall be set back a minimum of 2 inches back from the facade plane.

2. **Specific to ground floors.** Structural elements shall be visible on the exterior of ground floor facades to visually convey that the upper floors are supported.

   a. Ground floor windowsills on facades along the front lot line that face public streets shall be no higher than 3 feet above the adjacent grade.
   b. Ground floor bathroom windows are prohibited on facades that face front streets.

B. Urban massing and façade design

Urban massing and façade design standards are required for all multiple-family developments projects with 25 du/ac or more.

Massing Increments

Massing increments are visually discrete design compositions that are distinguishable from each other and have a coherent look and character from the ground to the top of the facade. Massing Increments appear as either distinct buildings or distinct parts of a single building.

Massing Standards

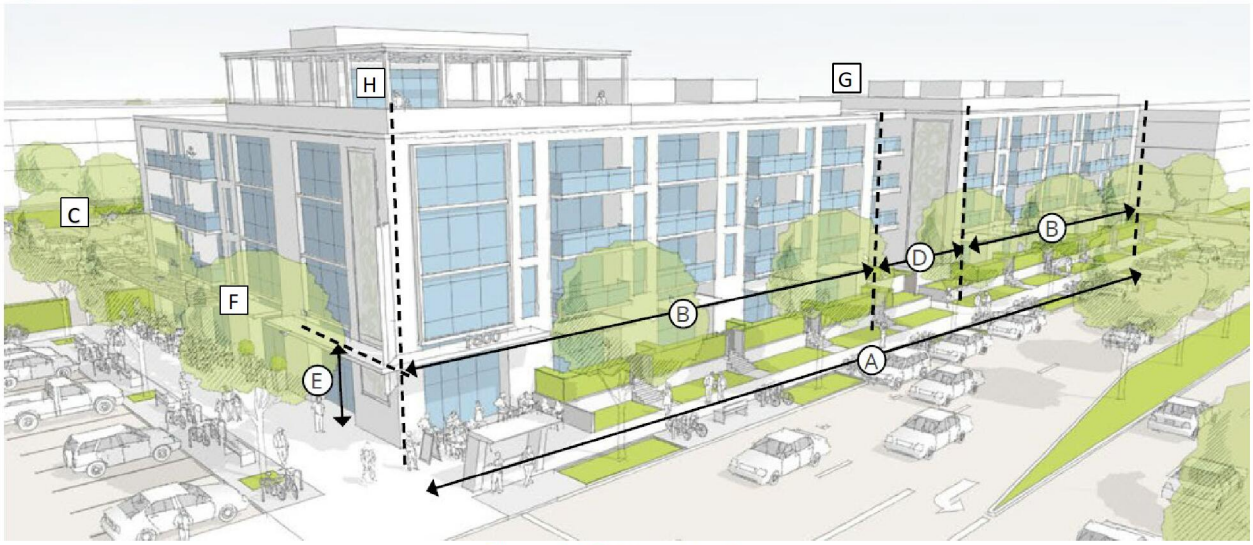


Figure 3.2-9 Urban Massing

Element Standards	Standards
A. Building façade along font lot line	400 feet max
B. Massing increment	150 feet max
C. Space between buildings	0 feet minimum
D. Façade setback (if elected)	10 feet x 10 feet minimum
E. Building base height	15 feet minimum
F. Building façade alongside lot line	200 feet max
G. Height difference between massing Increments	3 feet minimum
H. Upper-level setback from facade	15 feet minimum

a. **Size of massing increments.** Building facades along front and side lot lines that face public streets and are longer than 100 feet shall be divided into massing increments as follows:
   i. The maximum length of a single massing increment shall not exceed 150 feet.
   ii. A minimum 2 distinct massing increments shall be provided.

b. **Articulation of massing increments**. Individual massing increments shall be differentiated from one another using at minimum 1 of the following massing strategies:
   i. Vary parapet height by a minimum of 3 feet.
   ii. Increase number of stories.
   iii. Set the upper floor or multiple upper floors back a minimum of 15 feet from the facade.
   iv. Set the entire facade back a minimum of 10 feet for 20 feet.
   v. Incorporate tower element.

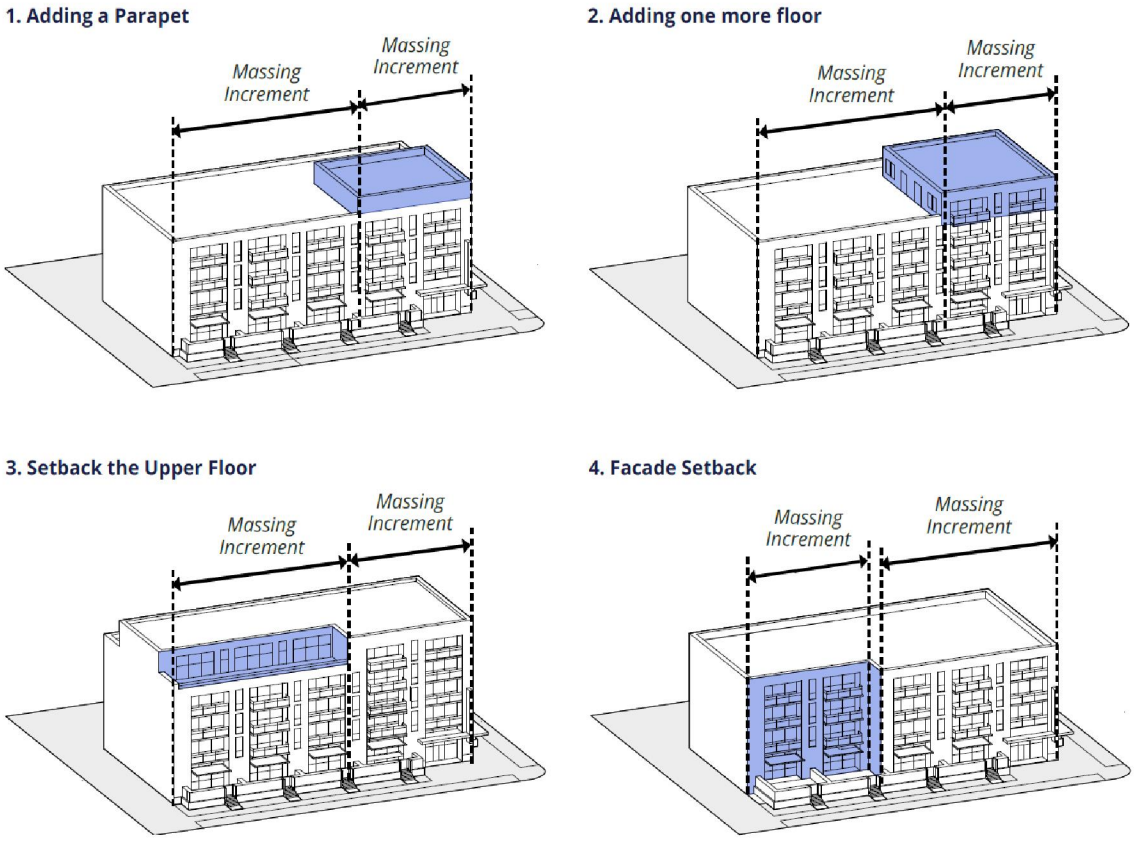


Figure 3.2-10 Urban: Examples of Massing Strategies Diagram

c. **Massing increments with distinct facades.** Massing increments that have distinct facades and shall appear as distinct buildings.
d. **Repeating massing increment design.** A massing increment design may be repeated on the same project elevation. Repeated massing increments shall be separated by a distinct massing increment.

Façade Composition

Façade composition standards address the design and arrangement of various building elevation elements that are applied to each massing increment, including window and door openings, attached and recessed façade elements such as bay windows, balconies, and arcades, and wall materials and colors.

Façade Composition Standards.

Multi-story building façades. The building facade shall be divided into a base and body as follows.

a. **Base.** Separate the building base (entire ground floor facade or first 2 floors of buildings 5 stories or taller) from the rest of the facade for a minimum of 15 feet (fewer than 5 stories) or 25 feet (5 stories or more) from grade, using a minimum **2** of the following strategies.

   i. Provide a string course at the top of the first story.
   ii. Specify base materials different from rest of façade.
   iii. Specify base colors different from rest of façade.
   iv. Provide a ground floor Arcade or Gallery per Section 3.3 Architectural Façade Elements.

b. **Body.** The body of the building consists of the facade of all floors located above the base and shall be designed as follows:

   i. Windows shall be organized in bays, bands, curtain wall, and/or grid of windows consistent with the Facade Fenestration Standards for the Urban massing type.
   ii. Each massing increment must contain its entire facade composition without elements overlapping the division between increments.

c. **Strategies.** The listed strategies show acceptable ways to differentiate massing increments:

   i. Vary the height of the building body.
   ii. Use different facade materials and/or colors.
   iii. Use different window types/configurations.
   iv. Diversify facade elements, including projecting balconies, recessed balconies, canopies, and awnings.

Fenestration Design

Fenestration Design addresses the percentage of window and door openings for ground floors and upper floors and glazing transparency.

Façade Fenestration Standards.

Minimum Fenestration. Facade designs must meet a minimum fenestration percentage, calculated as the total window and door area divided by the total area of that part of the facade.

i. **Ground floor.**
   a. Front lot line: 70% minimum.
   b. All other frontages: 50% minimum.
   c. Ground floor windowsills on facades along the front lot line shall be no higher than 3 feet above the adjacent grade.
   d. Ground floor bathroom windows are prohibited on facades that face front lot line.

ii. **Upper floors.** 15% minimum.

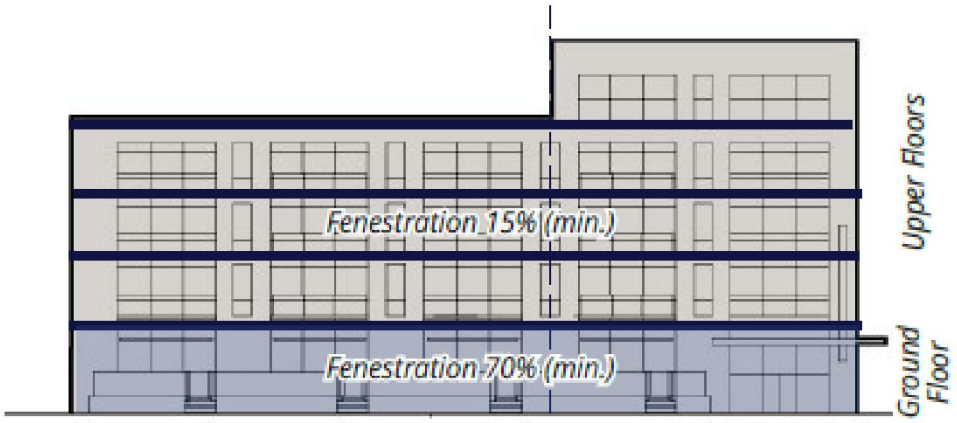


Figure 3.2-11 Urban: Fenestration Diagram

3.2.4 Materials and Detailing

A. Building Materials

1. **Prohibited materials.**
   a. Fiberglass or plastic (false) architectural or facade elements or ornamentations are prohibited.
   b. Rough-cast and sand-finishes are prohibited on all building surfaces that are visible from a street.
   c. Reflective materials, such as mirrored glass, shiny metal, and chrome, are allowed with the following exception:
      i. Application to small areas (up to 50 sq ft or 2% of façade area, whichever is less) for signage highlighting, ensuring no glare nuisance to traffic, pedestrians, or neighboring buildings.
2. **Combining materials.** When combining 2 or more wall materials on 1 facade:
   a. Place lighter weight materials above more substantial ones (e.g., glass above wood, wood above stucco, stucco above masonry).
   b. Vertical joints between different materials shall only occur at inside corners.

B. Windows and Doors

Material and Types

a. **Window recess.** Windows shall be recessed in a manner that is specific to each building's architectural style but shall be no less than 2 inches for any style.
b. **Architectural style of detailing.** Windows, doors, frames, colors, and styles shall be appropriate to the building's architectural style in terms of window type, proportion, and color.
c. **Materials.** Windows and doors shall be made of wood, fiberglass, fiberglass-clad wood, aluminum clad wood, or metal.
d. **Glazing.** Glazing shall be clear glass with no more than ten percent daylight reduction (tinting). Reflective (mirrored) glazing is prohibited.
e. **Residential buildings.** The following are applicable to multiple-family development types.
    i. Vinyl or vinyl clad windows shall resemble wood windows (i.e., faux wood or engineered wood) in detailing and profile thickness and employ muted patterns and colors consistent with the building's architectural style.
    ii. Nail-on windows that are deeply set within their frame are permitted.
    iii. Muntins shall be of a substantial dimension (e.g., not flat) and shall be placed on the exterior of windows.
    iv. Trim:
        a) **Window and door trim materials**. Wood or cement fiber board. Foam trim around windows is allowed. Foam trim around doors is prohibited.
        b) **Building trim materials**. Wood, stone, cast stone, pre-cast concrete, glass fiber reinforced concrete, and cement fiber board.

3.3 Architectural Façade Elements

The following architectural façade elements shall be incorporated into a development project to fulfill the requirements for façade articulation and/or articulation of massing increment defined in 3.2.3. Massing and Façade Design.

3.3.1 Arcade

Figure 3.3-1 Arcade

Element Standards	Minimum	Maximum
A. Depth	12 feet	16 feet
B. Distance from Property Line	0 feet	
C. Opening height, clear	See Below	
D. Overall height	See Below	

Design Standards.

a. **Projection depth.** The arcade projection depth from the ground floor facade shall be no greater than the height of the arcade opening (see Figure 3.3-1).

b. **Sidewalk depth beneath arcade.** The covered sidewalk under the arcade shall be a minimum of 10 feet wide from the inside of the vertical support to the ground floor building face.

c. **Entry element requirement.** Arcades shall be combined with Shopfronts (defined in *Section 3.4 Entry Elements*).

d. **Minimum openings and massing increments.** Arcades shall be a minimum of 3 openings wide. The location where an arcade stops or changes in design or dimensions shall correspond to a change in massing increment (*Section 3.2.3. Massing and Façade Design*) for massing increment requirements).

e. **Vertical supports.** Vertical supports may be piers, columns, or arches. The width of a vertical support shall not exceed 3 feet.

f. **Width of openings.** The openings between vertical supports, as seen from the street, shall be taller than they are wide.
g. **Shape and cadence of openings.** Openings, whether rectangular or arched, must align with facade bays if present (vertical bays are mandatory for Main Street standards and optional for other massing types in *Section 3.2.3. Massing and Façade Design*).
h. **Vertical clearance.** The minimum vertical clearance at each opening shall be a minimum of 12 feet, excluding decorative brackets, spandrels, and/or lower portions of arches.
i. **Arcade height relative to interior building floor height.** The height of the soffit inside the arcade shall be no less than the height of the ceiling of the floor to which it corresponds.
j. **Architectural style.** Arcade detailing, including lighting, shall utilize the architectural style of the building.

3.3.2 Gallery

Figure 3.2-2 Gallery

Element Standards	Minimum	Maximum
A. Depth, clear	10 feet	16 feet
B. Distance to property line, clear	0 feet	5 feet
C. Opening height, clear	12 feet	2 floors
D. Overall height	See Below	

Design Standards.

a. **Projection depth.** The gallery projection depth from the ground floor facade shall be no greater than the height of the gallery opening (see Figure 3.2-2 "A").

b. **Sidewalk depth beneath gallery.** The covered sidewalk width under the gallery must be a minimum of 10 feet from the inside of the vertical support to the ground floor building face (see Figure 3.2-2 "A").

c. **Minimum openings and massing increments.** Galleries shall be a minimum of 3 openings wide. The location where a gallery stops or changes in design or dimensions shall correspond to a change in massing increment (*see Section 3.2.3. Massing and Façade Design*).

d. **Vertical supports.** Vertical supports may be piers or columns. The width of a vertical support shall not exceed 1 foot.

e. **Width of openings.** The openings between vertical supports, as seen from the street, shall be taller than they are wide.

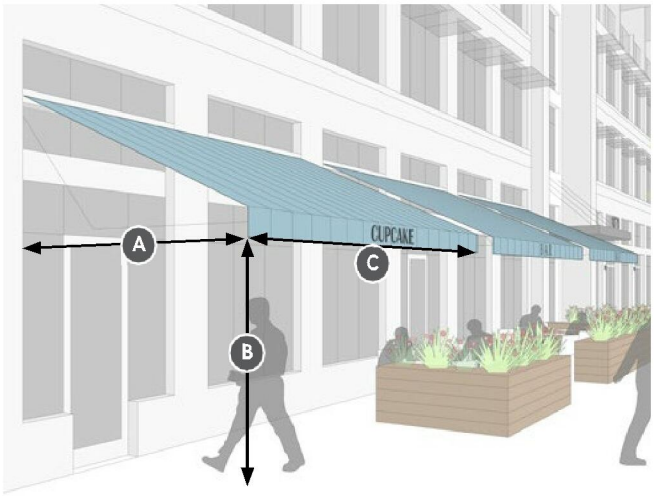
f. **Shape and cadence of openings.** Openings may be rectangular but shall not be arched.

g. **Vertical clearance.** The minimum vertical clearance at each opening shall be a minimum of 12 feet, excluding decorative brackets and spandrels.

h. **Gallery height relative to interior building floor height.** The height of the soffit inside the gallery shall be no less than the height of the ceiling of the floor to which it corresponds.
i. **Vertical alignment.** Galleries may be single or double-story and shall correlate with building floors (see "D" in above figure).
j. **Architectural style.** Gallery detailing, including lighting shall utilize the architectural style of the building.

3.3.3 Commercial Awning

Figure 3.2-3 Commercial Awning Diagram



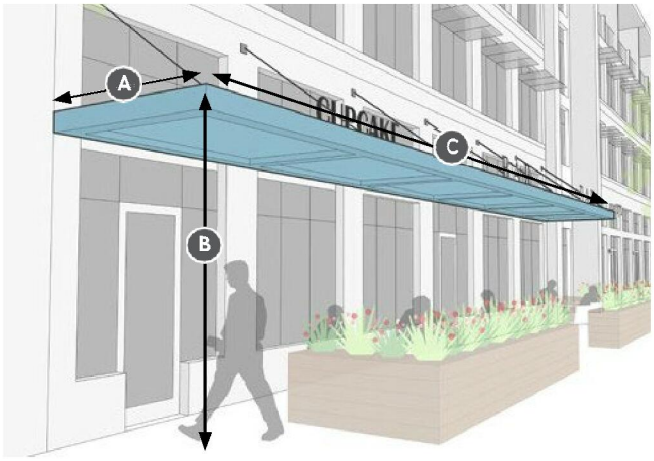
Element Standards	Minimum	Maximum
A. Depth	4 feet	Not Applicable
B. Clearance above sidewalk	8 feet	Not Applicable
C. Length	See Below	

Design Standards.

a. **Encroachment.** Commercial awnings may encroach into the setback or public right-of- way as defined in Division 6.01.010(D)(2): Encroachments into Required Setback Areas of the Ontario Development Code.
b. **Material.** Commercial awnings shall be of a simple shed form, made of code-compliant fire-resistant canvas.
c. **Width.** Awning widths shall equal in size to shopfront opening widths.
d. **Prohibited lighting**. Internally illuminated and back-lit awnings and any associated light diffusers are prohibited.

3.3.4 Commercial canopy

Figure 3.2-4 Commercial canopy



Element Standards	Minimum	Maximum
A. Depth	Not Applicable	3 feet
B. Minimum clearance above ground	Not Applicable	12 feet
C. Length of terrace	Not Applicable	150 feet

Design Standards.

a. **Encroachment.** Commercial canopies may encroach into the setback or public right-of- way as defined in Division 6.01.010(D)(2): Encroachments into Required Setback Areas of the Ontario Development Code.
b. **Form and material.** Canopies shall be of a simple form, made of metal and/or glass.
c. **Support.** Canopies shall be supported either from below by metal brackets, or from above by rods and wires that affix to the wall.
d. **Width.** Canopies may extend across multiple storefronts.

3.3.5 Awning

Figure 3.2-5 Awning

Element Standards	Minimum	Maximum
A. Depth	Not Applicable	3 feet
B. Clearance above ground	8 feet	Not Applicable
C. Length	See Below	

Design Standards

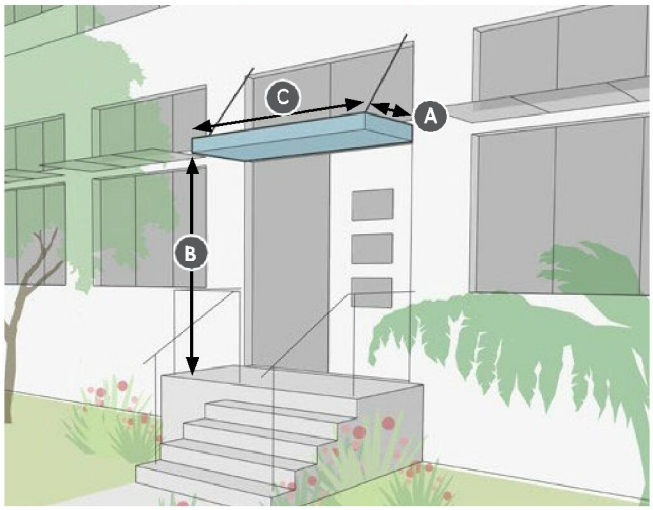
a. **Encroachment**. Residential awnings may encroach into the setback or public right-of- way as defined in Division 6.01.010(D)(2): Encroachments into Required Setback Areas of the Ontario Development Code.

b. **Material**. Residential awnings shall be of a simple shed form, made of code-compliant fire-resistant.

c. **Upper floors.** Each individual awning shall cover no more than 1 window opening.

3.3.6 Canopy

Figure 3.2-6 Canopy



Element Standards	Minimum	Maximum
A. Depth	Not Applicable	3 feet
B. Minimum clearance from landing	7 feet	8 feet
C. Length of terrace	Not Applicable	8 feet

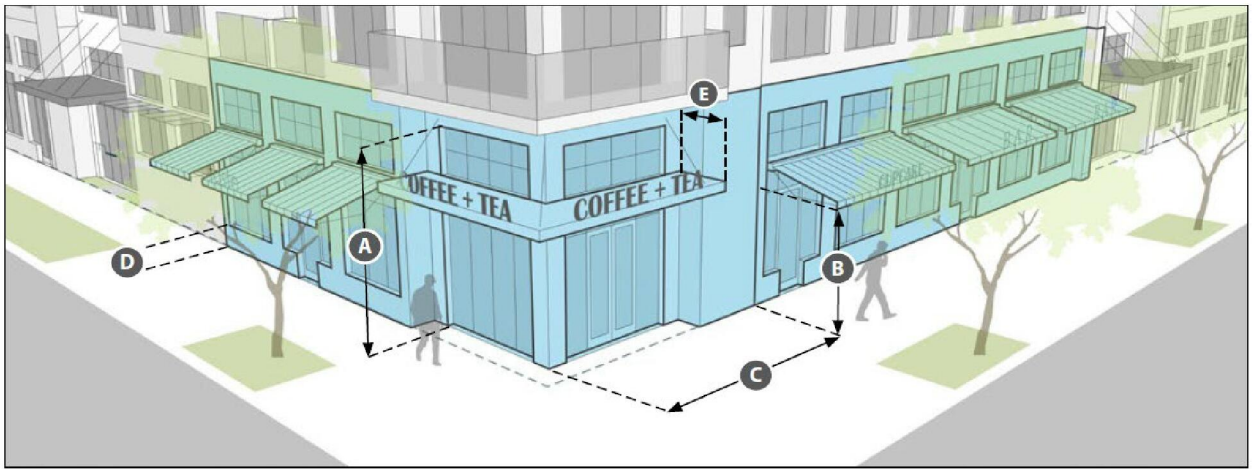
1. **Design Standards**
   a. **Material**. Canopies shall be of a simple form, made of metal and/or glass.
   b. **Support.** Canopies shall be supported either from below by metal brackets, or from above by rods or wires that affix to the wall.
   c. **Upper floors.** Each individual canopy shall cover no more than 1 window opening.

3.4 Entry Elements

This section regulates the design of Building entry elements such as porches, dooryards, stoops, shopfronts, and lobby entries to the fulfill façade articulation requirements identified in *Section 3.1.3. Massing and Façade Design*.

3.4.1 Shopfront

Figure 3.4-1 Shopfront



Element Standards	Minimum	Maximum
A. Height to top of transom	12 feet	16 feet
B. Height to bottom of canopy/awning	8 feet	10 feet
C. Width of each shopfront bay	10 feet	25 feet
D. Height of shopfront base	1 foot	3 feet
E. Awning/Canopy Depth	4 feet	Not Applicable

Design standards.

a. **Vertical bays.** Shopfront openings must align into bays, following the vertical bay specifications in *Section 3.2.3. Massing and Façade Design* of main street standards.

b. **Architectural façade elements.**

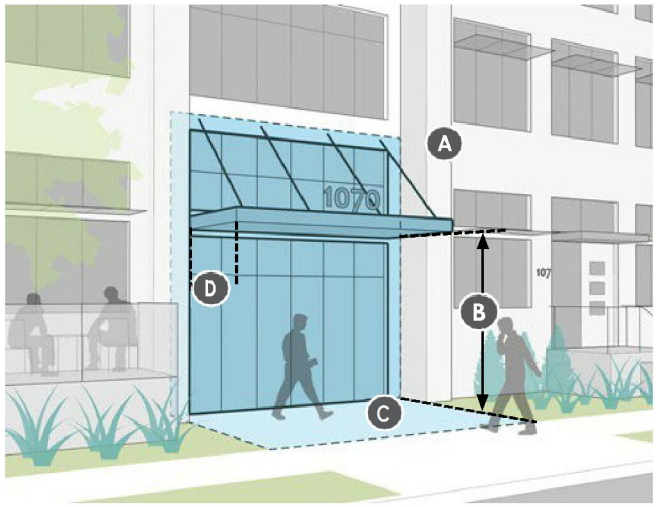
i. Shopfronts in vertical mixed-use buildings may integrate with Galleries or Arcades.

ii. **Visibility.** Windowsills in non-entry bays shall not exceed 2 feet above grade.

c. **Setback use and design.** Recessed shopfronts without dooryard, terrace, or porch designs shall extend to the property line.

3.4.2 Lobby Entry

Figure 3.3-2 Lobby Entry



Element Standards	Minimum	Maximum
A. Height to top of transom	10 feet	20 feet
B. Height to bottom of canopy/awning	8 feet	Not Applicable
C. Distance to property line	Not Applicable	20 feet
D. Awning/Canopy Depth	4 feet	Not Applicable

Design Standards.

a. **Lobby entries** shall be visible and distinguishable from adjacent ground floor units and include a minimum of 1 of the following design strategies:
   i. Center placement for symmetry.
   ii. Prominent corner location.
   iii. Incorporate 2 architectural elements (columns, overhanging roofs, canopies, awnings, or ornamental light fixtures).
   iv. Recessed entry.
   v. Entry framing.

b. **Main Street massing types.**
   i. Lobby entries shall not exceed 20% of the frontage length.
   ii. Allocate the remaining length to shopfronts.

c. **Visibility.** Lobbies entries shall be visible from the public right of way as follows:
   i. Windowsills shall be no higher than 2 feet above adjacent grade.
   ii. Internal shade devices such as blinds, shades, or curtains are prohibited.

d. A forecourt may be introduced to provide a transition between the entry and sidewalk (forecourt standards are discussed in *Section 3.1.5 Open Space Standards*).

Chapter 4. Architectural styles

Below is a list of Architectural styles which shall be applied. A maximum of 1 architectural style shall be applied to each project.

4.1 Mission - Spanish Colonial Revival

Influenced by Spanish/Mediterranean and early Californian styles in the late 19th and early 20th centuries, the Spanish Colonial Revival style is asymmetrically arranged and includes low-pitched roofs covered with S-type clay red roofing tiles, wooden frames with stucco siding, and arches above doors, porch entries, and main windows.

Figure 4.1-1 Mission - Spanish Colonial Revival

4.1.1 Form and Massing

Façade Design (Apply all)

a. Asymmetrical façade/elevations.
b. Three or more roof planes.
c. A minimum of 50 percent of the units shall have balconies or window treatments (such as shutters or awnings).
d. Entrances are recessed a minimum 12 inches.
e. Additional details for projects over 4 stories, vertical mixed use, or with more than 15 buildings (requires 2 details):

i. Include 2 add-on projections such as verandas, arcades, balconies, and exterior stairs.
ii. The ends of building massing's shall be stepped down.
iii. One focal point, such as courtyard, tower, or fountain.
iv. Apply wingwalls or columns on the ground level.

4.1.2 Roof

Roof Design (Apply all)

a. Low-pitched (4:12 maximum) cross- or side-gabled roofs. The pitch shall remain constant except for a veranda or arcade.
b. Red, fired, clay tile roofs. Tile types include both Spanish (S-shaped) and Mission (half-cylinder).
c. Hipped roofs shall only be used in combination with gables or on a tower element.
d. Shed roofs are only used in conjunction with verandas.
e. When a flat roof is used, it shall be screened by a parapet that is an extension of the wall plane or by a modified Mansard roof.

4.1.3 Materials and Colors

Materials and Colors (Apply all)

a. Roof tiles shall use terracotta, brown earth tones, or rustic red color palettes.
b. White, cream, or tan stucco wall with smooth (20/30) textured finish (i.e., hand troweled)
c. Wood shall be used as secondary wall material for the following and similar elements:

    i. Posts and exposed beams.
    ii. Railing, spindles, and grille work.
    iii. Shutters, window frames, and doors.

d. If windows have shutters, the shutters' color shall match the accent color that is use for doors or decorative trim.
e. A minimum of 1 wrought-iron element (such as railings, hardware, and gates) shall be used.

4.1.4 Doors and Windows

Door and Windows (Apply all)

a. Accent windows shall be a minimum of 20 percent of the total windows.
b. The primary facade shall include a minimum of 1 arched element.
c. A minimum of 50 percent of the windows shall be casement windows.
d. All entrance-door surrounds shall be banded with ceramic tile, molded plaster, or painted accents.
e. All casement windows and double-hung windows shall have wood frames.
f. Eighty percent of the windows shall have window muntins.

4.1.5 Decorative Details

Decorative Details

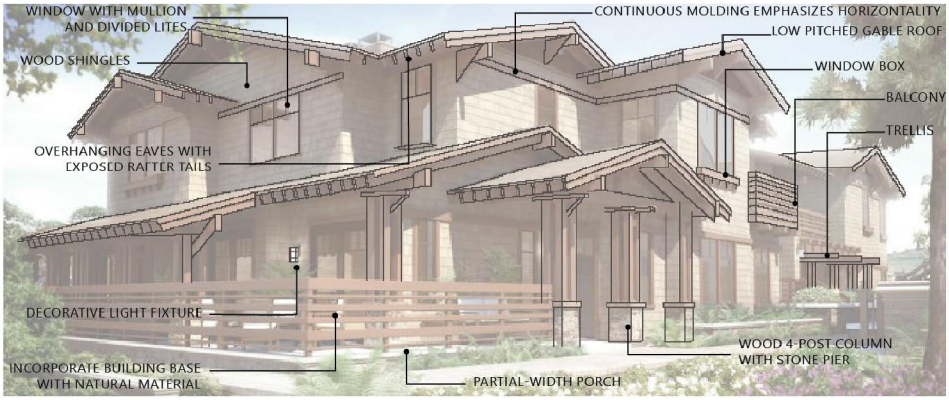
a. All residential projects shall provide **a minimum of 4** of the following; and
b. Residential projects 4 stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide **a minimum of 6** of the following:

i. Entry/front porch or patio.
ii. Decorative tiles.
iii. Clay tile vents.
iv. Wrought-iron balcony railings or support brackets.
v. Dark-metal light fixture and hardwires.
vi. Paired wood (or wood simulated) garage doors with iron hardware.
vii. Verandas, pergolas, or arcades.
viii. Exterior stairs.
ix. Awnings with metal spear supports.

4.2 Craftsman

The Craftsman or California Bungalow style, originating from the early 20th-century Arts and Crafts movement. Notable features include the artful use of wood and natural materials, low-pitched roofs, horizontal orientation, earth-toned colors, exposed rafters, decorative brackets, porches, and columns.

Figure 4.2-1 Craftsman



4.2.1 Form and Massing

Façade Design (Apply all)

a. Asymmetrical facades/elevations.
b. Three or more roof planes on the primary facade.
c. Front-facing gable roofs.
d. Street-facing units shall have balconies or porches.
e. The front lot line façade shall have 2 to 3 materials/colors.

4.2.2 Roof

Roof Design (Apply all)

a. Low- to moderate-pitched gable or hipped roofs from 6:12 to 8:12.
b. Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams.
c. Brackets or knee braces at gabled ends.
d. Use of imitation wood or asphalt shingles.

4.2.3 Materials and Colors

Materials and Colors (Apply all)

a. Brick or stone shall be used in the base.
b. Primary wall materials shall include dark-color wood shingles, clapboard siding, or fiber cement siding and natural materials such as stone or brick.
c. Use of earth-toned color palette, such as browns and greens.

d. The front lot line façade shall have a minimum 3 paint colors: 1 for the cladding ,1 for trim, and 1 for accents such as windows and decorative details.

4.2.4 Doors and Windows

Door and Windows (Apply all)

a. A minimum of 50 percent of the windows shall be casement windows.
b. A minimum of 80 percent of the primary windows shall be multi-paned.
c. A minimum of 2 types/shapes of windows shall be used.
d. Utilize flat wood trims (typically 4½ inches or 5½ inches wide) around the primary windows and entry doors.
e. Window and door trim color shall be different with the color of the walls.
f. Entry doors and garage doors shall have 1 row of vertical or horizontal glass panels.

4.2.5 Decorative Details

Decorative Details

a. All residential projects shall provide **a minimum of 4** of the following; and
b. Residential projects 4 stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide **a minimum of 6** of the following:

i. Stone pier and battered wood support.
ii. Exposed rafter tails and knee-brace brackets.
iii. Dormers on the front façade.
iv. Second-story balcony.
v. Decorative attic/gable vent.
vi. Light fixtures shall be box-shaped, with metal frame and geometric pattern.
vii. Chimneys are visible at the exterior and arranged on a side elevation.
viii. Stained-glass or transom windows.
ix. Covered front porches shall tapered pillars.
x. Ground-level windows shall have muntins.

4.3 American mercantile

This building type began in the late 19th century when, in the process of identifying towns and cities, housing and offices were built over retail stores. This mixed-use strategy is still relevant today as the reurbanization of existing city centers becomes an established pattern.

Figure 4.3-1 American Mercantile

4.3.1 Form and Massing

Façade Design (Apply all)

a. Asymmetrical facades/elevations.
b. Simple, rectangular form.
c. Symmetrical placement of piers, columns, ground-floor storefronts, and openings on upper levels.
d. Transparent windows and doorways shall be no less than 80 percent of the street frontage at the ground level.
e. Multistory facades are divided into base, body, and top, with the ground floor taller than the upper floors.
f. Columns or lintels over openings.
g. Bases are articulated by changes in material or changes in wall plane.
h. Minimal projections or recessions on wall plane.

4.3.2 Roof

Roof Design (Apply all)

a. Flat roof.
b. A projecting cornice or a receding, stepped parapet.
c. Cornice and details mimic and reference historical detailing.
d. Street-facing gable roof with roof pitches at minimum 5:12 unless concealed behind a parapet.

4.3.2 Materials and Colors

Materials and Colors (Apply all)

a. Walls shall be composed of brick.
b. Decorative moldings, cornices, or an applied ornament of stone or cast concrete shall be used.
c. No more than 3 colors shall be used on any given facade.
d. Stucco and clapboard is prohibited.

4.3.4 Doors and Windows

Door and Windows (Apply all)

a. Ground-floor windows and doors shall be large and expansive with a transom.
b. Upper-floor windows shall be double-hung vertically and grouped with a rhythm consistent with the major storefront openings below.
c. Entrance shall have higher bays, recessed entries by a minimum of 3 feet, or different color/materials.
d. Upper-floor windows shall have window lintel and sill.
e. Transom windows above the doors and windows on the ground level.
f. Fifty percent of windows shall have muntins.
g. Upper floor windows shall have a minimum 2-inch recess.

4.3.5 Decorative Details

Decorative Details

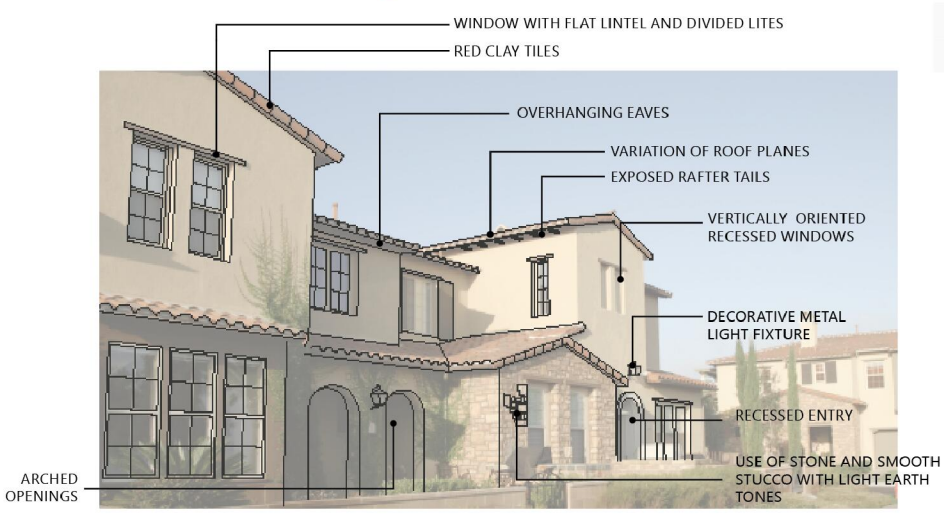
a. All residential projects shall provide **a minimum of 4** of the following; and
b. Residential projects 4 stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide **a minimum of 6** of the following:

i. Awnings, canopies, and second-floor balconies.
ii. Pedimented windows.
iii. Wide window trim with a keystone.
iv. Double-bracketed cornice.
v. Gable roof.
vi. Roof finial.
vii. Transom above door and windows on the ground level.
viii. Metal balcony railing.
ix. Canopy or awning.
x. Recessed entries.
xi. Cast-iron columns.
xii. Shopfront millwork.

4.4 Tuscan

A blend of Spanish Revival and rural Italian elements, this interpretation of traditional Mediterranean architecture features stone and stucco, light earth tones, and red-tiled roofs. Classical elements like columns, arches, and decorative ironwork enhance visual complexity. Italianate references are evident in squared towers and projections. Features include porches, porticoes, and vertically oriented, recessed windows.

Figure 4.4-1 Tuscan



4.4.1 Form and Massing

Façade Design (Apply all)

a. Asymmetrical arrangement of windows and design elements along front lot line.
b. Porches, porticoes and/or Juliet balconies.
c. Recessed entries (a minimum of 3 feet).

4.4.2 Roof

Roof Design (Apply all)

a. Flat or low-pitched hip or gable roof (maximum 6:12 slope).
b. Red-toned clay tiles.
c. Multiple roof levels (at minimum 3).
d. Large overhanging eaves (minimum 12 inches) along primary elevation.

4.4.3 Materials and Colors

Materials and Colors (Apply all)

a. Incorporate rough-hewn stone as accent feature.
b. Flat stucco walls in light earth tones.
c. Use of earth-toned color palette.

d. Brown or beige window frames.

4.4.4 Doors and windows

Doors and windows (Apply all)

a. Single- or double-hung windows shall be more horizontal in proportion, with six-over-six muntin patterns and 5½-inch-wide trim.
b. Casement windows shall be paired with four-pane patterns for smaller windows and eight-pane patterns for larger windows.
c. Vertically oriented rectangular or arched windows arranged in asymmetrical patterns.
d. Casement or double-hung sash with flat or arched lintels.
e. Windows shall be recessed 3 to 12 inches.

4.4.5 Decorative details

Decorative details

a. All residential projects shall provide **a minimum of 4** of the following; and
b. Residential projects 4 stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide **a minimum of 6** of the following:

i. Juliet balconies.
ii. Rafter extensions and brackets.
iii. Stone or stucco window/door trim.
iv. Rectangular or arched wooden door.
v. Arcade or porch at entry.
vi. Decorative ironwork (window grilles, railings, light fixtures, decorative planters).
vii. Arched windows.
viii. Paired decorative wood shutters. Shutters shall be equal to half the width of the window. Shutter styles shall be paneled or louvered.
ix. Use of brick, stone, or wood columns.
x. Stucco or stone chimneys.
xi. Different-color wood trellis.
xii. Arched openings and doorways at the ground level.

4.5 Modern

Modern architecture prioritizes clean lines, geometric shapes, and the use of unconventional or industrial materials such as glass, metal, concrete, steel, and reclaimed materials characterized by extensive large windows, contemporary buildings maximize natural light, and passive solar heating.

Figure 4.5-1 Modern

4.5.1 Form and Massing

Façade Design (Apply all)

a. An irregular, asymmetrical façade.
b. Rectangular structure.
c. Horizontal massing.
d. Straight and continuous lines.
e. Repeating lines and elements.

4.5.2 Roof

Roof Design. Flat or low-pitched roofs (4:12 slope max).

4.5.3 Materials and Colors

Materials and Colors (Apply all)

a. Use of raw and natural materials including wood, concrete, metal, and glass.
b. Traditional materials (such as smooth stucco (20/30), wood, brick, and stone) shall be used as an accent material.
c. Minimum 2 materials on the building facade.
d. Use of color blocking for geometric forms and break up massing elements.
e. Building facade shall incorporate **a minimum of 2** of the following as an accent:

    i. Awnings.

ii. Popouts, trellis.
iii. Arbor structures.
iv. Balconies.

4.5.4 Doors and Windows

Door and Windows (Apply all)

a. Large glass doors and/or window openings.
b. Window wrapping around a corner of the building.
c. Narrow aluminum window frames.

4.5.5 Decorative Details

Decorative Details (Apply all)

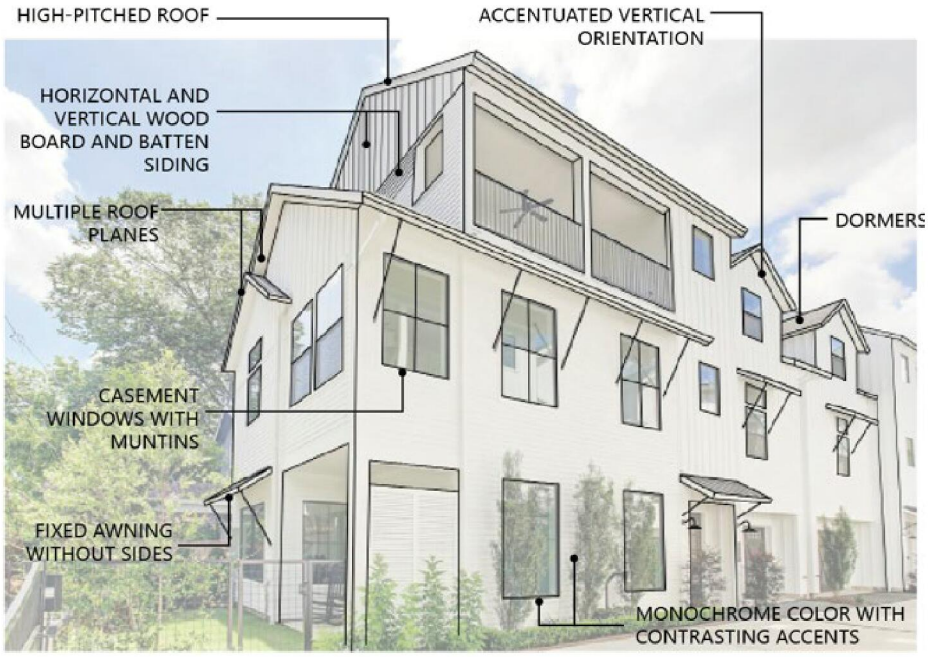
a. All residential projects shall provide **a minimum of 4** of the following; and
b. Residential projects 4 stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide **a minimum of 6** of the following:

i. Metal balcony railings.
ii. Clerestory windows.
iii. Floor-to-ceiling glass door.
iv. Floor-to-ceiling glass windows on the ground level.
v. Roof decks.
vi. Trellis shade structures.
vii. Metal awning.
viii. Roof overhang with exposed wood or steel frame.

4.6 Farmhouse

Farmhouse style utilizes vertical or horizontal wood siding, monochrome colors with contrasting accents, minimal ornamentation, and medium to high-pitched roofs. Minimal detailing includes awnings, porches, and wall-mounted gooseneck lights.

Figure 4.6-1 Farmhouse



4.6.1 Form and Massing

Façade Design (**Apply** all)

a. Straight exterior lines, geometric form.
b. Asymmetrical massing with a gable at the front of the house.
c. Repeating shapes and lines.
d. Gable roof creating a triangular wall on the ends.
e. Incorporate farm and ranch forms (i.e. barns, silos, sheds, tank houses, and granary towers).
f. Multiple gable and shed roof planes.
g. Geometric forms, industrial materials, and repetition.
h. Covered porches and awnings to break up volumes between lower and upper floors.
i. Variation in projecting wall planes with a minimum 12-inch depth.

4.6.2 Roof

Roof Design (Apply all)

a. High-pitched gabled roof or shed roof (minimum 6:12 slope).
b. Intersecting gable roofs.
c. Dark asphalt shingle, metal roofs, or synthetic slate shingles.
d. Triangular rooflines.
e. Large overhangs (minimum 2 feet in length) above the patio and garage.

4.6.3 Materials and Colors

Materials and Colors (Apply all)

a. Use metal, wood, or masonry.
b. Utilize board-and-batten siding, corrugated panels.
c. Monochrome accents of doors, windows, or architectural features.
d. Stucco is permitted as an accent material.

4.6.4 Doors and Windows

Doors and Windows (Apply all)

a. Windows shall be double-hung with a proportion of 2 or 2½ times taller than wide.
b. Groupings of 2 or 3 double-hung window units.
c. Multi-paned windows.
d. Accent trim around window and door openings.
e. Double-hung or casement windows.

4.6.5 Decorative Details

Decorative Details

a. All residential projects shall provide **a minimum of 4** of the following; and
b. Residential projects 4 stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide **a minimum of 6** of the following:

i. Wide front porch with simple columns.
ii. Covered patio.
iii. Shed or gabled dormers.
iv. Carriage-style garage doors.
v. Dark shutters and window sashes.
vi. Gable brackets, vents, and trim.
vii. Iron-inspired barn-style lighting.
viii. Metal awnings without sides.
ix. Gooseneck light fixtures at the entrance.
x. Large doors and windows to maximize natural light.
xi. Multi-paned windows on the ground-level windows and doors.

Chapter 5. Administration

5.1 Administration of Standards

This chapter provides methodology for the implementation of the Objective Design Standards, including administration, project approval, and appeals. The responsibilities of the City of Ontario Planning Staff shall include administering, interpreting, and enforcing all requirements and standards of this document.

Any terms not defined herein and any issues affecting the design and development of the subject project area not specifically addressed in the ODDS shall be governed by the provisions of the Ontario Development Code.

5.1.1 Interpretation and Severability

Unless otherwise provided herein, any ambiguity concerning the content or application of the Objective Design Standards shall be resolved by the City of Ontario Executive Director Community Development (Director) or his / her designee in a manner consistent with the goals, policies, purpose, and intent established in this document. If any portion of these standards is declared to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining parts of the remaining portions thereof.

5.1.2 Reference Documents

- **The Ontario Plan**
- **City of Ontario Development Code**

5.2 Glossary of terms

Alley. A narrow, low-capacity thoroughfare with 1 shared lane and no parking lanes which provides secondary access to all Lots within a Block. Driveways, Parking Aisles, and Fire Lanes are not Alleys.

Arbor (entrance arbor). A wooden structure that is intended to define an entrance into an on-site outdoor space, such as a front yard or parking lot.

Arcade. A facade with a ground floor colonnade supporting the upper stories of the building, intended to provide shade, glare control, and weather protection.

Bay. A facade division comprised of groupings of vertically aligned facade elements, such as shopfronts, windows, awnings, and wall materials that are stacked 1 above the other. Bays can be differentiated from 1 another by changes in material, color, and/or use of architectural elements such as pilasters.

Bay Window. A window or series of windows projecting from the exterior wall of a building and forming an extension, or bay, of the room. Subject to the requirements of the regulating zone, bay windows may encroach into the setback or public right-of-way.

Block. An aggregation of Lots, Passages, Carless Streets, and driveways which are bound on all sides by Streets. Block dimensions are measured along private Street Rights-of-way.

Building Base. The lowermost portion of a building facade that is distinctly differentiated from upper floors or upper wall surfaces. The base of mixed-use buildings consists of the ground floor or, for taller buildings, an ensemble of the first 2 floors. The base of multi-family or office buildings can consist of the entire ground floor, or a low band (three to 4 feet high) comprised of different materials or colors than upper wall surfaces.

Building Length. The length of the building as measured parallel to the front property line

Court. A semi-public, shared open space within a lot, for use by more than 1 resident or commercial tenant. Courts generally provide visitor access from the street to dwellings, retail, or office spaces, and/or buildings within the lot that lack direct access from the street. The degree of enclosure or openness of the court may vary, as per the requirements of each zone and the design intent of the project designer.

Director. The Director of Community Development, or designee.

Drive Aisle. A vehicular lane within a parking lot that provides access to the individual parking spaces.

Driveway. A vehicular lane within a lot that leads to onsite parking.

Encroachment: Structure extending into a required setback area.

Facade: Exterior wall of a building adjacent to a street or public open space.

Facade Increment: Visually distinguished complete facade composition.

Fenestration: Transparent glass openings in a building face.

Fire Lane: On-site right of way for emergency vehicle access.

Forecourt: Open space extension into a lot, defined by building faces.

Frontage, Private: Building facade and area between it and property line along a street.

Frontage, Public: Area between street-adjacent property line and the first travel lane.

Gallery: Ground-floor colonnade providing shade, glare control, and weather protection.

Green: Publicly accessible open space at the intersection of streets, landscaped for recreation.

Ground Floor: Building floor nearest to the existing grade around the building.

Height, Building: Height measured from finished grade at any property line along the street.

Loggia: Colonnaded or arcaded space within a building, open to the air on 1 side.

Lot: Portion of land for allowed development, synonymous with "property" or "design site."

Lot Line: Front, side, or rear boundary of a lot, synonymous with property line.

Massing (or Facade) Increment: Segment of a building facade divided into visually discrete compositions.

Passage: A pathway designed for pedestrians on a property, like a Paseo, but may not extend through an entire block.

Parking Court: A public space between buildings designed for surface parking.

Pergola: A wooden structure intended to provide shade or define an entrance into an on-site outdoor space.

Pier, Shopfront: The vertical elements on either side of a shopfront bay.

Place Types: A classification of urban environments based on streetscape and building character, including attributes such as building placement, height, frontage, land use, density, and streetscape design.

Plaza: An open space at the intersection of important streets for civic and commercial activities. Sizes range from one-half (1/2) acre to 2 acres, defined by surrounding buildings and typically paved with arranged shade trees. Amenities may include fountains and food kiosks.

Primary Access: The principal means of approaching and entering a building or property.

Primary entrances: Typically referring to front doors, including direct access into a ground floor residential unit, nonresidential space, common lobby, or zaguan leading to a court.

Privacy Windows: Windows that are either opaque and unopenable or start at minimum 6 feet from the floor.

Public Open Space: Off-street outdoor space owned by the city for public use or on a private parcel adjacent to a right of way, functioning as a public space.

Publicly Accessible: Open spaces or streets open/available to the public, whether publicly or privately owned.

Shopfront: A ground-floor frontage assembly with large transparent windows, a conspicuous entrance leading directly into the unit, spatially defined by vertical elements called piers.

Side, Lot Line: Any property line shared with a neighboring property when there is no public open space between them.

Side yard: The portion of a parcel extending from the front property line to the rear property line and between the side property line and the closest side of the principal building. It may also be designed as open space.

Story height: The vertical distance from floor to ceiling, measured from the top of the floor finish to the bottom of the ceiling joists for the topmost story.

Street: A right of way defined as a street, excluding paseos, driveways, parking aisles, fire lanes, and alleys.

Street, Front: The side of the lot adjacent to a street, a property may have multiple fronts.

Street, Side: (Applicable only to corner lots) The side of the lot adjacent to a street or public open space that is not considered the front.

Trellis: A wood or metal frame supporting thin overhead wooden or metal strips or latticework, providing shade and supporting climbing plants. It may be freestanding.

5.3 Checklist

Reserved for future use