

4. LAND USE AND DEVELOPMENT STANDARDS

This chapter identifies the allowable uses and the standards for building heights, setbacks, parking, coverage, landscape, signage, and all other development standards within the Specific Plan area. The application of these regulations is intended to create a harmonious relationship within the Specific Plan area and with the surrounding land uses as well as to protect the health, safety, and general welfare of the community.

4.1 General Provisions

Upon adoption of the Specific Plan, the development standards and procedures established within the Specific Plan become the governing zoning standards for any new construction, addition, or remodel within the Specific Plan area. However, in reviewing individual projects requiring discretionary approval, additional conditions may be applied by the approving body to accomplish the goals and objectives of this Specific Plan.

4.1.1 Definition of Terms

The meaning of words, phrases, titles, and terms shall be the same as provided in the City of Ontario Development Code unless specifically provided herein.

4.1.2 Applicability

The Euclid Mixed-Use Specific Plan is a regulatory plan, which, upon adoption by ordinance, will constitute the zoning of the property. Development plans or agreements, tract or parcel maps, precise development plans, or any other action requiring ministerial or discretionary approval for the subject property must be consistent with the approved Specific Plan. Actions deemed to be consistent with the Specific Plan shall be judged to be consistent with The Ontario Plan 2050 Policy Plan (General Plan) as mandated in California Government Code, Section 65454. Should the regulations contained herein differ from the regulations of the City of Ontario Development Code, the regulations of the Specific Plan shall take precedence. Where the Euclid Mixed-Use Specific Plan is silent, City Code shall apply.

4.1.3 Severability

In the event that any regulation, condition, program, portion, or policy of this Specific Plan or the application thereof to any person or circumstance is held to be invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed separate, distinct, and independent provisions and shall not affect the validity of the remaining provisions of this Specific Plan or applications thereof which can be implemented without the invalid provision or application.

4.1.4 Administration

The Euclid Mixed-Use Specific Plan is adopted by ordinance and will serve as the implementation tool for The Ontario Plan 2050 Policy Plan as well as the zoning for the project site. The Specific Plan Development Regulations as outlined herein address general provisions, permitted uses, and development standards for the land uses within the project site.

4.1.5 Methods and Interpretation

Development within the Euclid Mixed-Use Specific Plan shall be implemented through the approval by the City of Ontario of parcel maps, tract maps, and development permits. The administration process described herein provides for the mechanisms for review and approval of development projects within Rich Haven consistent with the Specific Plan objectives.

Unlisted Uses

Any land use proposal not specifically covered by the provisions contained herein shall be subject to the City of Ontario Development Code.

Boundaries

The boundaries and acreage of the individual planning areas or portions thereof are approximate. Precise boundaries and acreages will be established in conjunction with the subdivision map or site development plan for each planning area or portions thereof within the project. Minor boundary and acreage variations (15% maximum deviation) shall be permitted without an amendment to this Specific Plan, subject to review by the Planning Director for conformance with the intent of the Specific Plan.

4.2 Allowable Uses

Table 4.1 (Land Use Matrix) shows the allowable land use, activity, or facility permitted within the Specific Plan's BP (Business Park) and MU (Mixed-Use) Zoning Districts, as discussed in Chapter 3. These uses include a variety of business-serving commercial, office, technology, light manufacturing, and high density residential uses. The letters/symbols used in **Table 4.1** shall have the following meanings:

"P" Permitted Land Uses

A Permitted Use (P) is permitted by right and may be established as the primary use of a building without the need for discretionary approval. Permitted Uses are subject to the development standards and guidelines applicable to the zoning district in which the use is located.

"C" Conditionally Permitted Land Uses

A Conditionally Permitted Use (C) is permitted upon issuance of a Conditional Use Permit (CUP) pursuant to Section 4.02.015 of the Ontario Development Code and City processing procedures.

"A" Administratively Permitted Uses

An Administratively Permitted Use (A) is permitted upon issuance of an Administrative Use Permit (AUP) pursuant to Section 4.03.015 of the Ontario Development Code and City processing procedures.

"--" Prohibited Land Uses

A land use indicated with a "--" symbol is prohibited within the zoning district.

Land Uses Not Listed

A land use not listed in **Table 4.1** shall be considered a prohibited land use. For land uses similar to those listed in **Table 4.1**, but not expressly stated in this Specific Plan, the Planning Director or his/her designee has the authority to make a determination of the applicability of similar land uses.

TABLE 4.1 ALLOWABLE USES

LAND USE	BUSINESS PARK DISTRICT	MIXED-USE DISTRICT
AGRICULTURAL USES		
Temporary and Interim Agricultural Uses*	P	P
CONSTRUCTION		
Contractors (e.g.- building construction, site preparation, capital improvement projects)		
• Completely within a building	P	--
• With outdoor storage	--	--
MANUFACTURING		
Apparel Manufacturing	C	C
Artisan Crafts (made by hand) such as glassworks, jewelry, and pottery	C	C
Beverage Manufacturing	--	--
Chemical Manufacturing (excludes pesticides and fertilizers)	--	--
Computer and Electronic Product Manufacturing	C	--
Electrical Equipment, Appliance and Component Manufacturing	C	--
Fabricated Metal Product Manufacturing		
• Ammunition and Arms	C	--
Food Manufacturing, General (but excluding animal slaughtering and processing and seafood product preparation and packaging)	--	--
Food Manufacturing, Limited (bread, tortilla, snack foods, roasted nuts and peanut butter, coffee, tea, flavoring syrup, seasoning and dressing, spice extract)	C	--
Furniture and Related Product Manufacturing	C	--
Glass and Glass Product Manufacturing	--	--
Leather and Allied Product Manufacturing (excluding leather and hide tanning and finishing)	C	--
Machinery Manufacturing	--	--
Miscellaneous Manufacturing (medical equipment and supplies, jewelry, sporting goods, toys, office supplies, signs, etc.)	C	--
Paper Manufacturing	--	--
Pharmaceutical and Medicine Manufacturing (excludes biological product manufacturing)	C	--
Printing and Related Support Activities	C	--
Primary Metal Manufacturing	--	--
Petroleum and Coal Products Manufacturing	--	--
Plastics Product Manufacturing	--	--
Rubber Product Manufacturing	--	--
Textile Mills	--	--
Textile Product Mills	--	--
Transportation Equipment Manufacturing	--	--
Wood Product Manufacturing	--	--

* Restricted to existing agricultural and dairy uses.

LAND USE	BUSINESS PARK DISTRICT	MIXED-USE DISTRICT
WHOLESALE TRADE		
Merchant Wholesalers, Durable Goods - General (includes motor vehicles and parts, lumber and construction materials, metals and minerals other than petroleum, and machinery equipment and supplies)	--	--
Merchant Wholesalers, Durable Goods - Limited (includes furniture and home furnishings, professional and commercial equipment and supplies, hardware, plumbing, and heating equipment and supplies)	P	--
Merchant Wholesalers, Nondurable Goods (excludes industrial gases, petroleum bulk stations and terminals, and fireworks and explosives merchant wholesalers)	--	--
Wholesale Electronic Markets, Agents and Brokers (excludes automobile auctions)	P	--
HEALTHCARE AND SOCIAL ASSISTANCE		
Ambulatory Health Care Services	P	--
Child Day Care Services (Commercial Facilities)	--	P
Child Day Care Services (Employer Provided Services)	--	P
Medical Office	P	P
Urgent Care	P	P
Vocational Rehabilitation Services	C	C
COMMERCIAL USES		
<i>Information</i>		
Broadcasting	P	P
Data Processing, Health, and Related Services	P	P
Publishing Industries	P	P
Motion Picture and Sound Recording Facilities	P	--
Recording and Sound Studios	P	--
Wireless Telecommunication Facilities	P	P
<i>Eating and Drinking Places, and Food Services</i>		
Alcoholic beverage sales for consumption on the premises (includes all retailer's on-sale licenses issued by the State of California Department of Alcoholic Beverage Control)	C	C
Food Bank or Meal Delivery Services	C	--
Restaurant		
• Without Drive-Thru	P	P
• With Drive-Thru	C	C
<i>Motor Vehicle Mechanical and Electrical Repair and Maintenance</i>		
Servicing Facilities (limited to retail-oriented services, such as emissions testing, battery replacement and other similar retail activities that involves the limited use of pneumatic tools or equipment that create noise impacts)	P	--

LAND USE	BUSINESS PARK DISTRICT	MIXED-USE DISTRICT
General Repair Facilities		
(includes general motor vehicle mechanical and electrical repair and maintenance of air conditioning, brake, cooling, electric, exhaust, fuel, suspension system, engine, transmission, and drive train)		
• General Repair Facilities - Automobile, Light Truck and Van Repair and Maintenance	C	--
• General Repair Facilities - Large Truck, Bus and Similarly Large Motor Vehicle Repair and Maintenance	--	--
Automotive Body, Paint, Interior and Glass Repair		
• Automobile, Light Truck and Van Body, Paint, and Interior Repair and Customization	C	--
• Minor Customization Work (limited to the “bolt-on” replacement or addition of parts only -- no body or paint work is allowed)	C	--
• Large Truck and Bus Body, Paint, and Interior Repair and Maintenance	--	--
• Electronic and Precision Equipment Repair and Maintenance	--	--
Personal Services		
Couriers and Messengers	P	P
Fitness and Recreational Sports Center		
• Gross Floor Area less than 10,000 sq. ft.	P	P
• Gross Floor Area 10,000 sq. ft. or more	C	C
Industrial Laundry and Linen Supply	C	--
Personal and Household Goods Repair and Maintenance	P	--
Pet Boarding and Kennels		
• Day only (e.g. Doggie Daycare)	C	C
• Overnight Stays	C	C
Postal Services	P	P
Passenger Car Rental and Leasing	C	--
Truck, Utility Trailer, and Recreational Vehicle Rental and Leasing	C	--
Offices		
Administrative and Support Services	P	P
Business management	--	P
Finance and Insurance Offices	P	P
General Offices	--	P
Government offices	--	P
Management of Companies and Enterprises	P	P
Office Ancillary to a Primary Industrial Use (less than 10% of GFA)	P	P
Professional, Scientific, and Technical Services (e.g. accounting, tax preparation, architecture, bookkeeping, legal, engineering, consulting)	P	P
Real Estate Offices	P	P

LAND USE	BUSINESS PARK DISTRICT	MIXED-USE DISTRICT
<i>Retail</i>		
Antique Shop	--	P
Alcoholic beverage sales for consumption off the premises (includes all retailer's off-sale licenses issued by the State of California Department of Alcoholic Beverage Control)	--	C
Appliance Store	--	P
Art Supply Store	--	P
Auction Houses	C	C
Automotive Parts and Accessories (including tires)	P	--
Bakery Retail	--	P
Banks/Credit Unions	--	P
Banks, and Credit unions with drive-thru in accordance with the City of Ontario Development Code and Section 5.5.8.5 herein	--	C
Barber/Beauty Shops	--	P
Beauty Supply Store	--	P
Billiard parlor/Pool hall	--	C
Book Store	--	P
Bowling alleys	--	C
Camera Supply Store	--	P
Car wash-full service	--	--
Car wash-self-service as an ancillary use	C	--
Catering Services and Facilities	P	--
Clothing and Accessory Store	--	P
Coffee House/Cafe	--	P
Commercial Sports Facilities such as Batting Cages, etc.	C	--
• Virtual Recreational Sports such as Golf Simulator	C	C
Computer and Home Electronics Retail	--	P
Computer, Electronics Home Repair	P	P
Convenience Stores (without alcoholic beverage sales)	P	C
Cutlery	P	P
Dance Hall/Studio Hall	--	--
Delicatessen/Cafeteria	--	P
Drug store/pharmacy with drive-thru in accordance with the City Development Code and Section 5.5.8.8 herein	--	C
Dry Cleaners (commercial off-site cleaning operations only)	--	P
Electric Vehicle Charging Stations (Automobiles)	--	C
Electric Vehicle Charging Stations (Commercial Trucks)	C	--

LAND USE	BUSINESS PARK DISTRICT	MIXED-USE DISTRICT
Family entertainment centers (Mini-golf, trampoline parks, etc.)	C	--
Financial Services	--	P
Florist Shop	--	P
Furniture Sales	--	P
Gasoline Fueling Station with Convenience Store (without alcoholic beverage sales)	C	C
General Merchandise/Retail Store	--	P
Garden Supply/Hardware store	--	--
Grocery store	--	P
Health Clubs	--	P
Health/Specialty food store	--	P
Hobby supply store	--	P
Hotels	--	C
Ice cream parlor	--	P
Internet Fulfillment/Warehousing/Distribution (E-Commerce)	P	--
Jewelry store	--	P
Jewelry, watch and clock repair	--	P
Liquor store	--	C
Live performance facility, night club	--	C
Locksmith/key shop	--	P
Luggage and leather goods	--	P
Medical Clinic/Healthcare Center/Urgent Care	--	P
Nursery School/Day Care Facility/Child Care Center	--	P
Office supplies and equipment	P	P
On-site alcoholic beverage sales establishment	--	C
Personal service shops	--	P
Pet and pet supply stores	--	P
Photocopy services	--	P
Photography studio	--	P
Places of worship	C	C
Plant nurseries (retail)	C	C
Recreational equipment sales (e-bikes, kayaks, etc.)	--	--
Restaurant, family full service, specialty and fast food	--	P
Schools, Colleges, Universities, Professional Schools	--	C
Shoe store, repair	--	P
Sporting goods store	--	P
Stationary & gift shops	--	P
Travel agencies	--	P
Video Arcade	--	C

LAND USE	BUSINESS PARK DISTRICT	MIXED-USE DISTRICT
Industrial Retail Sales		
(Retail sales of goods and/or products either manufactured, warehoused or wholesaled on-site)		
• Maximum 15% of building floor area or 8,000 sq. ft., whichever is less	A	--
• Over 15% of building floor area or 8,000 sq. ft.	C	--
Non-Store Retailers (includes electronic shopping and mail-order houses, vending machine operators, and other direct selling establishments (excluding fuel/petroleum dealers)	P	--
WAREHOUSING		
Warehousing and Storage (General and Other)		
• Completely within a building	P	--
• Outdoor Storage Accessory to an Allowed Use	A	--
• Outdoor Storage as the Primary Use	--	--
Outdoor truck/trailer storage/long term parking	C	--
RESIDENTIAL USES		
Single-Family Attached / Multi-Family Residences		
• Attached and Detached Condominiums	--	P
• Townhomes	--	P
• Stacked Flats	--	P
• Multiple Family Dwellings/Apartments	--	P
Residential Community Care Facility (6 or less)	--	P
Home Occupation	--	P
Public School K-12 in accordance with the City Development Code	--	P
Model Homes and temporary related signage, sales, and parking facilities	--	A
Senior Center	--	C
Senior Housing	--	C
Assisted Living/Congregate Care in accordance with the City of Ontario Development Code	--	C
Convalescent Facility	--	C
Live/Work Units	--	C
Places of Public Assembly (including places of worship)	C	C
Residential Day Care Facilities serving up to 14 children	--	C
Private Recreation	C	C
Home Occupations	A	A
Single-Family Dwellings	--	P
Single Room Occupancy (SRO) Facilities	--	C

LAND USE	BUSINESS PARK DISTRICT	MIXED-USE DISTRICT
Accessory Residential Structures		
• Accessory Dwelling Units	--	P
• Accessory Residential Structures (includes guesthouses, garages, carports, garden and tool sheds, and other ancillary buildings and structures determined appropriate by the Planning Director)	--	P
• Enclosed, screened outdoor storage	--	--
• Maintenance facilities and structures	--	--
Animal Keeping		
• 4 or fewer pets	P	P
Community Gardens, Urban Farms, and Related Uses	A	A
Employee (Farmworker) Housing		
• 6 or fewer employees	--	C
Vocational/Trade Schools	C	C
Temporary Uses and Interim Use		
• Amusement (i.e. circuses, carnivals etc.)	A	A
• Christmas Tree, Pumpkin, and similar lots	A	A
• Outdoor displays	A	A
• Parking lot sales	A	A
• Street/Craft fairs and Farmer Markets	A	A
• Temporary Structures	A	A
SPECIALTY USES		
Police Store Front/Sub Station/Fire Station/Emergency Services	P	P
Public Parks, Community Centers, and similar facilities	P	P
Public utilities	C	C

4.3 Development Standards

Table 4.2 (Development Standards) provides a summary of the development standards applicable to the land uses, structures, and related improvements located within the Specific Plan area. Refer to the Ontario Development Code for any standard not addressed in **Table 4.2**.

4.3.1 Business Park/Mixed-Use Development Standards

TABLE 4.2 BUSINESS PARK AND MIXED-USE DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	BUSINESS PARK DISTRICT	MIXED-USE DISTRICT
Minimum Lot Area	10,000 sq ft	10,000 sq ft
Minimum Lot Dimensions		
1. Lot Width	100 ft	100 ft
2. Lot Depth	100 ft	100 ft
Maximum Floor Area Ratio ⁽¹⁾	0.60	Commercial = 1.0 Office = 1.5
Maximum Building Footprint ⁽⁶⁾	175,000 sq ft	130,000 sq ft
Minimum Landscape Setback ⁽²⁾		
1. Euclid Avenue	35 ft	35 ft
2. Edison Avenue	N/A	23 ft
3. Schaefer Avenue	23 ft	N/A
4. Sultana Avenue	10 ft	10 ft
5. Interior Side	N/A	N/A
6. Interior Rear	N/A	N/A
Minimum Building Setback ^{(2) (3)}		
1. Euclid Avenue	35 ft	35 ft
2. Edison Avenue	N/A	23ft
3. Schaefer Avenue	23ft	N/A
4. Sultana Avenue	10 ft	10 ft
5. Interior Side	10 ft	10 ft
6. Interior Rear	10 ft	10 ft
Minimum Parking Space and Drive Aisle Separations		
1. Parking Space or Drive Aisle to Street Property Line	20 ft	10 ft
2. Parking Space or Drive Aisle to Interior Property Line	5 ft	5 ft
3. Parking Space to Buildings, Walls, and Fences	Areas adjacent to public entries and office areas: 10 ft Areas adjacent to other building areas: 5 ft Within screened loading and storage yard areas: 0 ft	
4. Drive Aisles to Buildings, Walls, and Fences ⁽⁴⁾	5 ft	5ft
5. Drive Aisles within Screened Loading and Storage Yard Areas	0 ft	0 ft
Maximum Building Height ⁽⁵⁾	45 ft	55 ft
Minimum Landscape Coverage (Aggregate)	10%	10%
Walls, Fences, and Hedges: Per Ontario Development Code and Section 5.2 (Buffering and Screening) of this Specific Plan.		
Footnotes:		
1. Land Use Distribution for Mixed Use district = 10% Office, 20% Commercial and 70% Residential.		
2. All setback areas shall be measured from the property line and shall be landscaped.		
3. Within yard areas fully screened by a decorative wall, there shall be no minimum drive aisle or parking space setback required.		
4. The minimum separation area between a building, wall, or fence, and a parking space or drive aisle shall be fully landscaped. This separation area may include pedestrian walkways, as necessary; however, a minimum 5 ft. wide planter area shall be maintained between a building wall and a pedestrian walkway. The minimum separation dimension does not include any area devoted to vehicle overhang.		
5. Architectural projections, mechanical equipment, and focal elements may be allowed to exceed maximum height up to 10 percent above the prescribed height limit.		
6. Building within the Business Park District that front onto Euclid Avenue shall be limited to a maximum building footprint of 54,000 sq. ft.		



4.3.1.1 Business Park/Office Parking and Loading Standards

Parking and Loading standards for Business Park and Office development will be consistent with the standards outlined in the Ontario Development Code.

Sufficient off-street loading and unloading spaces shall be provided on each development site, and adequate provisions and space shall be made for maneuvering freight vehicles and handling freight.

Loading activity, including turnaround and maneuvering, shall be made on site. Buildings, structures, and loading facilities shall be designed and placed on the site so that vehicles, whether rear loading or side loading, may be loaded or unloaded at any loading dock, door, or area without extending beyond the property line.

4.3.2 Mixed-Use Development Standards

The following standards provide the lot development criteria for Retail Commercial and Office uses within the Mixed-Use portion of the Specific Plan. Refer also to General Standards in Section 4.1.

TABLE 4.3 MIXED-USE DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	RETAIL COMMERCIAL AND OFFICE
Minimum Lot Size/Area	10,000 sq ft
Floor Area Ratio (Calculated based on gross site average)	
From Euclid Avenue Right-Of-Way Minimum Retail Commercial	0.2:1
From Euclid Avenue Right-Of-Way Maximum Office	0.5:1
Minimum Landscape Coverage	10%, all setback from right-of-way areas shall be landscaped
Building Setbacks (minimum)	
From Euclid Avenue Right-Of-Way	35 ft ⁽⁴⁾
From Edison Avenue Right-Of-Way	35 ft ⁽⁴⁾
From Schaefer Avenue Right-Of-Way	23 ft
From Private or Local Street	15 ft ⁽²⁾
From detached residential on adjacent property	25 ft
From SCE Property Line/Easements	0 ft
Parking Setbacks (minimum) ^{(1) (3)}	
From Euclid Avenue Right-Of-Way	35 ft
From Edison Avenue Right-Of-Way	35 ft
From Schaefer Avenue Right-Of-Way	23 ft
From Private or Local Street	10 ft
From detached residential on adjacent property	5 ft
From SCE Property Line/Easements	0 ft
Building Height (maximum) ⁽⁵⁾	
Structures	45 ft
Architectural Projections (including towers, focal elements, cupulas, etc.)	55 ft
Footnotes:	
<ol style="list-style-type: none"> 1. Per the City of Ontario Development Code. Commercial parking standards still apply. 2. Refer to Section 5, Landscape Design Guidelines for further setback/design requirements. 3. Parking stalls perpendicular to street shall be screened by landscaping, berms, or decorative walls that match architectural style of nearest development. Screening shall mature to a minimum height of 36" (to screen car grilles). 4. Buildings shall be set back to the Neighborhood Edge or to the given setback from R.O.W., whichever is more restrictive. Where a Neighborhood Edge condition does not exist, setbacks from R.O.W. shall govern. 5. Maximum building heights shall comply with the requirements of Chino Airport Land Use Compatibility Plan ("CNO ALUCP"). 	

4.3.2.1 Circulation

The Euclid Mixed-Use Specific Plan shall have street frontage monumentation announcing the major entrance to the development from Edison Avenue. Within the Specific Plan, vehicular access to commercial/office development shall be clearly designated and supplemented with special paving, landscaping and signage. Parking areas should include clearly marked pedestrian pathways to building entrances.

4.3.2.2 Parking Standards

Parking requirement for Commercial development will be consistent with the standards outlined in the Ontario Development Code.

4.3.2.3 SCE Easement Parking

Surface parking and vehicular/truck/trailer storage are permitted uses within SCE easements subject to approval from utility provider. This surface parking may not be included towards meeting minimum resident, guest or commercial parking requirements.

4.3.2.4 Patio Dining

Outdoor seating, in conjunction with business, is encouraged to enliven the street scene along Euclid Avenue and Edison Avenue. Patio dining seating area must have a minimum dimension of 10 ft. clear. Along Euclid Avenue and Edison Avenue, patio dining may encroach a maximum of 10 ft. into the neighborhood edge. Patio areas may be enclosed by the tenant by open rail compatible with the architecture of the building, hedges or other suitable separation.

4.3.2.5 Drive-Thru Facilities

a. Development and/or uses with drive thru facilities will comply with the standards outlined in the Ontario Development Code.

A drive-through facility shall be operated only as (a) part of a restaurant which also has an indoor dining area, (b) a banking facility or (c) a drug store or similar retail use, subject to satisfying the requirements listed below.

b. Separation from Sensitive Land Uses

1. A drive-through facility shall be separated from any residential building by no less than 150 ft. This standard may be modified, particularly for non-restaurant drive-through uses, subject to approval from the City of Ontario Planning Director.
2. The drive-through facility shall be architecturally treated with service and delivery “back of house” areas visually screened from residential development and public streets.

TABLE 4.4 STAND ALONE RESIDENTIAL DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	MEDIUM HIGH / HIGH DENSITY RESIDENTIAL
Density (DU/AC)	11.1 - 35.0
Lot Criteria	
Min. Lot Size	10,000 sq ft
Minimum Setbacks ⁽¹⁾⁽²⁾	
Streetside Setback	
• Living Area to sidewalk or paving	5 ft
• Porch ⁽³⁾	3 ft
• Garage to 20' Alley ⁽⁷⁾	5 ft
Minimum Building Separation	
Front to Front	25 ft
Side / Side	12 ft
Rear / Rear ⁽⁸⁾	30 ft
Front to Side	20 ft
Between Covered Porches Front to Front	10 ft
Between Garden Walls less than 3' in Height	10 ft
Lot Coverage	
Max. Coverage	60%
Maximum Building Height ⁽⁴⁾	
Main Structure	55 ft
Walls, Fences and Hedges	
Maximum Height at Front of Building ⁽⁵⁾	3 ft
Maximum Height at Side or Rear of Building ⁽⁶⁾	6 ft
Private Open Space	
Ground Floor Units:	
Min. Square Footage per Dwelling Unit	140
Min. Dimension	10 ft
Upper Unit:	
Min. Square Footage per Dwelling Unit	50
Min. Linear dimension	5 ft
Storage Space:	
Min. Interior Storage Space	160 CF per Unit ⁽⁸⁾
Footnotes:	
<ol style="list-style-type: none"> 1. Architectural projections may project a maximum of 3 ft. into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 ft. to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements. 2. All front and corner side setbacks are measured from the back of sidewalk. All other setbacks measured from Property Line unless noted otherwise. 3. The minimum depth of a porch shall be 7 ft., with an area of 70 sq. ft. of clear space. The porch depth may be reduced to 5 ft., where appropriate to mass and scale of the building, subject to Planning Department review and approval. 4. Architectural projections may exceed the maximum height by an additional 10%. 5. Solid masonry walls or fencing may be permitted subject to a 3 ft. minimum setback from the front property line. Fences, walls, hedges or similar view obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3 ft. in height in any required front yard. 6. Walls may exceed 6 ft. in height and pilasters may exceed 6.5 ft. in height only for noise attenuation purposes subject to an Acoustical Study and Planning Department approval. Up to 2 ft. retaining wall may be incorporated with the 6 ft. maximum wall so that maximum exposed wall shall not exceed 8 ft.. 7. Measured from foundation, not recessed garage door. Eaves and second floor projections may encroach up to 18 inches. 8. Interior storage includes finished areas under stairs, finished attic space with a minimum dimension of 24" and garage space including hanging racks with a min. depth of 18". 	

4.4 Open Space Planning Areas

The Euclid Mixed-Use Specific Plan area includes two Southern California Edison (SCE) easements which traverse the site in an East/West direction. The northern SCE easement is identified as PA 4 and diagonally bisects the Business Park District. The southern SCE easement is identified as PA 5 and provides a separation between the Business Park District and the Mixed-Use District. Both of the easements are designate as open space-non-residential (OS-NR). The Euclid Mixed-Use Specific Plan outlines allowable uses and the development standards within the SCE easements in PA 4 and PA 5.

4.4.1 Allowable Uses within the SCE Easement Areas

All uses and improvements within PA 4 and PA 5 of the Euclid Mixed-Use Specific Plan are subject to review and approval by Southern California Edison Company and The City of Ontario. Land Uses allowed within the SCE easements are shown in **Table 4.5**:

TABLE 4.5 ALLOWED USES SUBJECT TO SCE APPROVAL

LAND USES	OPEN SPACE
Agriculture (except community gardens, urban farms and cannabis production)	P
Beekeeping and production	P
Community Gardens, Urban Farms and related uses	A
Electric Vehicle Charging Facilities (ancillary to a permitted land use)	P
Parking Lots, Vehicle and Truck/Trailer short term and long term storage	C
Commercial and Recreational Vehicle Storage	C
Nurseries (subject to tree height limitations)	P
Open Space/Parks and Trails (publicly owned or accessible)	P
Police and Fire Protection (no structures)	P
Solar/Wind Energy Power Generation	C
Boat and RV short/long term storage	C

4.4.2 Development Standards within the SCE Easement Areas

Allowable uses within the SCE easement areas generally do not include permanent or temporary structures or buildings. No building setbacks are required from the SCE easement line.

Uses allowed within the SCE easements shall comply with all applicable utility corridor development standards per the City of Ontario development code.

Uses such as parking and outdoor storage are required to be screened using walls and/or landscaping identified in Section 5 of the Specific Plan. Security walls or fencing is allowed up to 14 ft. high along the easement boundary.

Lighting for security and/or safety within the SCE easements shall be allowed subject to the requirements that illumination be contained within the easement area and directed away from any sensitive surrounding land uses.