

SECTION 6 - DESIGN GUIDELINES

INTRODUCTION 6.1

It is the intent of these guidelines to provide guidance and a framework for development of highly livable residential neighborhoods offering a variety of planning concepts, densities and home sizes. In addition, a unique, vibrant mixed-use district will serve the homes within the Rich-Haven Specific Plan area, as well as the surrounding communities.

These guidelines will further serve to implement the objectives, policies and principles of the City's TOP by drawing upon the rich architectural diversity, quality and history of Ontario's established neighborhoods. The scale, character, charm and authenticity of the City's historic districts will be interpreted and integrated into 21st Century forms and lifestyles. The palette of landscape materials, street fixtures & furniture, walls and monumentation will reinforce the unity of vision woven throughout the Rich-Haven Specific Plan area and tie the diverse districts and neighborhoods into a cohesive, livable, timeless community. Residential Guidelines can be found in Section 6.2 of this document. High Density Residential Design Guidelines can be found in Section 6.3. Regional Commercial/Mixed-Use Design Guidelines can be found in Section 6.5 of this document.



6.1.1 COMMUNITY DESIGN OBJECTIVES

- Secure the long-term vitality of the City's TOP by implementing its objectives, policies and principles.
- Create a land use concept that weaves a mixed use component into the community fabric.
- Create a community of cohesive neighborhoods that provide a wide variety of architectural configurations and housing prototypes.
- Create a palette of landscape materials, features and details that blend diverse architectural elements into cohesive neighborhoods.
- Create a hierarchy of pedestrian and vehicular circulation within the community.
- Utilize the existing easements for open space and trails.
- Provide safe and convenient pedestrian links from residential areas to school, park and commercial sites that serve the community.
- Provide the opportunity for diverse, pedestrian oriented recreation areas to serve as local parks.
- Create a palette of architectural styles and community features that evoke traditional, timeless qualities.
- Utilize architectural massing to define private yard areas.
- Create neighborhoods where residential entries and living areas dominate the primary street scene.

6.1.2 ARCHITECTURAL PHILOSOPHY

While the overall goal is one of architectural harmony, variety is an important objective, and is strongly encouraged. Quality is crucial in working towards architectural harmony. Quality is manifested in, but not limited to, materials, design and construction.

The function of the architectural portion of this supplement is to provide detailed guidance regarding the level of design, variety and quality is required of the architecture for these neighborhoods. Should there be a conflict between these guidelines and City ordinances, the more stringent shall govern.

The architectural parameters outlined in this section apply to all lots. Architecture shall have full architectural treatment on all four sides, regardless of orientation (a.k.a. 360° architecture). Additional enhancements shall be provided at corner lots and critical edges. Refer to Section 6.2.1.7 for specific criteria.

RESIDENTIAL DESIGN GUIDELINES 6.2

GENERAL DESIGN ELEMENTS & OBJECTIVES 6.2.1

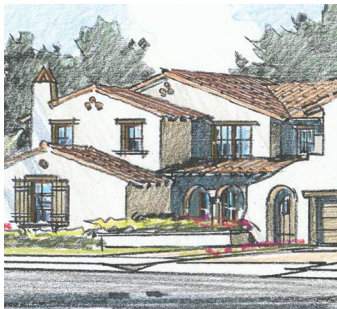
The primary goal for the Rich-Haven community is to create homes with a balance of form, massing and scale that respects the critical relationship within and between the individual neighborhoods and the overall Rich-Haven community. The following principles establish the essential characteristics that will promote and support these goals:

- 6.2.1.1 A palette of styles, materials and details shall convey timeless qualities.
 - Overarching architectural themes combine compatible historic architectural characters to create aesthetic harmony within and between neighborhoods.
 - Use authentic exterior finish material and detailing.
 - Windows and doors shall be positioned authentically and sensitively.
 - Principal windows with recesses, surrounds, enhanced headers/sills, window groupings, or other decorative features for shadow, depth, and detail are required on all front elevations and elevations adjacent to a critical edge (see Section 6.2.1.7 for additional requirements at critical edges.)
 - Use colors appropriate for the architectural style, with traditional colors for doors, windows, shutters, decorative iron and tile work, awnings, stucco, roofs and enriched materials. Permitted roof materials are limited to concrete or clay barrel tile, flat concrete or slate tile, simulated wood shakes and asphalt shingles (on Federalist, Cape Cod or similar style where shingles were traditionally appropriate).





Covered porch with distinctive gable end treatment.



Forecourt door to walled patio area on an attached product personalizes and accentuates entry.



Recessed entry, roof articulated with dormer window above.

6.2.1.2 Homes shall orient to the street and be plotted with care and sensitivity to their environs.

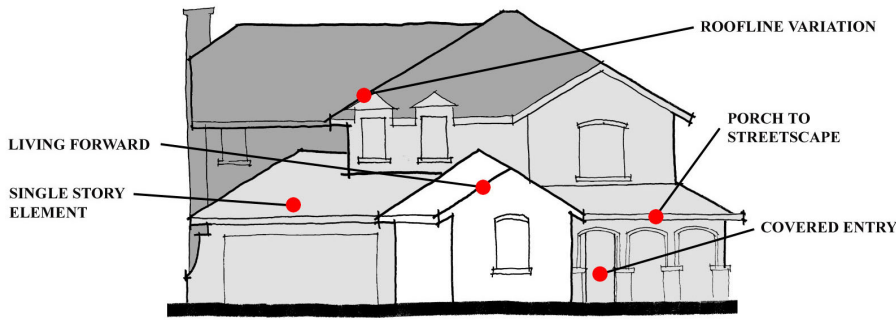
- Individually site each home, taking into consideration adjacent plan types and yard orientations, landscaping, views and other adjacent features.
- Sensitively combine one & two story profiles within each home as well as within each neighborhood.
- Variable front setbacks may take into account: covered porches, porte-cocheres or other roofed features, not just the garage or habitable space.
- No two identical single-family plans shall be plotted next to each other. In the case of two plans side by side, one shall be reversed and each shall offer different elevations, details and color schemes.

6.2.1.3 Individual residential entry statements shall be emphasized.

- Architectural designs shall utilize plan forms that emphasize the entry to each home by creatively and harmoniously combining porches, balconies and massing.
- Wing walls, buttresses, patio walls and/or gates, forecourt doors and covered walkways are all appropriate features to accentuate entries.
- All residences shall have their addresses illuminated as close to the front door as possible and the address numbers painted on the curb with white reflective paint on a black background.
- Where secondary access is provided via alleys or common drives, illuminated addresses shall be provided on or near the garage or gate serving the residence.

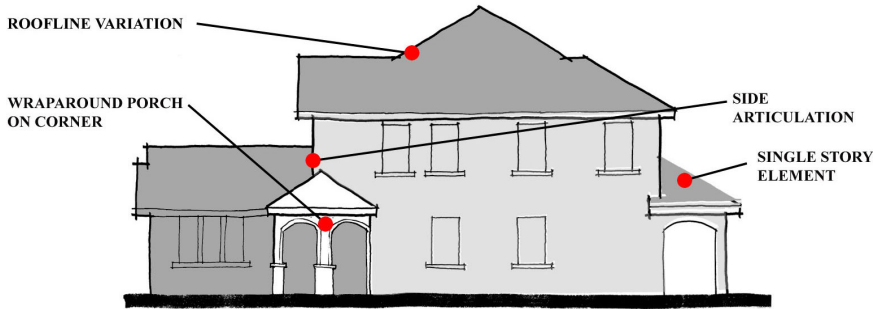
6.2.1.4 Scaled massing and roof forms, either symmetrical or asymmetrical, shall be appropriate to each architectural style.

- A minimum of three front façade breaks of horizontal and/or vertical orientation, each a minimum of 2' from the adjacent mass, shall be required.
- The rear elevations shall incorporate one façade break of at least 2' to create visual interest both individually and collectively as a neighborhood.
- Roof pitches shall be reinforce the intended architectural style. Where an architectural style dictates a steeper roof pitch, it is acceptable to limit that steeper pitch to accent roofs and not the entire home.
- Each architectural style shall exhibit historically accurate roof forms, i.e. gables, hips, sheds, or combinations thereof.
- Eaves and rakes shall be dependent on the architectural style to which they are applied.
- Dormers, where style dictates, are appropriate.
- Each architectural style has its own distinctive massing characteristics that shall be respected and reflected in its execution. A Federalist Colonial home is symmetrical reflecting its austere and traditional social roots whereas a Santa Barbara style home can be more relaxed and asymmetrical. Every style is not appropriate for every plan form and attempts to force a style upon an inappropriate plan form shall be prohibited.

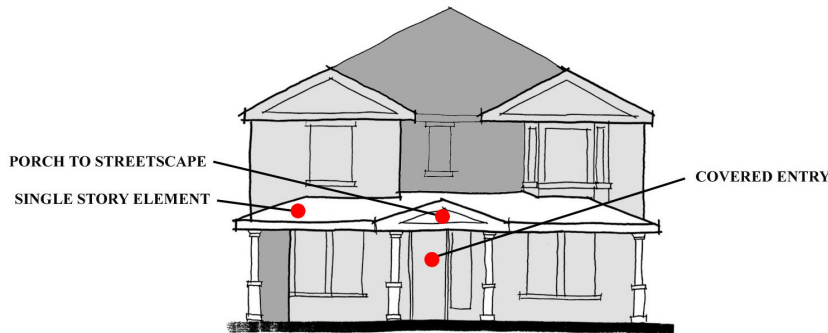


CONVENTIONAL- ACCESS MASSING

FRONT ELEVATION
CONVENTIONAL ACCESS

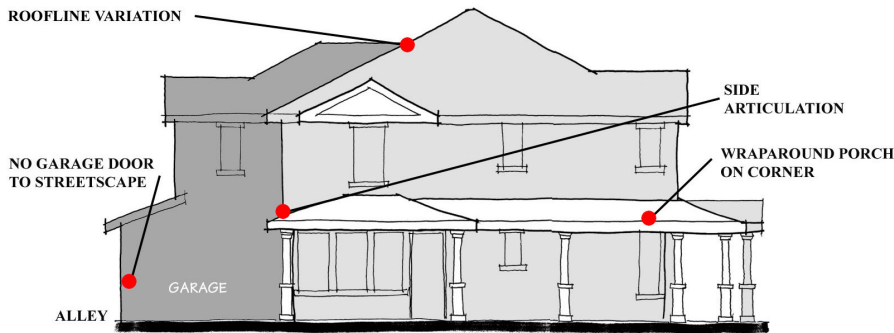


SIDE ELEVATION
CONVENTIONAL ACCESS



ALLEY-ACCESS MASSING

FRONT ELEVATION
ALLEY ACCESS



SIDE ELEVATION
ALLEY ACCESS

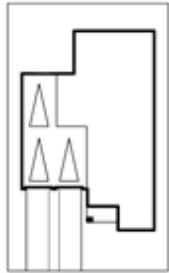
- MASSING LEGEND**
- FOREGROUND
 - MIDGROUND
 - BACKGROUND



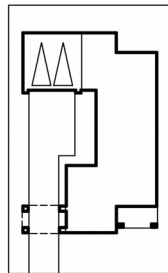
Detached, deep recessed garage.



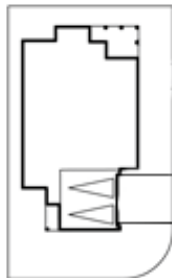
Landscape strip centered on driveway.



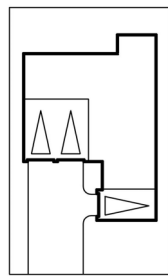
Tandem



Deep Recessed



Corner Lot w/
Side Access



Side Load
and/or Split

6.2.1.5 The garage door shall be de-emphasized in order to enrich the visual impact of the community.

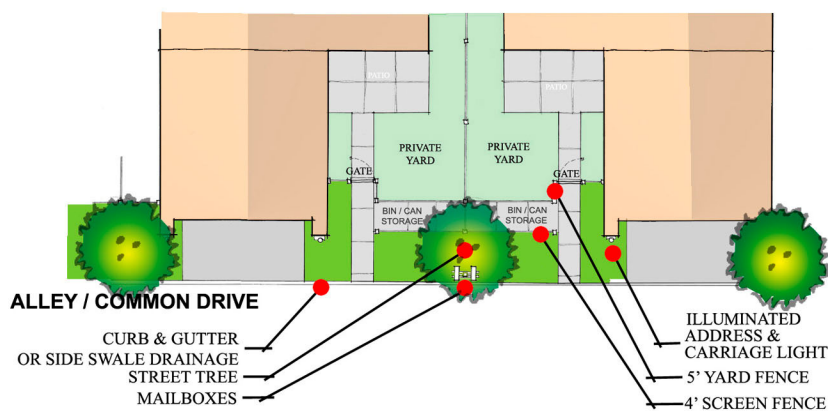
- Proper treatment of the garage is critical in creating a sense of variety and quality.
- The number of homes with Garage Forward or Shallow-Recessed garage configurations shall be limited to 25% per builder project.
- On homes with Garage Forward or Shallow-Recessed garage configurations, garage doors shall be recessed or surrounded by pop-outs of 12" minimum.
- Pairs of single garage doors are encouraged.
- A 2' offset of one to two of three front-facing garage bays is required.
- Tandem arrangements are encouraged, as well as Swing In conditions.
- Attached homes having front entry garages adjacent to one another along interior lot lines require a 2' offset of garage faces.
- "Hollywood-Style" driveways, e.g. driveways with a 30" landscape strip centered on an 8' wide driveway, are encouraged. Locating a planter with sufficient area for a vine to trail onto a garage is also appropriate.
- Each driveway shall have either a pattern of scoring lines or enriched material to create a pleasing texture and design compatible with the architectural style.
- Innovative garage locations and configurations are encouraged - a minimum of one plan per conventional front loaded neighborhood is to have at least one of the following garage configurations:
 1. **Shallow-Recessed** garages are recessed at least 5' from the habitable portion of the home.
 2. **Medium-Recessed** garages are recessed at least 7' from the habitable portion of the home.
 3. **Side Load and/or Split** garages are accessed 90 degrees from the street and drive cut, or a separate one or two car Garage is loaded 90 degrees from the third car space.
 4. **Deep-Recessed** garages are located at the rear of the home, thus creating an opportunity for a porte-cochere and/or a "Hollywood-Style" landscape strip to enrich the driveway.
 5. **Corner Lot w/ Side Access** garages are entered from the side of a home plotted on a corner lot, usually away from the home's entry. Using this condition, usually an alternate of a standard front loaded condition, enhances the side elevation of the home and creates a more articulated side elevation. ("Hollywood Style" driveway shown)
 6. **Tandem** garages can also have a pull through condition with an additional garage door opposite the main garage door to allow passage through the garage to either the rear lot of the home or to an additional garage at the rear of the home.
 7. See Section 6.3.4 for detached carports and parking structures at **High Density Configurations**.

6.2.1.6 Alleys and common drives provide a number of useful design opportunities:

- Additional access ways serve as the capillaries of the community vehicular circulation system.
- They help to reduce the visual and traffic impact of garages on the primary street scene.
- They can help to reduce the visual impact of community walls.
- They can enhance the perception of community scale.
- They often serve as the residents' "front door"

In order to optimize these opportunities, proposed alley or common drive programs should meet or exceed the following design objectives:

- Provide full architectural elevation enhancement along alleys and common drives.
- Provide addresses, mailboxes, guest parking, street signage, etc. to enhance the residential character of alleys and common drives.
- All residences shall have their addresses illuminated on or near the garage or gate serving the residence.
- Provide adequate landscape opportunities along alleys and common drives.
- Vary the height and location of walls and fences to add visual interest to alleys and common drives.
- No center swale drainage.
- Provide adequate home and street lighting along alleys and common drives.
- Provide adequate storage and/or screening for storage of trash and recyclables.



Pedestrian gate for side access at Common Drive with window treatment and landscaping on first floor.



Full architectural treatment with opportunities for low walls and landscaping as screening on common drives.



Mailboxes and trash screening



Deck



Wrap Around Porch

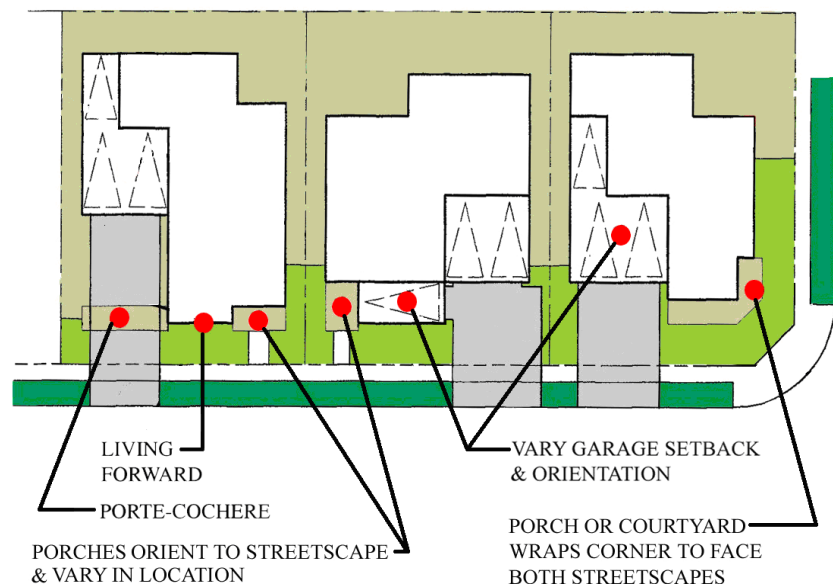


Porch

6.2.1.7 Corner lots and critical edges shall receive special attention by providing architectural and/or landscape enhancements.

- Variety is crucial to the success of Rich-Haven's streetscape, and enhanced architectural edge patterns are imperative in achieving that variety. Many lots in Rich-Haven are located on critical edges and/or front the street on two or even three sides. These elevations require additional architectural enhancements, varied setbacks, and building breaks that might normally be reserved for front elevations.
- More than 50% of corner lots must be plotted with a single story home, assuming a one story home is offered as a standard home. If not, a one story element of a two story home must be plotted adjacent to the more traveled street.
- Enhanced architecture shall be oriented to the street so that interactive elements along critical edges create a human scale and are consistent with the architectural style of the house. Interactive elements are those that orient the home to the street and engage it with the neighborhood. (Please see the table on the next page for appropriate locations of interactive elements) These elements include, but are not limited to the following:

1. porches
2. wrap around porches (at corners and critical edges)
3. verandahs
4. porte cocheres
5. balcones
6. decks
7. porticos
8. trellises
9. arbors
10. courtyards



- The quality design and orientation of interactive elements provide “eyes on the street” and contribute to pedestrian safety, a sense of place and activity, and neighborhood socialization. As a guideline, each house plan in a collection must contain at least one interactive element at the street elevation, with corner homes and homes on critical edges to have an additional interactive element on the side or rear elevation adjacent to that edge. The following locations shall be considered a critical edge:
 1. Neighborhood Entries
 2. Theme Streets
 3. Paths, Parks, Open Spaces and School Sites
 4. Roundabouts and Theme Intersections
 5. Alleys and Common Drives

Locating Interactive Elements	Porches	Wrap Around Porches (at corner conditions)	Verandahs or Patios	Porte-Cocheres	Balconies	Decks	Porticos	Trellises	Arbors	Courtyards
	Neighborhood Entries	X	X	X	X	X	X	X	X	X
Theme Streets	X	X	X	X	X	X	X	X	X	X
Paths, Parks, Open Spaces and School Sites			X		X	X		X	X	X
Roundabouts and Theme Intersections		X	X		X	X		X	X	X
Alleys and Common Drives	X	X	X		X	X		X	X	X

- Any elevation adjacent to a critical edge shall require additional architectural enhancement along with the required interactive elements. Refer to Section 6.2.4 for details appropriate for each architectural style. Architectural enhancements at critical edges shall meet or exceed the following:
 1. The use of additional finish materials and/or colors other than monochromatic stucco as appropriate for the architectural style, such as stone, brick, or siding.
 2. Window and Door enhancements of divided light patterns and trim or recesses appropriate for the architectural style
 3. Varied setbacks and building breaks.



Wrap material, gable end treatment and window detailing to side elevation where required.

6.2.2 ARCHITECTURAL CONFIGURATIONS

An architectural configuration is defined by the placement of the residential entry, orientation of the garage, and respective density. Prototypes are attached or detached product types relative to a specific architectural configuration. The use of multiple configurations and prototypes is required to achieve the desired variety across the community. Additional prototypes may be proposed or existing prototypes amended, subject to Planning Department review and approval. For detailed requirements and conditions specific to each prototype, refer to Section 5.4.2. The list of prototypes has been repeated below for reference.

- Conventional 7,200 SF Single Family Detached
- Conventional 4,500 SF Single Family Detached
- Conventional 2,700 SF Single Family Detached
- Two-Pack or “Z” Lot Single Family Detached
- Alley Loaded Single Family Detached
- Courtyard Single Family Detached Lots
- Cluster Single Family Detached
- Duplex/Triplex
- Row Town Homes
- Courtyard Town Homes
- Tuck Under Town Homes
- Tuck Under Apartments/Condominiums
- Wrap Apartments/Condominiums
- Podium Apartments/Condominiums

6.2.2.1 General Design Elements and Objectives

The following principles apply to all residential product types within Rich-Haven, regardless of lot size and architectural style:

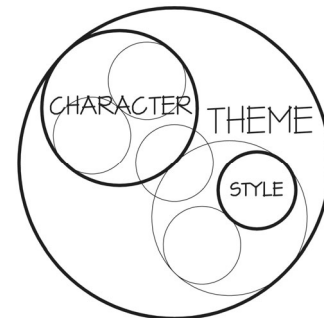
- Create off set or articulated wall planes for front and rear elevations.
- Create the opportunity for front & rear single story elements or, in the case of higher density prototypes, reduce or ‘step-down’ the massing at key focal areas and intersections.
- Utilize roof hips, dormers, staggered gables, etc. to vary roof forms and create visual interest.
- Create the opportunity for usable outdoor spaces with front porches, courtyards, decks or balconies.
- Diversify the orientation and placement of porches, residential entries, and garages.
- Provide full architectural treatment & finish to any elevation facing a public street, park, or open space.
- For single family detached prototypes, a variation of at least 5’-0” in lot width or building frontage shall define a prototype.
- Consider dedicated plans or elevations for key entry, corner, or end locations. Corner plans or elevations could include multiple or “wrap around” porches, alternate garage locations/access, etc.
- All trash enclosures shall meet or exceed the City’s requirements in addition to the following:
 1. Trash enclosures that are viewable from public areas should be adequately screened and constructed of materials complementary to the adjacent architecture.
 2. Trash enclosures, parking areas and service areas should be screened from adjacent residential neighborhoods.
 3. Where possible, trash enclosures should be:
 - Located to provide convenient access to residents and service providers. Attention should be paid to the proximity of adjacent residential entries, balconies, patios and yard areas.
 - Adjacent to main or major entries, but not as their “focal point.”
 4. Screening may occur in the form of masonry walls, landscaping, trellises and/or other landscape or hardscape elements subject to City approval. Screening shall also mitigate overhead views from residents of adjacent buildings. The proposed height of the screen shall be adequate to fully obscure the view of the service area.
 5. All project sites shall be designed to meet all the Integrated Waste Department’s requirements, including the requirements for Sizing of Storage, Location of Collection Area, Accessibility for Collection Vehicles, and Collection of Sorted/Diverted Waste Types.

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ARCHITECTURAL THEMES

6.2.3

Overarching architectural themes combine compatible historic characters to create harmony within and between neighborhoods. Each character is defined by its historic influences and common features, but has distinct architectural styles associated with it. This architectural hierarchy of a style within a character within a theme is shown in the diagram at right. Rich-Haven has three diverse architectural themes that are based on the successful and dominant historic styles found in Ontario: Spanish, European and American.



6.2.3.1 Use of Architectural Themes

In **Low Density neighborhoods**, the use of multiple themes with a range of styles is required. This approach creates variety in the massing, scale, proportions and materials, which is appropriate to the scale of the street scene. It also reflects the diversity found in the city’s historic neighborhoods.

Small Lot, Medium Density and High Density neighborhoods shall utilize only one architectural theme of compatible architectural styles and characters. This approach creates the compatibility necessary to address the intensity, scale, and massing associated with medium and high-density prototypes in these neighborhoods.

6.2.3.2 Architectural Compatibility

Styles may be compatible with multiple themes when they have one or more of the following criteria in common:

- **Styles have common historic influences.** Characters that evolved from similar eras and regions of the world will have similar characteristics. For example, the European Cottage and the Tudor/English Country characters both originated from Western Europe and are characterized by steeper roof pitches, stone or brick accents and multi-paned windows and are therefore both part of the European theme.
- **Styles utilize similar materials.** Styles that grew from a variety of eras and regions can still have similar materials. For example, the Craftsman Bungalow character and the American Traditional character have different influences, but both will have flat tile roofs, siding and/or shingle feature walls, and may have brick accents; they are therefore both part of the American theme.



6.2.3.3 Architectural Compatibility

Selection of architectural styles for development shall be based on compatibility.

- For common features that define the architectural styles not found in these guidelines, refer to the City of Ontario's Historic Preservation Program and "A Field Guide to American Houses" by Virginia and Lee McAlester.
- Other styles may be considered at the discretion of the Planning Department.
- Proposed styles must meet the requirements of Section 6.2.4 and be detailed to a level equal to the examples shown therein.
- It is strongly recommended that if a different style is submitted, graphic examples of the historic style be provided for review prior to submittal.

ARCHITECTURAL CHARACTERS

The use of historic styles in residential architecture has been popular over the years and reinforces the timeless qualities of the community and its neighborhoods. This approach is encouraged within Rich-Haven, based on the following criteria:

Hierarchy of Architectural Elements – Details are critical to the success of an elevation at recreating a historic style. Each detail or element outlined falls under one of two types:

- **Required items** are critical to the elevation to achieve a specific character.
- **Selected items** will help to better define the character. These elements are more distinct and create differentiation between the Styles within the same Character. Not all elements are appropriate for all designs. Applicants must work with City staff to determine which elements are most appropriate for a given elevation.

Use of Architectural Elements – The level of architectural detailing necessary to achieve the architectural Character is relative to the scale of a home or residential building. The use of Required and Selected elements shall be scaled based on the width of the architectural frontage. Refer to the table at right to determine the percentage of Required items and the minimum number of Selected items required that will apply to the elevation (front, side or rear) that is fronting a street or critical edge. The minimum number of Selected Architectural items may be chosen from any architectural category (Materials & Details, Entries & Porches, etc.).

Architectural Quality – To promote the use of quality architectural details, two of the Required Architectural items may be substituted for one Selected Architectural item. Required Landscape and Hardscape items may not be substituted. Selected Landscape and Hardscape items enhance the minimum Required landscape, and are not appropriate as a substitute for them.

Do Not Mix Elements from Different Styles on One Elevation – Avoid mismatching elements from one style with another, e.g. No Gothic columns with Craftsman architecture on the same home.

- Refer to the City of Ontario’s Historic Preservation Program and “A Field Guide to American Houses” by Virginia and Lee McAlester for common features characteristic of a given style not found in these guidelines.
- Each style shall offer the Required Elements as described in its associated Architectural Character. However, the elevation shall exhibit the unique characteristics of its particular Style, being certain to include the requisite number of Architectural and Landscape Selected items.

Authentic Architectural Treatment – There shall be a consistent level of authenticity, regardless of the chosen style.

- All elements must be appropriate for the proposed elevation and are subject to approval by the City of Ontario.
- Additional or alternate Selected items may be required to create enough differentiation between styles within the same Character and Theme.

6.2.4

Architectural Frontage	Required Architectural Items	Selected Architectural Items	Selected Landscape Items	Selected Hardscape Items
Fifty Feet or Greater (≥50')	100%	4	2	2
Forty Feet or Greater (40' - 49')	90%	4	2	2
Thirty Feet or Greater (30' - 39')	80%	3	1	1
Less than Thirty Feet (<30')	70%	3	1	1

- Refer to Section 6.2.1.7 for additional criteria on Corner Lots and Critical Edges.
- High Intensity Attached prototypes are subject to 75% of required architectural items.

Historic Background

The Early California character is reminiscent of some of the earliest houses in the United States, located in formerly Spanish Territories. This rural character includes the Spanish Colonial and Monterey styles. Early California homes are defined by rustic details and simple forms that define a central courtyard. These humble homes in remote outposts often began as only one room, and grew over time. The few decorative details can be found in the porches and balconies, window and door treatments, and courtyards.

Landscape in the Early California character tends to be minimal in design and focused on efficient useable space. Landscape design emphasizes planes, geometric shapes, and formal layouts.

Planting is Mediterranean or California Native and consists of generally drought-tolerant plant material.

6.2.4.1 Early California Character**6.2.4.1.1 Architectural Styles**

Early California styles include, but are not limited to:

- Spanish Colonial
- Monterey

6.2.4.1.2 Architectural Massing & Proportion

Required:

- Boxy and simple massing, can be symmetrical or asymmetrical.
- Proportions were more horizontal and humble than vertical and imposing.

Selected:

- Plan designed around an interior courtyard.
- Rambling floor plans with separate roof forms for each element.

6.2.4.1.3 Architectural Materials & Details

Required:

- Stucco with smooth to light lace texture – specialty textures to be reviewed by City staff.
- Trim can be either stucco or timber.
- Simple, expressive detailing devoid of excessive ornamentation.
- Simple wrought iron work in balconies, window grilles, handrails, doors, gates, hardware and fences.

Selected:

- First and second stories can be of different materials as seen in the Monterey style, utilizing a combination of brick and stucco or stucco and siding.
- Heavy timber detailing (beams, out-lookers, posts) in either wood or wood-like foam.
- Simple rustic shutters.



Conventional Single Family Detached prototype depicting the Early California style.

6.2.4.1.4 Entries & Porches

Required:

- Long narrow porches or recessed front door.
- Porch roof supported by heavy timber posts or large stucco columns.
- Decorative light fixtures, wall and/or ceiling hung.

Selected:

- Square columns are preferred over round, but all columns are encouraged.
- Entry Courtyards with relationship to interior spaces.

6.2.4.1.5 Doors & Windows

Required:

- Multi panel doors with little or no glass and sidelights or transoms.
- Windows are vertically oriented.
- Raised Panel entry doors.
- Recessed feature window and door openings.

Selected:

- Roofed or open balconies with either wood, wrought iron or wood rails.
- Arched top doors.
- Gates.



Simple Massing with Modest Wrought Iron Accents at Balcony and entry Awnings.



Heavy timber Deck Overlooking Entry Courtyard below



Walled Entry Courtyard.



Heavy Timber deck.



Arched feature window.



Porch with heavy timber detailing.



Simple roof forms with exposed rafter tails, porch with shed roof.



Contrasting dark brown fascia and window trim with pale stucco body and red "S" tile roof.



Low pitched gabled roof forms with simple pipe detailing at gable ends.

6.2.4.1.6 Roof Forms & Materials

Required:

- Predominantly gable and shed roof forms, with minimal hips.
- Open eaves, not boxed.
- Fascia may either be stucco or wood.
- Clay or concrete – Barrel or "S".
- Low-pitched roofs (3:12 – 5:12).
- Simple gable end accents of stucco or tile vents.

Selected:

- Eaves often with simple, rustic rafter tails.
- Boosted tiles add to authenticity.
- Extended eaves over windows with heavy timber bracing or brackets.
- Board and batten or siding at gable ends can be seen in the Monterey style.

6.2.4.1.7 Color

Required:

- Stucco - White, Eggshell or other light earth tones.
- Roof Tile – Earthy reds, browns and terra cotta tones.

Selected:

- Trim (Wood) – Earth toned dark.
- Trim (Stucco) – Darker than stucco, lighter than wood trim.
- Entry Doors and other Accents – Bright accent colors to be consistent with historic precedent.

6.2.4.1.8 Landscape

Required:

- Plant types shall be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Front yards shall include a minimum of one 24" box tree
- Plant Color Palette shall coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees shall be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas shall contain 75% shrub, 25% groundcover coverage with 5 gallon shrubs spaced at 3' O.C., and 1 gallon shrubs spaced at 2' O.C.
- Vines shall be attached to all public facing property walls sized at 1 gallon and spaced 10'-15' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top-dressed with a 3" deep layer of shredded wood fiber mulch.
- Lawns shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.
- Simple landscape layouts utilizing defined edges.

Selected:

- Tree quantities to exceed minimum requirements.
- Additional plant species over the minimum to include flowering trees and/or shrubs and annuals.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with mulch between shrubs at time of planting.

6.2.4.1.9 Hardscape

Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving material shall be concrete (broom finish) or decomposed Granite.
- Colors and finishes shall be compatible and/or harmonious with adjacent architecture.

Selected:

- Enhanced concrete finish to be sandblasted, acid etched, and/or integrally colored.
- 3' high maximum decorative landscaping walls and pilasters of smooth or fine stucco plaster finish.
- Details and accents to include clay pots and wrought iron ornamentation.
- Multiple paving materials and/or finishes.

Historic Background

The Spanish Eclectic character is influenced by Italian, Moorish, Gothic, Byzantine and Renaissance detailing found in Spain and Portugal. This character includes the Mediterranean and Mission styles. It is enhanced with more elaborate ornamentation as seen in Mexico than its more modest Early California precedents. The entire history of Old and New World Spanish architecture influences this character's unusually rich and varied decorative treatments. The Spanish Eclectic character gained popularity and validation primarily after the Panama-California Exposition in San Diego in 1915. Bertram Goodhue adapted the richness of Spanish architecture in Latin America, going beyond the California "Mission" style, and demonstrated that this character could withstand academic and professional scrutiny and be worthy of its own place in architectural history.

Landscaping for the Spanish Eclectic character introduces rich hardscape materials and details, as well as a varied and ornamental planting palette. Layouts can be either formal or informal and utilize clay tile paving and decorative ceramic tile inserts. Planting is used for its form and color as well as its function and provides colorful accents throughout the living space.

6.2.4.2 Spanish Eclectic Character

6.2.4.2.1 Architectural Styles

Spanish Eclectic styles include, but are not limited to:

- Mediterranean
- Mission

6.2.4.2.2 Architectural Massing & Proportion

Required:

- Asymmetrical massing.
- Often combining one story elements on a two story home.
- Most commonly L-shaped or rambling floor plan.

Selected:

- Round turret or tower elements.

6.2.4.2.3 Architectural Materials & Details

Required:

- Stucco with smooth to light lace texture – specialty textures to be reviewed by staff.
- Trim can be either stucco, cut stone or timber.
- Ornate low-relief carvings, highlighting arches, columns and window surrounds.
- Decorative wrought iron in balconets, window grilles, handrails, doors, gates, hardware and fences.

Selected:

- Shutters with appropriate decorative wrought iron hardware such as shutter dogs, straps, clavos and/or hinges.
- Sculpted wing walls.
- Clay tile (or other materials, similar in appearance) vents, guardrail in-fills and/or screens.
- Niches or stucco recesses.
- Ceramic tile insets, coping or edges.



Conventional Manor Home prototype (triplex with front and side garage access) depicting the Spanish Eclectic style.

6.2.4.2.4 Entries & Porches

Required:

- Arcaded porches or recessed front door.
- Porch roof supported by large columns with arches (half round, elliptical or eyebrow) between columns.
- Decorative light fixtures, wall and/or ceiling hung.

Selected:

- Square columns are preferred over round, but all columns are encouraged.
- Entry Courtyards.

6.2.4.2.5 Doors & Windows

Required:

- Multi panel doors with little or no glass and sidelights or transoms.
- Windows are vertically oriented.
- Raised Panel entry doors often emphasized by columns, pilasters, or patterned tiles.
- Arched and recessed feature window, of half round, parabolic or elliptical shape.

Selected:

- Roofed or open balconies with either wood, wrought iron or wood rails.
- Arched top doors.
- Gates.



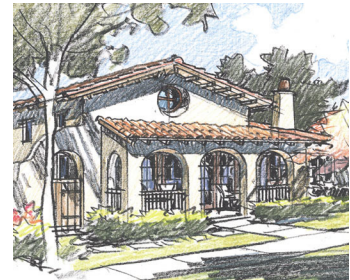
Round turret or tower with recessed front door.



Recessed entry and windows, decorative wrought iron detailing at awnings.



Arched recessed porch and shaped parapets.



Porch of large stucco columns with arches.



Round turret with arched entry door.



Recessed windows, wrought iron balcony accent and arcade.



Low pitched gabled roof with simple recess at gable ends and cementitious window and door surrounds.



"S" tile roof with open eaves accentuated by decorative eave treatment and tile venting.



Tight rake with no exposed fascia, recessed feature window and decorative chimney cap.

6.2.4.2.6 Roof Forms & Materials

Required:

- Predominantly gables with occasional hips and parapets.
- 12" or tight eaves.
- Tight rakes, often with no fascia exposed.
- Fascia may either stucco or wood.
- Clay or concrete – Barrel or "S".
- Low-pitched roofs (3:12 – 5:12).
- Decorative gable end treatments of stucco recesses, tile vents and/or wrought iron accents.

Selected:

- Rakes with scalloped detailing.
- Eaves with decorative stucco profile or corbels.
- Elaborate chimney caps.
- Extended eaves over windows with decorative bracing or brackets.
- Shaped dormers or parapets.

6.2.4.2.7 Color

Required:

- Stucco - White, Eggshell or other light earth tones.
- Roof Tile – Earthy reds, browns and terra cotta tones.

Selected:

- Trim (Wood) – Earth toned dark.
- Trim (Stucco) – Darker than stucco, lighter than wood trim.
- Entry Doors and other Accents – Bright accent colors to be consistent with historic precedent.

6.2.4.2.8 Landscape

Required:

- Plant types shall be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Front yards shall include a minimum of one 24" box tree
- Plant Color Palette shall coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees shall be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas shall contain 75% shrub, 25% groundcover coverage with 5 gallon shrubs spaced at 3' O.C., and 1 gallon shrubs spaced at 2' O.C..
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top dressed with a 3" deep layer of shredded wood fiber mulch.
- Lawn areas shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.
- Simple landscape layouts utilizing defined edges.

Selected:

- Additional plant species over the minimum to include flowering trees and/or shrubs and annuals.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.

6.2.4.2.9 Hardscape

Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving material shall be concrete (broom finish) or clay tile.
- Colors and finishes shall be compatible and/or harmonious with adjacent architecture.

Selected:

- Integral colored concrete paving with stamped tile pattern.
- 3' high maximum decorative landscaping walls and pilasters of smooth or fine stucco plaster finish.
- Details and accents to include clay pots, and/or ornamental tiles.
- Multiple paving materials and/or finishes.



Smooth stucco pilasters with ceramic tile detailing.

Historic Background

The European Cottage character captures natural elements and rustic materials found in medieval Europe and the United Kingdom. This character includes the French Eclectic and Richardsonian Romanesque styles. Characterized by an asymmetrical, romantic farmhouse or informal gentrified form, the character is dependent on steeply hipped and/or gabled roofs. Tower elements or sculptured swooping walls at the front elevation break up the façade to create an absence of a visually stiff cross gable. The impression offered by this character is one of timeless charm and human scale.

Landscape associated with European Cottage architecture primarily utilizes natural building materials, and informal layouts. Landscape generally consists of colorful plantings, flowering borders, vines, and deciduous trees.

6.2.4.3 European Cottage Character

6.2.4.3.1 Architectural Styles

European Cottage Styles include, but are not limited to:

- French Eclectic.
- Richardsonian Romanesque.

6.2.4.3.2 Architectural Massing & Proportion

Required:

- Asymmetrical massing.
- Vertical proportions, smaller openings.

Selected:

- Round Tower.

6.2.4.3.3 Architectural Materials & Details

Required:

- Trim can be either stucco, wood or clad foam/simulated wood and/or stone.
- Stucco, brick or stone exterior material combinations.

Selected:

- Shutters are predominately featured, along with appropriate iron hardware. Shutter shape to match shape of window. The use of rectangular shutters with arched top windows (and vice versa) is prohibited.
- Recessed stucco accents (pigeoniers, arched openings, etc.) with smooth stucco finish.
- Sculpted stucco walls.
- Wood siding accents.
- Wrought iron or cast stone balusters.
- Juliet style balconies of wood and/or wrought iron.



Alley Loaded Single Family Detached prototype depicting the European Cottage style.

6.2.4.3.4 Entries & Porches

Required:

- Recessed entry can be arched and/or have quoins and pediments.

Selected:

- Porches can be defined by stone columns or multi-columned wood posts.
- Decorative light fixtures can be ceiling or wall mounted.

6.2.4.3.5 Doors & Windows

Required:

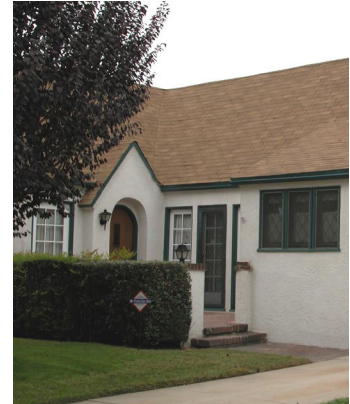
- Extensive use of multi-paned glass doors (French doors).
- Single entry door, can be accented with transom or side-lights.
- Windows are vertically oriented with multi-paned accents (diamond or rectangular pattern).

Selected:

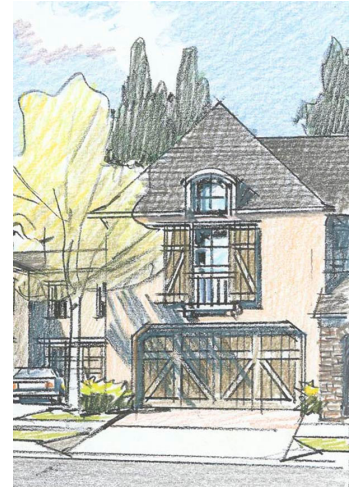
- Shallow arched windows as accents.
- Stained glass accent windows.
- Recessed or bay window as feature.
- Pot-shelves or window boxes at focal windows.



Massing can be simple, steep roof pitch with a focus on a recessed entry and multi-paned windows.



Recessed entry door with multi-paned windows and decorative light fixtures.



Windows are placed in alignment. Garage door is enhanced and recessed with shadow line even though it is located forward in plan.



Use of multi-paned dormer and bay windows.



Steep roof pitches with articulated massing and gable end venting as accents.



Siding accent at gable end, use of pot shelves and Juliet balconies to activate the street scene.



Light stucco with contrasting dark window trims and roof colors.

6.2.4.3.6 Roof Forms & Materials

Required:

- Gable, hip and Dutch gable roof forms.
- Front facing gables as dominant element.
- 8:12 pitch at accent roofs.
- Gable end venting in various styles.

Selected:

- Wide variety of roof dormer forms that break the fascia, continuing the wall plane below.
- Minimal overhangs – approximately 8” with boxed eaves.
- Slate, faux shingle/shake and/or asphalt shingles are appropriate.
- Accentuated with “bell cast” or flared roof treatments at the eave.
- Metal accent roofs at bay windows or turret.
- Half stucco chimneys with stone or brick on the lower portion.

6.2.4.3.7 Color

Required:

- White or off-white, tan or light gray earth tones.
- Trim colors typically contrast base color.

6.2.4.3.8 Landscape

Required:

- Plant types to be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Front yards shall include a minimum of one 24" box tree
- Plant Color Palette to coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees to be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas to contain 75% shrub, 25% groundcover coverage with 5-gallon shrubs spaced at 3' O.C., and 1-gallon shrubs spaced at 2' O.C.
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top dressed with a 3" deep layer of shredded wood fiber mulch.
- Lawn areas shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.
- Informal landscape layouts.

Selected:

- Additional plant species over the minimum to include flowering trees or shrubs, trees or shrubs with colored foliage, and annuals.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.
- Flowering borders of shrubs and perennials.

6.2.4.3.9 Hardscape

Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving materials to be concrete (broom finish), decomposed Granite, Flagstone, or Cobble.
- Colors and finishes compatible and/or harmonious with adjacent architecture.

Selected:

- Enhanced concrete finish to be sandblasted, acid etched or integrally colored with stamped Flagstone or Cobble pattern.
- 3' high maximum decorative landscaping walls and pilasters with stacked stone or cobble stone veneer.
- Details and accents to include clay pots, flower boxes, wood arbors, and/or wood trellises.
- Multiple paving materials and/or finishes.

Historic Background

The Craftsman Bungalow character evolved from the late 19th century English Arts & Crafts movement as a reaction against the Industrial Revolution. This movement emphasized the harmonious relationship between Nature and Man, in contradiction to the Victorian era that preceded it. California architects like Bernard Maybeck and Greene & Greene continued developing this movement with their intricate details, characterized by the use of hand finished materials, rusticated texture and Asian influence.

The Craftsman variation of the Bungalow became increasingly popular with first time home buyers in the early 20th century. They were charming, modest and the answer to homebuyers looking for inexpensive yet stylish homes. They could be constructed from kits purchased through catalogues or built by local contractors with stock plans. The Craftsman Bungalow character includes the Craftsman, Mediterranean Bungalow, California Bungalow, and Colonial Bungalow styles.

Craftsman landscape design focuses on an artistic use of natural, built, and recycled materials including stone, brick, artistic tile, and wood. Planting emphasizes form, accent, and integration with arts and crafts elements, and can take on both formal and informal arrangements.

6.2.4.4 Craftsman Bungalow Character

6.2.4.4.1 Architectural Styles

Craftsman Bungalow Styles include, but are not limited to:

- Craftsman (Arts & Crafts)
- Mediterranean Bungalow
- California Bungalow
- Colonial (East Coast) Bungalow

6.2.4.4.2 Architectural Massing & Proportion

Required:

- Asymmetrical massing, usually one but occasionally two stories.
- Horizontal massing with deep overhangs.

6.2.4.4.3 Architectural Materials & Details

Required:

- Stucco body with gable end and body accents in combinations of wood shingles, siding, board and batten.
- Wood porch rails.

Selected:

- Simple and large gable end vents.
- Exposed rafter tails, usually decorative.
- Smooth stucco, lapped siding or shingles.
- Foundation or wainscot accent using stone (usually river rock) or brick.
- Stone or brick with rag finished grout.



Alley Loaded Single Family Detached prototype depicting the Craftsman Bungalow style.

6.2.4.4.4 Entries & Porches

Required:

- Wide and deep front porches in partial or full front massing.
- Exposed wood post and beam detailing with battered stone or brick pilaster base.
- Horizontally oriented 1x4 guard/porch rails.

6.2.4.4.5 Doors & Windows

Required:

- Divided or undivided glass or multi-panel solid with side lights or transoms.

Selected:

- Windows with multi-paned upper sash.
- Wood or wood-like trim surrounds.
- Grouped or bands of windows.



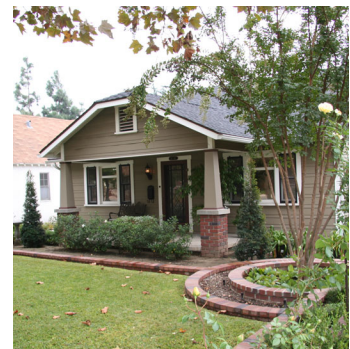
Articulated and asymmetrical two-story massing, extensive shingle siding, large porch, and appropriate geometry for divided lights and multi-paned glass.



Exposed wood columns with battered stone base at porch.



Covered porch with paneled wood siding and wood trims.



Tapered posts with brick bases, grouped windows and wood detailing.



Entry door with side lights, shingle siding and wood posts with brick bases.



Low slope gabled roofs with large overhangs.



Low slope roof with large, exaggerated overhangs with wood supports and fascia.

6.2.4.4.6 Roof Forms & Materials

Required:

- Low-pitched gabled roofs with the occasional shed.
- 3:12 – 4:12 roof pitch.
- Flat concrete or slate-type tile.

Selected:

- Extended eaves – 18” minimum overhang, accentuated with exposed and decorative rafter tails.
- Sculpted fascia often extends past adjacent rafter tails.
- Exposed attic vents at gable ends.
- Gabled or shed dormers.
- Triangle knee bracing on gable ends.
- Additional stick-work in gables.
- False beams under gables.

6.2.4.4.7 Color

Required:

- Wide variety from light to dark with contrasting or complementary trim.



Dark Earth tones with wood gable end and heavy timber accents.

6.2.4.4.8 Landscape

Required:

- Plant types to be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Front yards shall include a minimum of one 24" box tree
- Plant Color Palette to coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees to be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas to contain 75% shrub, 25% groundcover coverage with 5-gallon shrubs spaced at 3' O.C., and 1-gallon shrubs spaced at 2' O.C.
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top dressed with a 3" deep layer of shredded wood fiber mulch.
- Lawn areas shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.

Selected:

- Additional plant species over the minimum to include flowering trees and/or shrubs, and annuals.
- Accent plants with sculptural forms and unique qualities.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.

6.2.4.4.9 Hardscape

Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving materials to be Concrete (broom finish), decomposed Granite, Flagstone, or Brick.
- Colors and finishes compatible and/or harmonious with adjacent architecture.

Selected:

- Enhanced concrete finish to be sandblasted, acid etched, or integrally colored with stamped flagstone or brick pattern.
- 3' high maximum decorative landscaping walls and pilasters with brick or stone veneer and caps.
- 3' high maximum ornamental wood fencing with artistic designs.
- Details and accents to include glazed or stone pots, wood arbors, and/or hand-painted ceramic tile.
- Multiple paving materials and/or finishes.

Historic Background

The American Traditional character evolved from the first homes built in the New England Colonies and the plantation homes of the South. This character includes the American Foursquare, Colonial, Dutch Colonial, and Neoclassical styles. As lifestyles evolved from the one story saltbox, the need for more space and specific room functions was necessary, leading to the addition of second stories, dormers in gabled roofs and wings of smaller continuous gable forms. Details of this character demonstrate the Colonial Revival influence with the use of brick veneer and/or wood siding.

Landscape related to Traditional architecture lends itself to efficiency and durability while incorporating natural building materials and flowering accents. Planting styles originated from Colonial America and reflect pastoral landscape elements such as large evergreen and deciduous trees and large sweeps of lawn.

6.2.4.5 American Traditional Character

6.2.4.5.1 Architectural Styles

American Traditional styles include, but are not limited to:

- American Foursquare
- Colonial
- Dutch Colonial
- Neoclassical

6.2.4.5.2 Architectural Massing & Proportion

Required:

- Symmetrical facades.
- Two-story massing.

6.2.4.5.3 Architectural Materials & Details

Required:

- Predominantly stucco sand finish.

Selected:

- Accents of brick, horizontal siding and/or shingle.



Alley Loaded Manor Home Triplex prototype depicting the Traditional style.



Alley Loaded Single Family Detached prototype depicting Traditional style.

6.2.4.5.4 Entries & Porches

Required:

- Centered porch typically expressed as a projecting pediment with classical columns and front facing gable end roof.

Selected:

- Can utilize large stucco pillars, most often 4 in number, supporting a covered gallery of lighter wooden columns or open deck above.
- Open railing at porch or gallery/deck above.

6.2.4.5.5 Doors & Windows

Required:

- Wood paneled front door.
- Evenly spaced multi-paned windows with wood or wood-like trim.

Selected:

- Louvered shutters.
- Semi-circular front door or elliptical transom light above.



Paneled front door with arched transom above, classical columns supporting gabled porch roof.



One story massing with windows grouped to mimic French doors with side lights, gable end treated with vent.



Multi-paned windows with shutters and lap siding.



Multi-paned window in hipped dormer, extensive use of shingle siding.



Symmetrical proportions and window placement with classical portico element at entry.



Very simple and straight forward massing is successful with quality materials like wood paneling and brick veneer, colors contrast with bright white trims.



Massing can be more articulated with materials appropriate to each mass, combining stucco, siding and brick on one elevation.

6.2.4.5.6 Roof Forms & Materials

Required:

- Front to back gable or hipped roof as primary roof form with secondary front facing gables or shed elements.
- Flat concrete or composition tile.
- 5:12 to 7:12 pitches with overhangs from 12" to 24".

Selected:

- Dutch gable or gambrel roof.
- Gable end venting.
- Dormers.
- Masonry chimneys.
- Wide band, frieze trim or dentils at eave.

6.2.4.5.7 Color

Required:

- White with dark accents or light color with white accents.



Barn shaped roof with coloring similar to siding is accented with bright white trim and dark shutters, use of large multi-paned French doors and windows.

6.2.4.5.8 Landscape

Required:

- Plant types to be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Front yards shall include a minimum of one 24" box tree
- Plant Color Palette to coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees to be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas to contain 75% shrub, 25% groundcover coverage with 5-gallon shrubs spaced at 3' O.C., and 1 gallon shrubs spaced at 2' O.C..
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top-dressed with a 3" deep layer of shredded wood fiber mulch.
- Lawn areas shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.
- Large sweeping lawns.

Selected:

- Additional plant species over the minimum to include flowering trees and/or shrubs, and annuals.
- Accent plants with sculptural forms.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.

6.2.4.5.9 Hardscape

Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving materials to be Concrete (broom finish), decomposed Granite, Flagstone, or Brick.
- Colors and finishes compatible and/or harmonious with surrounding architecture.

Selected:

- Enhanced concrete finish to be sandblast, acid etch, or integral colored and stamped flagstone or brick pattern.
- 3' high maximum decorative landscaping walls and pilasters with brick or stone veneer and caps.
- 3' high maximum decorative fencing to be vertical wood picket or vertical tubular steel picket with ornamentation.
- Details and accents to include wood or iron trellises, and/or iron, brass, or aluminum ornamentation.
- Multiple paving materials and/or finishes.

Historic Background

Early California ranchers developed the first California adaptation of the Ranch styles in response to their lifestyle, available materials and environmental considerations. The Ranch character includes the Western Farmhouse, California Ranch, and Vernacular Bungalow styles. The one story profile of these homes was influenced from a variety of architectural styles from Craftsman to Spanish Colonial architecture. However, the detailing of these styles was simplified when adapted to the Ranch character. Especially popular in the 1950's and 60's, the Ranch Character is characterized by an asymmetrical plan, a low-pitched roof with moderate overhangs, and ribbon windows.

Landscape in the Ranch Character centers on efficiency, durability, and useful space. Layouts can be formal or informal, but are usually minimal in design. Planting is placed to serve a specific purpose, and often produces edible fruit, flowers, or foliage.

6.2.4.6 Ranch Character

6.2.4.6.1 Architectural Styles

Ranch styles include, but are not limited to:

- Western Farmhouse
- California Ranch
- Vernacular Bungalow

6.2.4.6.2 Architectural Massing & Proportion

Required:

- Asymmetrical plan with wide street frontage with attached garage or carport.
- Simple rectilinear forms and detailing.
- One-story massing/strong horizontal emphasis.

Selected:

- Many plans were U-shaped to emphasize interior/exterior relationships.
- Open plan blending interior & exterior spaces.

6.2.4.6.3 Architectural Materials & Details

Required:

- Simple, Minimalist posts and trims.

Selected:

- Board & batten or horizontal siding.
- High brick foundations/wainscots.
- Exposed truss ceilings.



Alley Loaded Micro Lot with Single Family Detached Condo prototype depicting Ranch style with exposed rafter tails, board and batten and lap siding.

6.2.4.6.4 Entries & Porches

Required:

- Long and continuous porches along front and/or rear facades, typically an extension of the main roof or utilizing a lower pitch that breaks into the main roof plane.
- Simple wood column and railing details.

6.2.4.6.5 Doors & Windows

Required:

- Wide, sliding glass doors leading out to a patio.
- Orderly window placement– without recesses.

Selected:

- Ribbon windows.
- Shutters.
- Barn door garage doors.



Simple post and beam porch breaks up two story mass.



Loaded Single Family Detached prototype with simple windows and lap siding.



Simple post and beam support at porch.



Ribbon windows.



Simple repetitive windows with minimal treatment, can have shutters.



Long horizontal gable roof, with extensive use of lap siding and brick accent at chimney.



Muted tones with bright white trim and darker accent at shutters.



Pale tones with bright white trim, use of stucco and board and batten siding break up two story massing.



Simple one story massing with long continuous porch articulating entire front façade.

6.2.4.6.6 Roof Forms & Materials

Required:

- Long horizontal gable roofs of 4:12 pitch.
- Flat concrete or shake tiles.

Selected:

- Minimum 24" overhangs.
- Brick chimney.
- Exposed rafter beams.
- Dormers.

6.2.4.6.7 Color

Required:

- Muted tones with brighter trim and accents.



Long continuous porch that breaks into main roof, muted stucco tones.

6.2.4.6.8 Landscape

Required:

- Plant types to be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Front yards shall include a minimum of one 24" box tree
- Plant Color Palette to coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees to be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas to contain 75% shrub, 25% groundcover coverage with 5-gallon shrubs spaced at 3' O.C., and 1-gallon shrubs spaced at 2' O.C.
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top-dressed with a 2" deep layer of shredded wood fiber mulch.
- Lawn areas shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.

Selected:

- Tree quantities to exceed minimum requirements
- Additional plant material over the minimum to include flowering trees and/or shrubs, and annuals.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.

6.2.4.6.8 Hardscape

Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving materials to be Concrete (broom finish), decomposed Granite, Concrete Pavers, Brick, or Cut Stone.
- Colors and finishes compatible and/or harmonious with surrounding architecture.

Selected:

- Enhanced concrete finish to be sandblasted, acid etched, or integrally colored and stamped cut stone pattern.
- 3' high maximum decorative landscaping walls and pilasters with brick or cultured stone veneer and caps.
- 3' high maximum decorative wood fencing with horizontal members or split rail fence design.
- Details and accents to include wood or iron trellises and/or wrought iron ornamentation.
- Multiple paving materials and/or finishes.

Historic Background

One of the many revival characters prevalent in Southern California, English Country homes recall the architecture of the English countryside. This character includes the Tudor and Stick styles. This picturesque and romantic style of steeply pitched roofs and half-timbered gables became popular in the 1920's. Variations in one and two story shapes with asymmetrical facades are embellished with brick veneer.

English Country architecture lends itself to natural building materials in a more refined state such as brick and cut stone. Planting is arranged both formal and informal, but lines and edges are always well defined with hedges or a strong change in material.

6.2.4.7 English Country Character

6.2.4.7.1 Architectural Styles

English Country styles include, but are not limited to:

- Tudor
- Stick

6.2.4.7.2 Architectural Massing & Proportion

Required:

- Informal, asymmetrical massing.
- Angularity & verticality.

Selected:

- Cantilevered second floor pop-outs.

6.2.4.7.3 Architectural Materials & Details

Required:

- Simulated wood or stucco trim around windows and doors, usually heavy.
- Stucco walls featuring brick or stone elements.
- Siding or half-timber accents.

Selected:

- Extensive use of brick or stone exterior finish.



Single Family Detached depicting English Country style with exterior brick and wood finish.

6.2.4.7.4 Entries & Porches

Required:

- Decorative light fixtures, either wall mounted or pendant.
- Covered entry, either by recess, alcove, tower or small front porch.

Selected:

- Simple posts and railings.

6.2.4.7.5 Doors & Windows

Required:

- Multi-paned windows.
- Articulated doors, often with multi-paned windows.
- Various window shutter shapes and forms.

Selected:

- Diamond or other specialty pattern multi-paned feature window.
- Stained glass as an accent window or in entry door.
- Entry door with diamond pattern accent window.



Covered Front porch with extensive use of brick veneer.



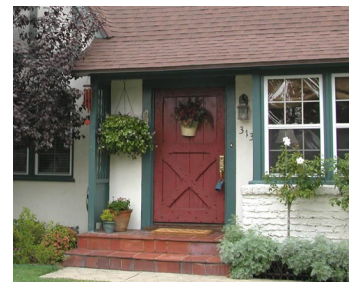
Turret at entry, contrasting brick veneer inlayed with half-timber detailing.



Recessed entry with enhanced brick detailing and multi-paned windows.



Multi-paned window with shutters and wood trim.



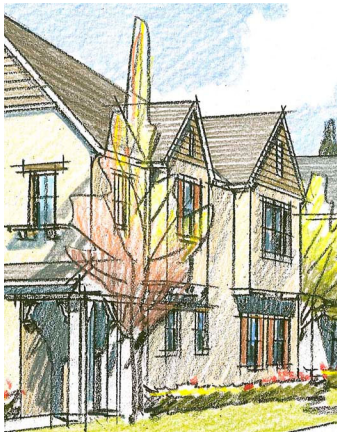
Covered Entry with decorative light fixture.



Dormer with lap siding accents, contrasting light and dark earth tones.



Attached product with articulated roof massing and cantilevered pop outs.



Cantilevered second floor pop-outs with siding accents at gable ends.

6.2.4.7.6 Roof Forms & Materials

Required:

- Flat concrete tile with slate or shake type appearance.
- Steep pitched gables, ends treated with half-timber detailing, trusses or substantial amounts of siding.
- 6:12 to 8:12 pitches.

Selected:

- Dormers.
- Tight rakes with extended 12" eaves.
- Large central chimneys of brick or stone.

6.2.4.7.7 Color

Required:

- Light earth tone base colors with contrasting trim colors.
- Dark window trims.



Steep pitched roof with half-timbered gabled end in contrasting colors.

6.2.4.7.8 Landscape

Required:

- Plant types to be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Front yards shall include a minimum of one 24" box tree
- Plant Color Palette to coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees to be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas to contain 75% shrub, 25% groundcover coverage with 5-gallon shrubs spaced at 3' O.C., and 1-gallon shrubs spaced at 2' O.C.
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top-dressed with a 2" deep layer of shredded wood fiber mulch.
- Lawn areas shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.
- Strong defined landscape edges.

Selected:

- Additional plant species over the minimum to include flowering trees and/or shrubs, and annuals.
- Accent plants with sculptural forms and unique qualities.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.

6.2.4.7.9 Hardscape

Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving materials to be Concrete (broom finish), Concrete Pavers, Flagstone, Cut Stone, or Brick.
- Colors and finishes compatible and/or harmonious with surrounding architecture.

Selected:

- Enhanced concrete finish to be sandblasted, acid etched, or integrally colored and stamped flagstone or cut stone pattern.
- 3' high maximum decorative landscaping walls and pilasters with brick or stone veneer and caps.
- Details and accents to include classic style limestone or concrete pots and statuary.
- Metal ornamentation made from iron, brass, bronze, or aluminum.
- Multiple paving materials and/or finishes.

Historic Background

The Transitional character is derived from one parent Traditional Architectural Styles like Spanish, Bungalow, Farmhouse, Ranch, Cottage, etc. It's a blending of classic styles with clean contemporary elements. This style embraces and reinterprets elements from the Traditional style for a "old made new" updated look. Transitional theme is characterized by simplified geometry, and massing. Courtyards and indoor-outdoor relationship with large openings and floor to ceiling windows are features of this style.

Landscape in the Transitional character tends to be minimal in design and focused on efficient useable space. Landscape design emphasizes planes, geometric shapes, and informal layouts.

Planting is Native and consists of generally drought-tolerant plant material.

6.2.4.8 Transitional**6.2.4.8.1 Architectural Styles**

Transitional Styles include, but are not limited to:

- Transitional Spanish
- Transitional Farmhouse
- Transitional Colonial

6.2.4.8.2 Architectural Massing & Proportion

Required:

- Boxy and simple massing, can be symmetrical or asymmetrical.
- Proportions are more horizontal and humbler than vertical and imposing.
- Simple plan with uncomplicated roof.

Selected:

- Plan designed with interior or exterior courtyard.
- Asymmetrical shape with cross-gables and side wings.
- Covered porches.

6.2.4.8.3 Architectural Materials & Details

Required based on parent architectural style:

- Smooth or light sand finish plaster – specialty textures to be reviewed by City staff.
- Clean cut, smooth finish stone.
- Modern siding material
- Trim can be either metal or timber.
- Simple, expressive detailing devoid of ornamentation.
- Simple timber or metal in balconies, handrails, doors, gates, hardware and fences.

Selected:

- Slate profile or standing seam metal roofing.
- Metal cladding, corten steel and exposed concrete or split-faced block on walls as surprise element.
- Simple timber shutters.



Conventional Single Family Detached prototype depicting the Transitional Spanish style.

6.2.4.8.4 Entries & Porches

Required:

- Porches with bold clean form.
- Porch roof supported by timber or metal posts.
- Simple light fixtures, wall and/or ceiling hung.

Selected:

- Entry Courtyards with relationship to interior spaces.

6.2.4.8.5 Doors & Windows

Required:

- Windows and doors painted or stained to match the color palette of the structure.
- Windows are vertically oriented.
- Single hung windows at front elevation.
- Solid wood entry door, windows allowed.

Selected:

- Folding glass doors and retractable windows.
- All window and door ratios consistent throughout the house.
- Exterior shutters well-proportioned to the size of the opening.



Entry porch with door on accent wall



Feature window projection.



Covered entry porch with low-pitched roof



Simple asymmetrical massing and forms



Contrasting materials and textures for various massing elements



Porch with simple metal detailing.



Simple roof forms with standing seam metal roof.



Simple well-proportioned windows.



Low pitched gabled roof forms with open eaves.

6.2.4.8.6 Roof Forms & Materials

Required:

- Predominantly gable and shed roof forms, with minimal hips.
- Open eaves, not boxed.
- Fascia may either be metal or wood.
- Flat tile, concrete or asphalt shingle, Slate tile or standing seam metal roof.
- Low and high pitched roofs based on parent architectural style (3:12 – 8:12).
- Simple gable end accents or vents.

Selected:

- Accent parapet.
- Eaves often with simple rafter tails.
- Extended eaves over windows and patio openings with timber or metal bracing or brackets.
- Board and batten or siding at gable ends can be seen in the Transitional Farmhouse style.

6.2.4.8.7 Color

Required:

- Plaster –White, Eggshell or other light earth tones.
- Roof – Earthy reds, browns for Transitional Spanish and Grey tones for Transitional Farmhouse.

Selected:

- Trim – painted and contrasting to wall color.
- Entry Doors and other Accents – White, colored or mill finish depending on the scheme.

6.2.4.8.8 Landscape

Required:

- Plant types shall be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9).
- Front yards shall include a minimum of one 24” box tree
- Plant Color Palette shall coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees shall be installed at a minimum 24” box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas shall contain 75% shrub, 25% groundcover coverage with 5 gallon shrubs spaced at 3’ O.C., and 1 gallon shrubs spaced at 2’ O.C.
- Vines shall be attached to all public facing property walls sized at 1 gallon and spaced 10’-15’ O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top-dressed with a 3” deep layer of shredded wood fiber mulch.
- Lawns shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.
- Simple landscape layouts utilizing defined edges.

Selected:

- Tree quantities to exceed minimum requirements.
- Additional plant species over the minimum to include flowering trees and/or shrubs and annuals.
- Tree sizing to exceed the minimum 24” box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with mulch between shrubs at time of planting.

6.2.4.8.9 Hardscape

Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving material shall be concrete (broom finish) or decomposed Granite.
- Colors and finishes shall be compatible and/or harmonious with adjacent architecture.

Selected:

- Enhanced concrete finish to be sandblasted, acid etched, and/or integrally colored.
- 3’ high maximum decorative landscaping walls and pilasters of smooth or fine stucco plaster finish.
- Details and accents to include clay pots and wrought iron ornamentation.
- Multiple paving materials and/or finishes.

Historic Background

The Mid-century Modern Architectural style is from mid-twentieth century, becoming popular after the Second World War. The designers in 1940s and 1950s created this progressive style as a catalyst for social change after the war. The style also inspired art and furniture design of that era. Mid-century homes in Palm Springs, California are the famous examples of this style realized in residential architecture in America. This is a minimalist style emphasizing flat planes, open floor plans with elevation changes and large windows that connect with nature.

Landscaping for the Mid-century Modern style stays true to the surrounding landscape with native plants and hardscape materials. Layouts are usually informal although formality may be introduced to enhance natural or architectural elements. Just like the architecture, landscape also includes clean lines. Planting is used for its form, texture and color. Water features, sculptures and large rocks are sometimes added for interest.

6.2.4.9 Mid-century Modern

6.2.4.9.1 Architectural Styles

Mid-century Modern styles include, but are not limited to:

- Desert Mid-century
- Ranch-style Mid-century
- Split-level Mid-century

6.2.4.9.2 Architectural Massing & Proportion

Required:

- Horizontal proportions.
- Asymmetrical massing.
- Primarily one story home with occasional two story elements.
- Most commonly L-shaped, rectilinear floor plan.
- Simple geometry and clean lines.
- Large openings.

Selected:

- Plan designed around an interior courtyard.
- Rambling floor plans with separate roof forms for each element.

6.2.4.9.3 Architectural Materials & Details

Required:

- Concrete block or Stucco with smooth to light lace texture – specialty textures to be reviewed by staff.
- No ornamentation or decorative add-ons.

Selected:

- Trim, where applicable, can be either painted wood or metal.
- Board and batten.
- Brick, concrete or stone accent walls.



Conventional Home prototype (Single Family Detached with front entry and side garage access) depicting the Mid-century Modern style.

6.2.4.9.4 Entries & Porches

Required:

- Front door with roof overhang or tucked under second story.
- Porch roof supported metal or wooden columns.
- Minimalist Mid-century light fixtures, wall and/or ceiling hung.

Selected:

- Brick or stone cladding accent.
- Courtyard or atrium entry.

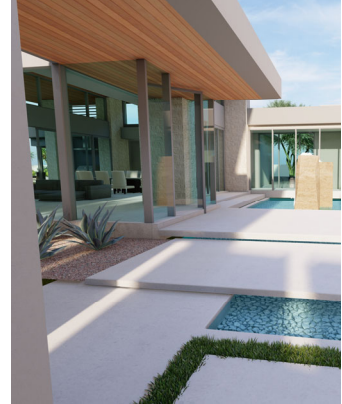
6.2.4.9.5 Doors & Windows

Required:

- Large single pane ribbon windows, floor to ceiling glass.
- Vertically hung secondary windows.
- Windows set flush with exterior wall.
- Simple wooden door with or without transom or sidelights .

Selected:

- Roofed or open balconies with roof overhangs or low pitched roofs.
- Metal and wood gates.



Floor to ceiling windows and doors connecting indoor-outdoor spaces.



Entry with roof overhang accentuating horizontal planes.



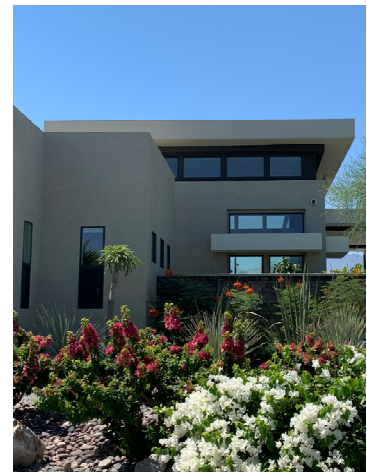
Entry porch with accent color door and metal column support.



Entry gate with contrasting accent wall and vertical element.



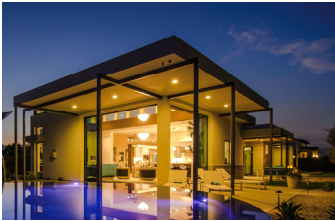
Concrete block vertical element and low pitched butterfly roof.



Horizontal windows under roof overhang and vertically oriented secondary windows.



Low pitched roof with overhang and windows and doors flush with exterior wall.



Metal columns supporting low-pitched roof over backyard porch.



Low-pitched roofs behind a parapet

6.2.4.9.6 Roof Forms & Materials

Required:

- Low-pitched hip roofs or shed roofs.
- 12" overhangs.
- Tight rakes, often with no fascia.
- Asphalt shingles
- Low-pitched roofs (2:12 – 3:12).

Selected:

- Roof forms behind a parapet.
- Clean and simple eaves and rakes with no detailing.
- Extended eaves over windows and balconies with simple bracing or brackets.

6.2.4.9.7 Color

Required:

- Stucco - White, Eggshell or other light earth tones.
- Roof Tile – light colors complimenting overall color scheme.

Selected:

- Entry Doors and other Accents – to be consistent with the overall color scheme.
- True to material colors for stone, brick, concrete and other accents.



Minimalist Native landscaping with prominent horizontal planes

6.2.4.9.8 Landscape

Required:

- Plant types shall be chosen from the Community Plant Matrix (Section 7.7).
- Front yard landscape is required to be installed by the builder (Section 5.4.1.9)
- Front yards shall include a minimum of one 24" box tree.
- Plant Color Palette shall coincide with designated Planning Area requirement (Section 6.4).
- Tree quantities shall be per guidelines set forth by the City of Ontario.
- Trees shall be installed at a minimum 24" box size.
- A minimum of 5 different shrub species shall be used.
- Shrub/groundcover areas other than lawn areas shall contain 75% shrub, 25% groundcover coverage with 5 gallon shrubs spaced at 3' O.C., and 1 gallon shrubs spaced at 2' O.C.
- Vines shall be attached to all public facing property walls sized at 15 gallon and spaced 25' O.C. maximum.
- Shrub/groundcover areas other than lawn shall be top dressed with a 3" deep layer of shredded wood fiber mulch.
- Lawn areas shall be sodded.
- Automatically controlled irrigation system conforming to all water conservation Ordinances set forth by the City of Ontario.
- Simple landscape layouts utilizing defined edges.

Selected:

- Additional plant species over the minimum to include flowering trees and/or shrubs and annuals.
- Tree sizing to exceed the minimum 24" box size.
- Variety of shrub sizing to include 15% - 15 gallon, 65% - 5 gallon, and 20% - 1 gallon shrubs.
- Shrub/groundcover areas, other than lawn areas, to contain 100% shrub coverage with groundcover between shrubs at time of planting.

6.2.4.9.9 Hardscape

Required:

- Defined logical hardscape to all front doors and private yard entries.
- Paving material shall be concrete (broom finish) or clay tile.
- Colors and finishes shall be compatible and/or harmonious with adjacent architecture.

Selected:

- Integral colored concrete paving with stamped tile pattern.
- 3' high maximum decorative landscaping walls and pilasters of smooth or fine stucco plaster finish.
- Details and accents to include clay pots, and/or ornamental tiles.
- Multiple paving materials and/or finishes.

6.3 HIGH DENSITY RESIDENTIAL DESIGN GUIDELINES



The primary goal for High Density residential elements within the Rich-Haven Mixed-Use and Stand Alone Residential Overlay District is to infuse the dynamic commercial mixed-use neighborhood with residential and pedestrian assets while providing for a range of housing types. The following principles establish the essential characteristics that will promote the support these goals.

High Density Residential components of a Mixed-Use project are intended as an extension of a dense, urban fringe project. However they are intended to capture the flavor of an all American small town lifestyle in terms of its neighborhood character and architectural charm. The architecture of these residential projects should be designed to reinforce the overall community design concept. The following design guidelines apply to high-density residential development within Planning Areas 4A, 4B, 5B, 7, 9 and 10A.

GENERAL DESIGN ELEMENTS & OBJECTIVES

6.3.1

6.3.1.1 Architectural Styles

- Variety in architectural style and treatment is encouraged within and between residential product types.
- High-density single-family residential product shall follow the architectural character and plotting requirements as defined in the Residential Design Guideline section of this chapter.
- High intensity attached residential products are only subject to 75% of required items per character.

6.3.1.2 Mixture of Housing Types

- Interesting residential streetscapes shall be designed.
- In a given high density planning area, no more than 150 units shall be of the same prototype, unless varied with different elevational styles and/or massing.

6.3.1.3 Projections into Required Yards

- Building articulation is encouraged as it fosters greater variety along the streetscape.
- Architectural projections may encroach a maximum of 2 feet into required front, rear or side setback areas.
- An architectural projection is defined as an element that articulates the building elevation such as media niches, bay windows, chimneys, balconies, porches, and other similar elements. Encroachments may be supported by a foundation.

ARCHITECTURAL COMPONENTS

6.3.2

6.3.2.1 Building Facades

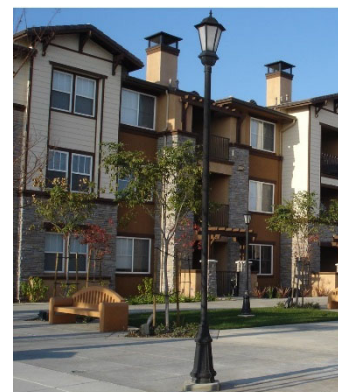
- The scale of buildings shall be broken down through the use of varied building massing and forms on a single structure.
- Buildings shall incorporate offsets both horizontally and vertically, minimizing expansive uninterrupted wall planes.
- No more than one third (1/3) of the front façade may comprise a single wall plane.
- Horizontal or vertical offsets shall be 2’ minimum.

6.3.2.2 Roof Forms

- Roof treatments shall be consistent with the architectural style of the building.
- Variety in roof forms, ridge heights and direction of gables is required in order to avoid monotonous roof lines along master planned streets and paseos.
- Roof slopes and overhangs shall be consistent with the architectural style of the building.
- Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style.

6.3.2.3 Roof Materials

- A variety of roof materials is encouraged throughout the High Density development in order to avoid a monotonous roof-scape appearance.
- Roof materials shall be compatible with the architectural style of the residence as indicated on the architectural checklist for each style.
- Fascia may be either stucco, wood, or tile. If wood is used, it shall be stained or painted.
- Skylights are permitted, but shall be designed as an integral part of the roof. White “bubble” skylights are not permitted. Skylight framing material shall be bronze anodized or colored to match the adjacent roof.
- Permitted roof materials are limited to concrete or clay barrel tile, flat concrete or slate tile, simulated wood shakes and asphalt shingles (on Federalist, Cape Cod or similar style where shingles were traditionally appropriate).
- Copper or metal details and accents may be used on a limited basis. When used, they shall have a matte finish to minimize glare.



Varied building massing and form in a single structure.

6.3.3 ARCHITECTURAL FEATURES & ACCENTS



6.3.3.1 Windows

Principal windows, with recess, surround, enhanced header/sill, window grouping, or other decorative features for shadow, depth and detail, are required on all elevations. Features such as 12" deep pot-shelf with roof element and corbels can define principal windows and greatly enhance elevations.

All other windows and openings shall be trimmed or otherwise treated.

- Stucco trim elements, when used, shall be sand or smooth finish on the first floor.
- Trim elements with 1 ½" reveal on small decorative windows are encouraged.
- Trim shall be of different color or material than principal wall treatment.

6.3.3.2 Garage Doors

- All garage doors on front elevations shall be recessed 12" or be surrounded with 12" minimum pop-outs.
- Door lights, when used, shall be appropriate to the architectural style of the building.
- On court streets, drive aisles, or common drives, the face of garage doors shall be recessed a minimum of 6" or be surrounded with 6" minimum pop-outs.

6.3.3.3 Front Doors and Entries

- Entries for direct access prototypes shall provide a focal point to each residential unit and shall be sun protected with overhangs, recesses, porches, or trellises.
- Common entries shall be well articulated and identifiable for pedestrian and vehicular users.

6.3.3.4 Courtyards

- Courtyards are encouraged and, when used, shall appear as an extension of the architecture of the main building.
- Courtyard walls shall be finished to match the building and may be embellished with stone, ceramic tiles, steps, recesses, cut-outs, or wrought iron accents as appropriate to the architectural style of the building.
- Courtyard walls shall not exceed 3.5' in height and shall be setback from sidewalks a minimum of 3' to allow for landscaping.

6.3.3.5 Balconies

- Balconies shall be designed to be in scale and proportion with the architecture of the adjoining building.
- Covered or trellised balconies are preferred.
- Scuppers or internal drains are required on all balconies for drainage.
- Balcony supports shall be proportional to porch size.
- Balconies may encroach into setbacks a maximum of 36 inches.

6.3.3.6 Chimneys

- Chimneys, when provided, shall be compatible in design, material, and color with the adjoining building.
- Chimneys caps shall be compatible with the architecture of the building. Vents
- 'B' type vents for gas appliances, water heaters, and heating units shall be painted to match the adjacent material. Such elements shall be located to minimize visual impact to building elevations.

6.3.3.7 Exterior Stairs

- Exterior stairs must be designed as an integral part of the architecture. Stairs are included in the setback calculation and must remain within the building envelope, as defined by an outermost wall and/or roof.
- Stair guardrail design must be consistent with the architecture of the building.

6.3.3.8 Awnings

- Awnings must be designed as an integral part of the architecture.
- Unacceptable awning treatments include: metal louvers (except Bermuda style shutters, or those consistent with architectural style) or untreated fabric. Project names, texts, or logos are acceptable as decorative awning treatments, however not as primary signage.

6.3.3.9 Mechanical Equipment

- No mechanical equipment (air conditioning/heating units, etc.) shall be mounted on, or attached to, any sloped roof. Mechanical equipment, when mounted on flat roofs, must be completely screened by parapet walls at least as tall as the equipment screened.
- Ground mounted air conditioning units must be screened by walls at least 6" higher than the unit(s) and located away from pedestrian paths and project amenities.
- Mechanical devices such as exhaust fans, vents, and pipes shall be painted to match adjacent roof surfaces.

6.3.3.10 Meters

- Natural gas meters shall be grouped and screened behind walls or hedges. Builders shall contact the gas company for minimum clearances.
- Electrical meters located on exterior street elevations shall be ganged and located behind doors. Builders shall contact the power company for minimum clearances.
- Screen walls and electrical enclosures shall be designed integral to the project's architecture.

6.3.3.11 Solar Panels

- Panels shall be mounted directly to a sloped roof plane and be integral to the roof design.
- Roof mounted solar panel equipment shall be similar to the roof in color and appearance and have a reflectivity value of 20% or less.
- Non-camouflaged solar panel equipment shall be located behind parapet walls of equal height to the equipment.
- Frames shall be colored to compliment the roof. Mill finish aluminum frames are prohibited.
- Support solar equipment shall be enclosed and screened from view.

6.3.3.12 Satellite Dishes

- All antenna and satellite dishes visible from any public or private street, sidewalk, open space or adjacent lot must be submitted for review and is subject to the CCR's and all federal regulations.

6.3.3.13 Gutters and Downspouts

- Exposed gutters and downspouts, when used, shall be colored to match/compliment the surface to which they are attached.

ACCESSORY STRUCTURES

6.3.4

6.3.4.1 Clubhouse and Recreation Buildings

- Clubhouses, recreation buildings, and other support buildings shall match the architectural style and detailing of the residential buildings.

6.3.4.2 Storage Buildings

- Storage buildings must have the same level of architectural detailing as the residential buildings within the project.

6.3.4.3 Detached Garages

- Detached garages must use a similar roof treatment and building material as the residential buildings they serve.
- Six-car detached garage structures are preferred as a maximum.
- Detached garage structures with more than six parking spaces shall have a minimum 2' garage door offset within the length of the structure.

6.3.4.4 Carports

- Design, including materials, roofing, screening and color, shall match project style and design.
- Carport length shall not exceed the width of 8 parking spaces.

6.3.4.5 Parking Structures

- Parking structure facades, where exposed to streets or to project active common open space areas, shall be compatible with building architecture; preferably building architecture should wrap in front of the garage.
- Pedestrian access to parking structures shall be clearly delineated.
- Pedestrian entryways shall be separated from auto circulation, where feasible.
- Pedestrian access for tenants, residents, and guests, where applicable, shall be combined in the same entry.
- Parking spaces, open or enclosed, shall be no less than 9 feet wide by 19 feet deep. Compact parking shall be allowed at dimensions of 8 feet wide by 15 feet deep, and not comprise more than 25% of the total parking spaces.
- Elevators/stairways/exits shall be clearly marked for ease of pedestrian use.
- Reserved/Guest parking, as applicable, shall be marked on the stall or by placard.
- Tandem parking configurations are allowed for tenants, t may include one standard and one compact stall.



6.3.4.6 Trash Enclosures

- Trash enclosures shall be constructed of concrete masonry units finished similar to buildings in the development.
- All trash enclosures shall have opaque metal gates that are designed consistent with the development.
- Each trash enclosure shall have a lighted access that meets federal accessibility standards.
- All project sites shall be designed to meet all the Integrated Waste Department's requirements, including the requirements for Sizing of Storage, Location of Collection Area, Accessibility for Collection Vehicles, and Collection of Sorted/Diverted Waste Types.

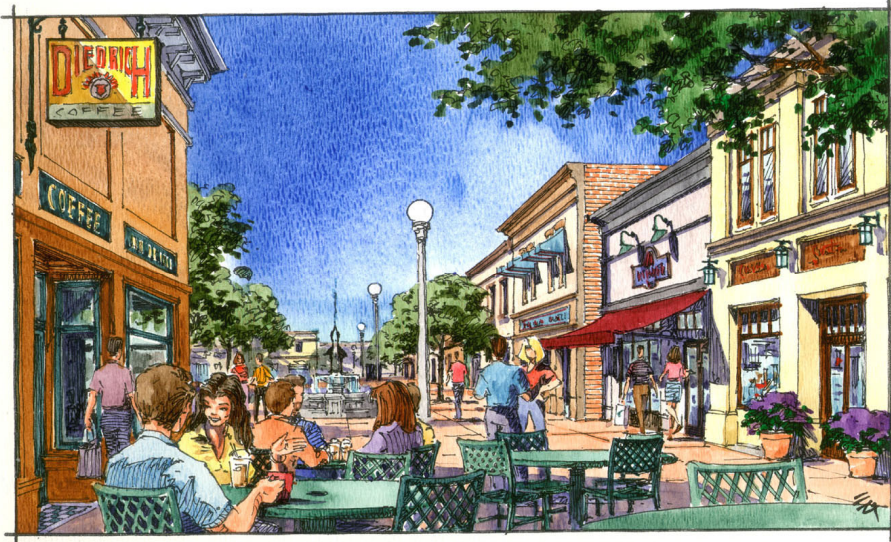
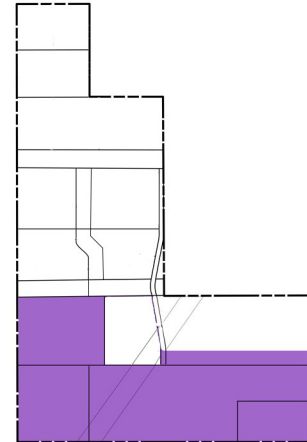
6.4 REGIONAL COMMERCIAL/MIXED-USE DESIGN GUIDELINES

Regional Commercial/Mixed-Use guidelines apply to Planning Areas 4B, 5B, 6B, 7, 8, and 10B. Refer to Section 6.3 for High Density residential guidelines, which apply to the Stand-Alone Residential Overlay and residential components within Planning Areas 4A, 4B, 5B, 9 and 10A.

It is the intent of these guidelines to provide guidance and a framework for development of vibrant and viable Regional Commercial Mixed-Use services, including office/professional, hospitality, retail, commercial, civic, quasi-public, and high density residential uses.

The Regional Commercial/Mixed-Use district provides for immediate office/professional/service needs of the Rich-Haven neighborhoods and the greater regional areas. In addition, the Regional Commercial/Mixed-Use District may have the capacity to provide day-to-day commercial retail services, truly enabling this area to serve as a “community gathering place” where residents may stop and linger while enjoying a cup of coffee, reading the newspaper, or socializing with their neighbors in a pleasant pedestrian environment.

These guidelines will further serve to implement the goals, policies and principles of the City’s TOP by drawing upon the rich architectural diversity, quality and history of Ontario’s established neighborhoods. Architecture of all commercial buildings, mixed-use or single use, shall complement the overall traditional community image of the Rich-Haven Specific Plan. The intent is to allow for a variety of building size, types, configuration, and uses to coexist while providing sufficient architectural direction to ensure a unified, cohesive development.



6.4.1 COMMUNITY DESIGN OBJECTIVES

- Secure the long-term vitality of The Ontario Plan by implementing its objectives, policies and principles.
- Create a Mixed-Use land use concept that seamlessly transitions high density living into commercial/service activities.
- Create a community of cohesive land uses, which provide for a wide variety of architectural configurations and housing prototypes.
- Create a palette of landscape materials, features and details that blend diverse architectural elements into cohesive neighborhoods.
- Create a palette of way finding signage that infuses the community with character and reinforces the viability of mixed land uses.
- Create a hierarchy of pedestrian and vehicular circulation within the community.
- Provide safe and convenient pedestrian links from residential areas to school, park and commercial sites that serve the community.
- Create a palette of architectural styles and community features that evoke traditional, timeless qualities.
- Utilize architectural massing to define use and public/private spaces.
- Create mixed-use neighborhoods where interactive architecture dominates the primary street scene.

6.4.2 ARCHITECTURAL PHILOSOPHY



The purpose of the Regional Commercial/Mixed-Use land use is to foster dynamic neighborhoods. This place making land use enables a main street environment where bustling pedestrian activity is as important to the streetscape as vehicular activity; a place where the town center atmosphere is a short walk for residents to enjoy the goods and services at the heart of the mixed use district. Commercial components stand alone or mixed-use elements, within the Regional Commercial/Mixed-Use district should reflect an architectural style reminiscent of small-town American town centers. Architectural execution of this style is described in subsequent sections.

6.4.3 GENERAL DESIGN ELEMENTS & OBJECTIVES

A palette of styles, massing, materials, and details shall convey a timeless sense of place.

- Use appropriate finish materials and detailing.
- Vary vertical/horizontal scale and massing within and between buildings.
- Visual massing/style breaks between commercial/retail and residential uses are encouraged.
- Roof styles and materials shall be architecturally and aesthetically compatible, not uniformly consistent, among and between buildings/uses.
- Architectural styles shall be authentic; mixing of details between styles is allowed where details are complementary.

Active architecture shall orient toward Edison Avenue and primary auto and pedestrian circulation corridors.

- Offset wall planes should be used, where appropriate, as an integral part of the building design.
- Building offsets or recesses should be used to accentuate building entries and form pedestrian nodes.
- Windows and doors shall be positioned sensitively to engage public spaces while maintaining privacy.
- Articulation of tenant entries for pedestrian identification should be achieved through wall plane offsets, architectural detailing and color schemes.
- Signage, monumentation, and landscaping shall supplement pedestrian corridor and plaza spaces created by articulated architecture.

Pedestrian linkages shall be active, useable transition spaces between uses.

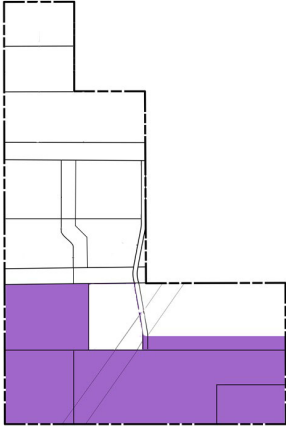
- Hard distinct edges between uses are discouraged.
- Signage, paving, landscaping shall visually identify pedestrian linkages/corridors.
- Pedestrian circulation shall be continuous from residential to commercial/regional sections of the district.
- Articulation can include, but is not limited to:
 1. Vertical and horizontal offsets
 2. Color blocking
 3. Appropriate use of detail elements.



Visual breaks between commercial and residential uses

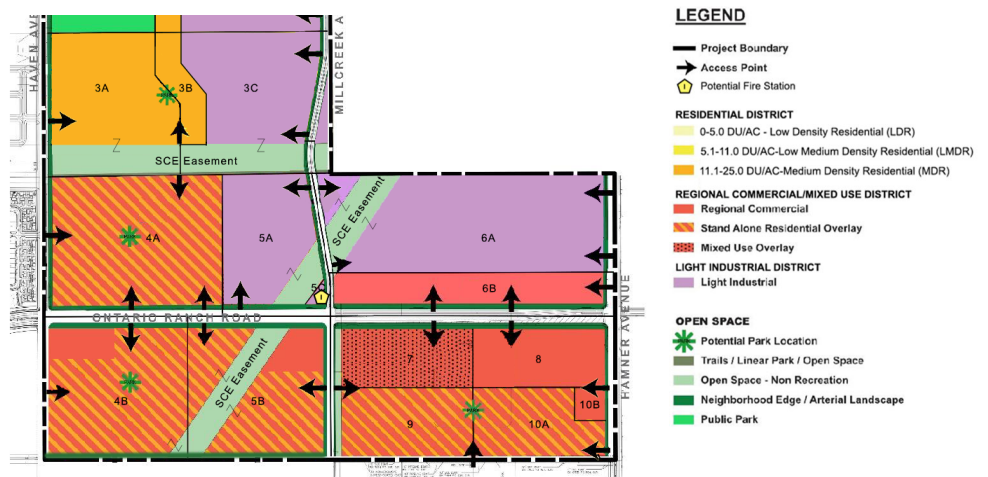


Pedestrian linkages



The primary goal for the Rich Haven Regional Commercial /Mixed-Use District is to create a dynamic environment for the interaction of vibrant commercial, retail, regional services and high density residential neighborhoods. Sensitive spatial and architectural form, massing, and

transitions are critical to the relationship between compatible uses. The following principles establish the essential characteristics that will promote the support these goals.



REGIONAL COMMERCIAL / MIXED-USE LAND USE PLAN

Nighborhood Design Criteria:

- Visual and practical interaction of mutually supporting commercial and residential uses.
- Integration of open space and pedestrian linkages with regional commercial tenant needs
- Foster clustering of high-density residential buildings to create smaller “neighborhoods” within planning area.
- Maximize architecture along theme streets
- Limit direct garage access along theme streets
- Provide Community entry at Haven and Theme Street
- Provide theme street intersection treatment
- Provide pedestrian link to neighborhoods and High School site to north.

6.4.4 ARCHITECTURAL COMPONENTS

Quality architectural and aesthetic design of a project has its foundations in the primary forms of the buildings. Guidelines for the following component intend to cultivate varied and interesting architecture while allowing room for creativity and project stylization.

Building Form and Mass

Building forms shall be simple and well-proportioned resulting in a balanced composition of elements.

- Layering of wall planes and volumes should provide a rhythm of dynamic building shadows.
- Building massing shall consist of a mix of building heights to provide visual interest to the commercial area.
- Tower elements and other vertical/prominent building features should be used to accentuate key elements such as building entries, pedestrian nodes, plazas or courtyards.
- Taller buildings shall have greater articulation.

Modulation and variation of building masses between adjacent buildings is encouraged. Three and four story elevations should have varied massing and architecture, both in height and depth, along the façade. The preference is for the project to feel less like a set of monolithic structures and more like a collection of distinct building in the eclectic style of the district. This can be accomplished though massing, color blocking, wall plane breaks, and variations in architectural styling and façade treatment.

Building mass shall be proportional to the tenant use to create obvious and identifiable delineation between uses.

Materials and Colors

Materials and colors should be applied to create cohesive and authentic architectural styles and streetscapes.

- All surface treatments or materials should be designed to appear as an integral part of the design, not merely an application.
- All materials should wrap architectural elements in their entirety, on primary elevations and where exposed to primary public spaces.
- Material changes should occur at inside corners.
- Materials applied to any elevations shall turn the corner of the building a minimum of 8', or to a logical termination point in relation to architectural features or massing.
- Highly reflective surfaces/materials, including colored glass and highly polished materials, are not allowed.
- Rough cut, rustic appearances through the use of stone, brick, or siding are encouraged. Only finished materials are allowed, no exposed or untreated concrete masonry units, unless consistent with the architectural style.



Articulation through the use of color blocking and detail elements



Exterior Design

Buildings shall have articulation along auto and pedestrian corridors to generate pedestrian scaling and visual interest along the streetscape.

- No single building shall have a singular wall plane or building height on the primary elevation.
- Front wall planes of commercial/mixed-use buildings, including retail/shop space veneer configurations, shall be articulated.
- Articulation can include, but is not limited to:
 1. Vertical and horizontal offsets.
 2. Color blocking.
 3. Appropriate use of detail elements.
- Mixed-Use buildings, multi-tenant shop buildings with more than one ground floor tenant: no more than sixty six percent (66%) of the front elevation may consist of a single contiguous wall plane on a tenant by tenant basis

OR

- On an overall building, a cumulative total of no more than sixty six percent (66%) of the front elevation may have the same setback dimension; with no more than forty percent (40%) of the elevation comprising a continuous wall plane.
- Massing of large expanses of street exposure or pedestrian corridor exposure walls are encouraged to be visually broken down through the use of architectural features and treatments, and color changes, including but not limited to, pilasters, trellis elements, decorative light fixtures, and material inlays, murals, graphics, or other visual variations.

Primary exposures/elevations shall be appropriately detailed and articulated consistent with the architectural style and character of the development, as established by these guidelines.

- First-story pedestrian scale character and commercial retail exposure is crucial to business viability. In-line retail/commercial/service space shall be designed for the optimization of space, exposure, and aesthetic articulation.

Architectural massing and style among buildings shall be compatible.

- No two adjacent mixed-use buildings shall have identical architectural appearance, or use of materials, or color palette unless pairing is integral feature of project design theme.
- Combinations and composition shall be varied, although massing may be comparable.
- Some repeat materials may be used; however, they may not be used with the same color palette unless architectural pairing is integral feature of project design theme.
- Offset wall planes should be used, where appropriate, as an integral part of the building design.
- Projections, overhangs and recesses may be used to provide shadow articulations, and scale to building elevations.
- Building offsets or recesses may be used to accentuate building entries and form pedestrian nodes.
- At least 40% of the ground floor of the primary exposure of an in-line/shop-space/free standing show use, excluding restaurant pads, shall be devoted to transparent windows and/or doors.
- Big-box tenants shall use appropriate glass frontage, subject to tenant by tenant review and approval.



Offset Wall Planes

Variety in massing and articulation emphasizes pedestrian scale.

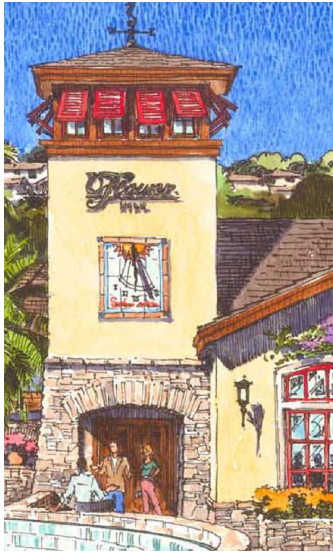
- Primary exposure of commercial buildings greater than one story should suggest the presence of a “usable” second story and shall reduce the impact of higher volumes through the use of details consistent with the architectural style.



Variety in building height

Secondary exposure of commercial buildings greater than one story shall provide an appropriate level of articulation to engage the street-scene.

- Articulation can be achieved through the use of wall plane offsets, break of parapet lines, details such as windows and shutters, material inlays, and color or texture changes.
- Secondary exposures shall be architecturally compatible, though not as detailed, with primary exposures.



Tower Elements

Roof Form and Slope

Building height shall be varied to provide visual interest to the commercial center as viewed from community streets, open space, or other public spaces.

- Variety in roof forms, ridge heights and direction of gables is required.
- Tower elements or other prominent building features should be used to accentuate key elements such as building entries, pedestrian nodes, plazas, or courtyards.
- Form and materials should be integrated with the overall character of the development.
- Although the majority of commercial roof area may be flat, visible elevations should be treated with sloping roof elements, including hips or gable forms (as appropriate to the primary architectural style), or parapet treatments.
- Roof pitch shall be in proportion to the design of the building and in conformance with code regulations for the roof material.
- Secondary roof elements that accentuate special features may have more gentle or extreme slopes, as consistent with the primary architectural style.
- Architecturally exposed roof materials shall consist of flat, barrel, or “S” concrete or slate tiles or shakes.
- Metal roofs are permitted as feature elements consistent with the architectural style.
- Fascia elements should be consistent with the primary architectural style.

6.4.4.1 Architectural Features and Accents

Buildings and/or Tenant Entries

Entries shall be visually appealing and identifiable to users. Each commercial building and/or tenant shall provide well-articulated, identifiable path of entry for pedestrian and vehicular users from the site into the buildings themselves.

- Commercial/retail entryways shall be clearly identifiable from the perceived “face” of the building so as not to confuse or mislead patrons.
- Landscape, hardscape, and architectural design elements for the project site and building entries shall work together to create a sense of arrival.
- Appropriate signage and lighting shall be provided for emphasis.
- Mixed-use buildings should incorporate design features such as porches, bays, balconies, arcades, street-level windows, and second story windows where feasible.

Patio Dining

Outdoor seating is encouraged to enliven the street-scene along mixed-use edges.

- Outdoor business activity is permitted in the interior circulation ROW only if additional public sidewalk is provided greater than the required 8 foot width.
- Seating areas shall be 5 feet in minimum dimension from the store/building front. Edge of seating area shall be a minimum of 8 feet from the ROW/landscape.
- Seating areas shall have a maximum 20 foot encroachment onto park/paseo areas.
- Patio areas may be enclosed by the tenant using an open rail compatible to the architecture of the building, or hedges, or other suitable separation.
- Patio areas do not require railing or enclosure.

Storefront Windows

Accenting of display windows on the first floor is a strong tool for the articulation of store frontage. Display windows shall be at pedestrian eye level to stimulate street-scene interest and promote viable business.

- A minimum of 40% glazing is required on all multi-tenant commercial buildings and the commercial base of a multi-story mixed-use building.
- Window treatments, where feasible are encouraged. Exterior window treatments include, but are not limited to:
 1. Recessing/surrounds of not less than 6”.
 2. Trim elements
 3. Headers and sills
 4. Awnings (cloth, metal, or trellises)
 5. Shutters (proportional to window where consistent with the architectural style).
 6. Mullion patterns, as appropriate to the architectural style.



Character is infused into architecture through the use of details, special features, and accents.

Creativity and articulation at the human scale will help engender a stronger sense of place in the Regional Commercial/Mixed-Use District along pedestrian and auto corridors.

6.4.4.2 Storefront Windows

- Awnings, when provided should be designed consistent with the architectural style and color palette of the main structure.
- Unacceptable awning treatments include: metal louvers (except Bermuda style shutters) or untreated fabric. Project names, texts, or logos are acceptable as decorative awning treatments, however not as primary signage.

Exterior Lighting

Exterior lighting fixtures shall be compatible with the architectural style of the building, and proportional in size to the scale of the building.

6.4.4.3 Accessory Elements**Loading and Service Design**

Site design shall specifically address the needs of pick-up, delivery, and service vehicles related to commercial/retail uses.

- Service entrances and vehicles shall be sited such that they do not interfere with owners/tenants/customer access.
- Appropriate on-site service vehicle parking/turnouts shall be provided in an efficient, non-obtrusive location appropriate to the scale and needs of the project.
- Loading vehicles, when parked, shall not impede normal traffic flow.
- Service and storage areas shall be effectively screened from public view.
- Screening shall be by fences or walls with aesthetically compatible landscaping, and/or comparable materials that effectively obscure loading/service areas.
- Loading zones, where adjacent to residential development (30 feet or closer), shall be partially roofed to dampen sound and screened from pedestrian view of the area.
- Enclosed service areas or service alleys serving multiple tenants need screen only access points of the service area.

Exterior Storage

- Storage buildings are discouraged.

Trash Enclosures

Trash enclosures and other service elements should be screened from view.

- Solid walls or fences compatible with the building architecture and enclosed with opaque metal gates shall be used for screening.
- No refuse collection or storage areas shall be located between a street and the front of a building.
- Refuse collection areas shall be designed to contain all refuse generated onsite between collections.
- All project sites shall be designed to meet all the Integrated Waste Department's requirements, including the requirements for Sizing of Storage, Location of Collection Area, Accessibility for Collection Vehicles, and Collection of Sorted/Diverted Waste Types.

Gutters and Downspouts

- Gutters and downspouts shall be internally routed, with a continuous paved path to storm drain system, or use decorative exposed gutters and downspouts.

Mechanical Equipment

- All mechanical equipment including satellite equipment shall be screened from site by the use of parapets, decorative screens of compatible color, style, and material, or other appropriate architectural features.
- Devices are to be located in unobtrusive locations and care shall be taken to screen view from public thoroughfares at the pedestrian level.
- Where ground mounted, these devices shall be buffered by landscape or screening. All equipment must be shown on submitted plans as part of the Design Review process.

Meters

- All electrical meters shall be located on the rear or side elevation of a pure retail buildings and interior to an architectural feature compatible with the architectural style of the mixed-use or pad restaurant building and subject to all applicable building codes.
- Natural gas meters shall be grouped and screened by walls, on a secondary or rear elevation of the building.
- Electrical meters located on exterior street elevations shall be ganged and located behind doors.
- Screening electrical meters behind doors is not required where meters are located in screened service areas or in “back of house” areas not intended for general public access and service courts.
- Builders should contact the utility provider for minimum clearances.
- Screen walls and electrical enclosures should be designed integral to the primary commercial building’s architecture.

6.4.5 SIGNAGE GUIDELINES

The purpose of these sign guidelines is to promote an overall “sense of place” through signage that is architecturally integrated and visually interesting while conforming to applicable code requirements.

6.4.5.1 Signage Design Objectives

- To identify the project with elements that convey a distinct character which enhances the collective architectural theme and “story”.
- To incorporate an environmental communication system categorized into five groups of sign types: identity, direction, information, regulation, and special amenities.
- To ensure the efficient circulation of vehicle traffic within the site.
- To clearly identify vehicular entry points and to direct vehicles to designated parking areas.
- To enhance the pedestrian experience through the design of way finding components: directories, directional signage and destination identifiers.
- To establish the tenant sign criteria to serve as the basis of the leaseholder submittal process for the review and approval of tenant sign proposals.



6.4.5.2 Definitions

Sign – Any arrangement of letters, numeral, or design superimposed or painted on, suspended from, or incised into a surface and used as an outdoor display or notice, pictorial or otherwise, for the purpose of delineating identity, advertising available services and/or products, or for providing instructions and/or direction and/or information.

Advertising Sign – Those which direct attention to the goods or services sold, leased, or otherwise provided and made available, which shall include the name of the leasehold premises and may include names or sub-tenancies located thereon.

Awning Sign – A message integrated into the surface of an architectural awning structure mounted parallel to the building façade.

Blade Sign – A wall-mounted projecting or canopy-suspended sign at the pedestrian level adjacent to a building entry.

Pylon Sign – Those which are vertically freestanding, providing site and major tenant identification oriented to principal vehicle thoroughfares and entries.

Monument Sign – Those which are horizontally freestanding, integrated into the landscape, providing primary or secondary identification of single tenants.

Multi-Face Sign – Those having more than one face, each of which fronts



Permanent Sign – Those of substantial, durable materials and finishes intended for long-term use.

Temporary Sign – Those intended for short duration, normally during the planning and construction phase of development or for temporary events.

Sign Area – Shall be the sum of the areas enclosed within parallelograms drawn around each letter and/or pictorial or architectural embellishment. Where letters or embellishments are connected, as in script writing, the parallelograms shall encompass each group connected. Where a frame or backing for the letters, embellishments, etc., constitutes an integral part of the sign, the total area enclosed shall be considered.

Façade – The exterior wall of a building exclusive of projecting signs, columns, pilasters, canopies, marquees, decorations, or the like.

Parapet – That portion of the exterior wall of a building occurring above the roof.

Marquee – A rigid canopy extending outwards from the building façade, generally over the main entrance or along a principal façade.

6.4.5.3 General Sign Design & limits

- Tenant sign size and quantity must be compatible with architectural scale and structure as determined by the Owner and conform to City of Ontario Sign Code as determined by the Planning Department.
- The dimensions and shape of sign panels or elements mounted on building facades or marquees shall be scaled proportionately to the architecture.
- Double or multi-face signs shall count as one (1) unit when computing number of signs allowed.
- The area of one (1) face shall be used in computing area of double or multi-faced signs.
- Sign elements shall not project more than 2'-0" beyond the lease line unless reviewed and approved by the Owner.
- All projecting blade signs must maintain a minimum 8'-0" clearance height above grade.





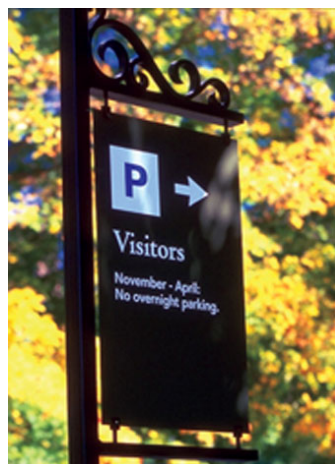
6.4.5.4 Identity Signs

- Primary project identity signs shall be situated at appropriate locations and may be any of the following: an entry-spanning gateway sign, entry flanking monument sign or double-sided pylon sign. The project identity signage should be creatively interesting and visually engaging.
- Secondary project or tenant identity signs are typically ground-mounted monument signs. The design of the monument sign shall be in keeping with the character established for the project with variations to include individual tenant identities.
- Commercial tenant identity wall signage shall adhere to the criteria set forth within the Commercial Sign Design Guidelines to be established and implemented as part of a comprehensive sign program for each project. The design of commercial tenant signage shall be in keeping with the character established for the project with variations to include individual tenant identities.
- Retail tenant identity signs shall adhere to individual national identity/corporate branding standards and remain in keeping with the character established for the project.
- Residential Development identity signs shall adhere to the criteria set forth within the Residential Sign Design Guidelines contained within the comprehensive sign program for each project. The design of the residential identity sign shall be in keeping with the character established for the project with variations to include individual tenant identities.
- Code-required identity signs are required for restrooms, telephones, fire extinguishers, elevators, escalators and stairs within the project. All code-required identity signs throughout the project shall incorporate the appropriate international symbols as established by the Society of Environmental Graphic Design (SEGD).



6.4.5.5 Directional Signs

- Direction signs shall be located at any vehicular or pedestrian decision point within the leaseholder project.
- Vehicular direction signs shall clearly direct to destination anchors within the leaseholder project and to on-premise parking areas.
- Vehicular direction signs shall be consistent in size, shape and design throughout the leaseholder project.
- Typography on vehicular direction signs should be legible and have enough contrast to be read from an appropriate windshield viewing distance.
- Vehicular direction signs shall incorporate reflective vinyl copy for night-time illumination.
- Vehicular signs should have no more than three messages per sign.
- All direction signs throughout the project should incorporate the appropriate identity symbol as established by the Society for Environmental Graphic Design (SEGD) and comply with all state, local and federal regulations.



6.4.5.6 Information Signs

- Wall-mounted or freestanding directories are appropriate within a mixed-use district.
- Parking information signs should be located at parking entrances for mixed-use structured parking.



6.4.5.7 Regulation Signs



- Regulatory signs that may be required within the project include: non-smoking no parking, do not enter, no dogs, no skateboarding, and accessibility-related (ADA) signs.
- Vehicle regulatory signs including stop, yield, do not enter, wrong way, speed limit, no parking and one way are intended to impose legal obligations and/or restrictions on all traffic. It is essential, therefore, that their use be authorized by the public body or official having jurisdiction, and that signs conform with the Manual on Uniform Traffic Control Devices. A traffic engineering consultant is required to verify location of regulation signs on public right-of-way.
- Signs within the project must be in compliance with the following local and national guidelines:
 1. CalDAG 96 – Combined ADA and CA Title 24
 2. AASHTO Part 1 Guidelines for Supplemental signs
 3. MUTCD – Manual of Uniform Traffic Control Devices
 4. City of Ontario Municipal Code, except where modified by this document.
 5. San Bernardino County ordinances, except where modified by this document.

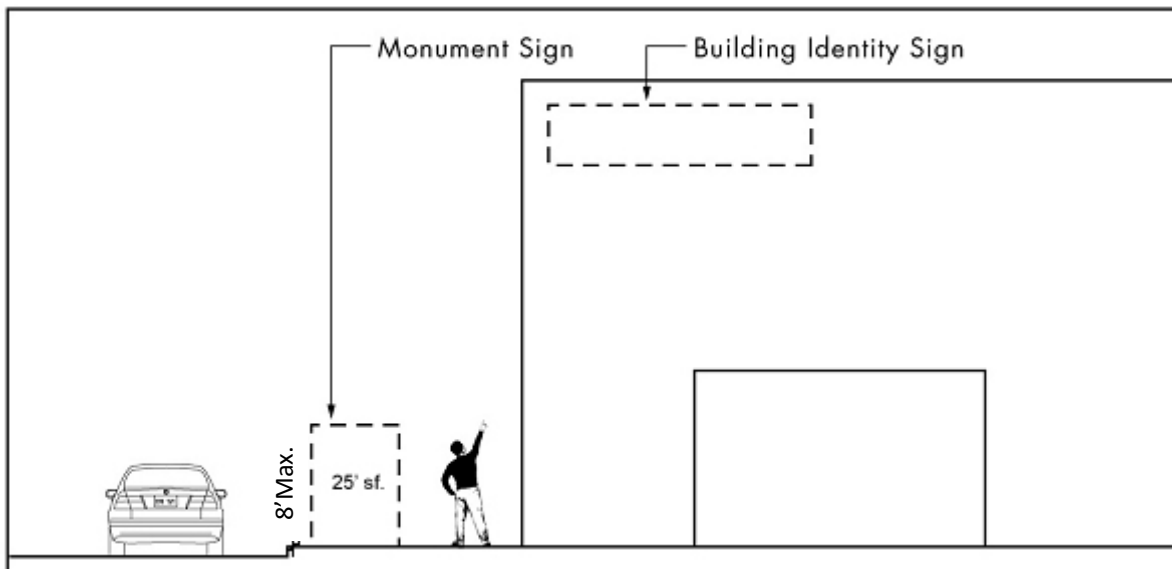
6.4.5.8 Amenities

- Project banners may be incorporated on architectural features and light fixtures. The design and application of banner elements shall be subject to approval by Owner.



6.4.5.9 Commercial Sign Design Guidelines

- Commercial project leaseholders are allotted a total of one and a half (1.5) square foot of signage per linear foot of frontage for building signs.
- Commercial project leaseholders are allowed the following signs:
 1. Building Identity Sign
 2. Monument Sign (as allocated and approved by Owner)
 3. Placement of Identity on an Information Sign
- Environmental graphics color palettes should be compatible with the architectural design of the buildings.



COMMERCIAL SIGN DIAGRAM

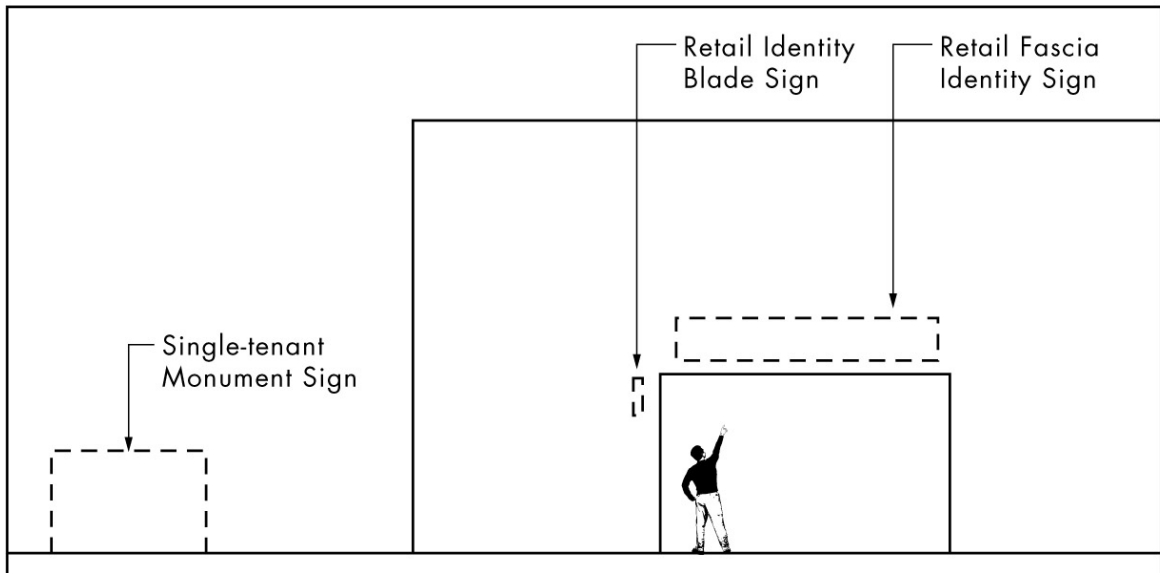
Note: Sign area based on 1 square foot per 1 lineal foot of frontage



6.4.5.10 Retail Sign Design Guidelines



- Retail project leaseholders are allotted a total of one and a half (1.5) square foot of signage per linear foot of frontage for building signs.
- Retail project leaseholders are encouraged to incorporate the following signs into their project:
 1. Retail Fascia Identity Sign
 2. Retail Blade Identity Sign (required 8'-0" clearance above grade)
 3. Single-tenant Monument Sign (where applicable)
 4. Building Awnings
 5. Multi-Tenant Pylon Signs
- Environmental graphics color palettes should be bold and vibrant within the Retail project.



6.4.5.11 Residential Sign Design Guidelines

- Residential developments are allotted a total of one (1) square foot of signage per linear foot of street frontage for building signs.
- Residential developments are encouraged to incorporate the following signs into their project:
 1. Fascia Identity Sign (into residential lobbies)
 2. Building/Tenant Address System
- Environmental graphics color palettes should be harmonious with the architecture and integrate bold accent colors.



6.4.5.12 Fabrication & Installation

It is intended that all finished work be of the highest quality to pass eye-level examination and scrutiny.

General Fabrication Specification

- Construct all work to eliminate burrs, dents, cutting edges and sharp corners.
- Finish welds on exposed surfaces to be imperceptible in the finished work.
- Surfaces which are intended to be flat shall be without dents, bulges, oil canning, gaps or other physical deformities.
- Except where approved otherwise by the Owner, conceal all fasteners.
- Make access panels tight-fitting, light-proof and flush with adjacent surfaces.
- Carefully follow manufacturer's recommended fabrication procedures regarding expansion/contraction, fastening and restraining of acrylic plastic.
- Exercise care to assure that painted, polished and plated surfaces are unblemished in the finished work.

Non-Permitted Sign Construction

The following construction methods are not permitted:

- Letters with exposed fastening and unfinished edges (unless architecturally consistent).
- Paper, cardboard, Styrofoam or untreated cloth.
- Signs employing flashing, flickering, rotating or moving lights (except as approved by owner).

6.4.5.13 Sign Maintenance

All signs shall be kept in "like new" condition and shall be promptly restored to such condition if damaged or otherwise marred. Copy and text employed on signs shall be kept accurate and current.

6.4.5.14 Sign Location

All signs shall be contained within the premises to which applicable and shall be so oriented as to preclude hazardous obstructions to person and/or vision of pedestrians and/or vehicle operators. All sign locations to be submitted in elevation and plan view for Owner approval per the Comprehensive Sign Program for each project.

6.4.5.15 Temporary Signs

Temporary signs may be authorized at the discretion of the Owner on leased premises during the period of initial planning and construction. For continued use subsequent to the first 60-days of leasehold operations justification in the form of written definition of intended permanent sign program shall be submitted to the Owner for consideration and disposition.

- Temporary signs should reflect the project design or brand to generate excitement for the project.
- Branded Construction Fence or Storefront Barricade may be used as a communication devise to generate excitement for the project.
- Leasing Signs shall be allowed upon approval by Owner.
- Sandwich Board signs which are architecturally consistent with the project shall be allowed upon approval by Owner.
- Other Environmental Graphics may be utilized upon approval by Owner.

6.4.5.16 Sign Illumination

All sign elements must be internally and/or externally illuminated. Hot spots and light leaks are not permitted and must be repaired by the Leaseholder. All illuminated signs shall be fabricated, installed, and comply with national/local building and electrical codes and shall bear the U.L. label. All signs shall conceal all identification labels and U.L. labels to conform to U.L. codes. All conductors, transformers, cabinets, housing and other equipment shall be concealed and/or incorporated into storefront and/or sign components.

- To protect the visual environment, all leaseholders’ light fixtures in regards to brightness and glare, shall be subject to approval by Owner.

Leaseholders’ primary sign, secondary sign (if applicable) and canopy signs shall remain illuminated during business hours as designated by the owner. Lighting in these zones are required to be circuited and switched separately from other store fixtures on the leaseholders’ panel and controlled by a time-clock. Leaseholder shall provide a disconnect switch at sign transformer or near electrical junction box per the Comprehensive Sign Program.



SECTION 6.5 LIGHT INDUSTRIAL DESIGN GUIDELINES

Industrial design guidelines apply to Planning Area 2C, 3C, 5A, 5C and 6A. The following Design Guidelines have been developed to ensure a quality, cohesive design structure for Industrial development in Rich-Haven. They will provide the City with the necessary assurances that the Specific Plan will develop in accordance with the design quality and character proposed in this section.

Key design elements will contribute significantly to the visual order and consistency of the entire Specific Plan area and provide a quality development. The fundamental elements of these common features; site design, architectural design, and sustainable standards are established by these Design Guidelines. Landscape design guidelines can be found in Section 7.9 for industrial land uses.

The design guidelines are intended to be flexible and illustrative in nature, with the capability of responding to unanticipated conditions, the market and design trends.

6.5.1 COMMUNITY DESIGN OBJECTIVES

- To secure the long-term vitality of the General Plan by implementing its objectives, policies and principles.
- To provide the City with the necessary assurances that the Specific Plan area will develop in accordance with the design quality and character proposed herein.
- To serve as design criteria for developers, builders, engineers, architects, landscape architects and other professionals in preparing plans for construction.
- To lend guidance to the City staff, Planning Commission and City Council in the review and evaluation of future development projects in the Specific Plan area.
- To provide for the development of industrial facilities which utilize the site's prime location to Ontario Airport.
- To create a high quality industrial development that attracts an array of businesses and provides employment opportunities to area residents.
- To provide industrial uses within the project boundaries which are compatible with surrounding uses.
- To develop a flexible plan that meets the needs of an ever-changing business market, while assuring compliance with high development standards.
- To provide a plan for roadways, infrastructure, and utilities to support on-site land uses as the project evolves.

- To create features and details that blend with diverse architectural styles and elements.
- To create a hierarchy of pedestrian and vehicular circulation.
- To create a palette of architectural styles and that evoke timeless qualities.
- To encourage creativity and innovation, as well as consistent quality in the implementation of these guidelines.

6.5.2 INDUSTRIAL DESIGN PHILOSOPHY

These Design Guidelines will ensure that the Specific Plan community is an environment that reflects the vision embodied in the following concepts:

- Develop a quality, cohesive design concept and identity for the Rich-Haven area. Incorporate Industrial uses into the fabric of the community by placing importance on perimeter edges that integrate with adjacent uses and the rest of the community.
- The architectural image of the Specific Plan will be perceived primarily from the public realm. Therefore, building massing, scale and roof forms, as the primary design components, require articulation in their architectural expression as they relate to the publicly visible areas.
- Establish design standards that ensure lasting value for industrial developments. Utilize colors, materials, textures, features and other design elements that are timeless in their character to ensure an overall design philosophy that will not become dated.

6.5.3 SITE DESIGN

Industrial developments in the Rich-Haven Specific Plan will allow for employment opportunities to be created for the City of Ontario and surrounding region. Residents of Ontario Ranch will have the ability to access employment not only by automobile but also via pedestrian multi-purpose trails from the surrounding residential neighborhoods.

Industrial uses should continue the pedestrian friendly character of the area and implement appropriate site planning, architectural and landscape design techniques to be complimentary to the adjacent land uses.

Site design should facilitate the intended functions of developed and open space areas and provide for appropriate interactions between buildings, activity areas, vehicular access, parking, pedestrian paths and bicycle travel.

The following concepts are intended to facilitate site design quality within the Rich-Haven Specific Plan.

6.5.3.1 BUILDING ORIENTATION

- Provide a well-organized site plan that emphasizes pedestrian connectivity and attractive landscape areas for the public through the location and arrangement of buildings, circulation, and parking areas.
- Buildings should be oriented to provide for an aesthetically pleasing streetscape edge along publicly visible edges including Mill Creek Avenue and Hamner Avenue.
- Building sides which are oriented to visible edges should provide more architectural detail and interest such as color blocking, material changes, windows, building wall offsets, pop-outs and architectural accent features to avoid long expanses of monotonous, blank, untreated walls. (See Photo 7.1).
- Orient buildings towards street frontages to create an inviting public perimeter. Enhanced elevations shall be provided for buildings that front Hamner Ave and Mill Creek Ave.
- Provide visible pedestrian access to buildings from the street, parking areas, and perimeter sidewalks through signage, prominent architectural features, and landscape design.
- Create employee break areas within setback areas with trellis structures, create park like amenity for employees
- Locate loading and storage areas away from streets when feasible, ensure adequate space for vehicle backing and maneuvering on-site, and provide adequate parking for loading vehicles so normal traffic flow is not impeded.
- Orient and screen elements such as trash enclosures, loading bay doors, and service docks to minimize their visibility.
- Locate service entrance to prevent conflict with front entry.
- Place electrical rooms and transformers away from front entries and street views.

6.5.3.2 PARKING LOTS

- Parking is encouraged to be located to the side and rear of the building, when available. Landscape buffers should be provided to screen parking lot areas that are visible from perimeter streets. (See Photo 7.2).
- Parking lots should be designed to minimize impact to pedestrian walkways and service access. Large parking lots should be avoided, however if necessary, a landscaped pedestrian walkway should be provided for safe access to buildings.
- Site entries shall compliment the architectural development by utilizing enhanced pavement treatment in vehicular areas, accent trees, and color planting. Enhanced paving shall extend

from the back of the approach apron, into the site, to the first intersecting drive aisle or parking space.

- A theme wall/entry monument may be installed at the major project entries.
- Parking areas shall provide trees within the vehicular use areas at a ratio of one tree for every 10 parking stalls. The trees shall consist of 24" and 36" box sized trees.
- Locate visitor and short-term parking areas at the front and sides of buildings near primary building entrances.
- Organize landscaped areas, drive entrances, and/or buildings to create separate parking areas to prevent the parking lot from being the dominant visual element.
- Screen parking areas and loading docks facing the street using landscape buffers planted with screen trees and drought tolerant vegetation.
- SCE easement utilized for industrial parking or activity shall be completely screened from the public right of way, residential land uses and trails by a decorative block wall or other form of screening consistent with the design guidelines and require Planning Director review and approval.



Photo 6.1 - Example of main building accents oriented towards street and entry



Photo 6.2 - Example of an Industrial edge along a perimeter street such as Hamner Avenue

6.5.3.3 LOADING STORAGE & REFUSE AREAS

- Loading docks and storage areas should be oriented away from adjacent streets. Any visual impact to public views should be screened through the use of walls, berms and/or landscaping. Adequate room should be provided for trucks maneuvering or waiting to unload. Attractive and durable materials shall be used for the design of visible screening walls that is complimentary to the primary building design.
- Refuse areas, containers and equipment shall be easily accessed by service vehicles but screened from view of the streets, parking lots, and connecting walkways through the use of walls, berms and/or landscaping. Screening details should incorporate elements that are compatible with the architecture style of the building. Equipment and enclosures shall not be located near pedestrian walkways. Roof-mounted equipment shall be screened by the roof/parapet.
- Screen walls should be 14ft high. Lower screen wall heights may be permitted through a line of sight study. Landscaping should be incorporated to visually soften the appearance of walls.
- No required parking or loading facilities shall be located in any required landscape setback.
- Driveways and parking areas should be separated from adjacent sidewalks or landscaped areas by a curb not less than six inches high.

6.5.4 ARCHITECTURAL DESIGN

The architectural design guidelines for industrial buildings will respond to the general characteristics of the surroundings as well as to the overall thematic vision of the Rich-Haven Specific Plan area. They are intended to provide well designed, attractive, high quality buildings through the use of the following design elements, features and principles.

6.5.4.1 SCALE AND MASSING

- The general scale and massing of an industrial building is large and monolithic. Due to the nature and purpose of these buildings, this is unavoidable, however, design techniques can be used to mitigate and soften the appearance. These design features are especially important where the building is highly visible from the public realm.
- Building height variations, architectural projections, pop-outs, stepping of floors, accent detailing, material change and color variety are required to compliment the surrounding industrial land uses. Massing elements shall relate to the architecture style of the building and should be proportional and visually pleasing.
- Avoid blank walls by providing articulation on building elevations visible from a public right-of-way through elements such as cornices, parapets, expression lines, and changes in materials and/or colors.
- For larger buildings that are visible from adjacent public streets, they shall include architectural treatments to avoid long expanses of untreated walls, and break up building massing, through the use of building height changes, projections, changes in color, building material and texture.
- Typical ground-mounted equipment (such as transformers and heating units) should be screened by landscaping where they would otherwise be within public view.
- Where long, linear walls or fences are needed, a combination of wall/fence with dense landscaping shall be provided.
- The mass of new structures, as visible from public streets, should be softened by landscaping or lessened by small-scale elements such as windows, panels, entrances, and other detail features to avoid monotony in design (See Photo 7.3).
- Ensure scale, massing, fenestration, materials, and colors are consistent with the building's architectural style and compatible with the overall design in the Specific Plan area.
- Provide the greatest level of articulation on the front facades that are visible from the public rights-of-way and at the main entrances.

Industrial Design Guidelines

6.5.4.2 ROOF FORM AND MATERIALS

- Roof forms if visible, should be simple and avoid a massive appearance. Buildings shall use height variations to break up the roofline and create a more interesting visual appearance (SEE 6.6.4.5 Base & Top Treatments).
- Roofing materials should be durable yet compatible to the building's architectural style.

6.5.4.3 ENTRY DESIGN

- Entries and windows are encouraged to face streets and pedestrian walkways. Primary building entries shall be easily identified through the massing of the building. Greater height can be used to highlight and accentuate entries in the form of tower elements, tall voids, a central mass or an entry plaza. Secondary entries may use smaller building masses to communicate their locations.
- Design office buildings, business parks, and office areas of industrial or warehouse buildings with an emphasis on the use of windows, architectural details, and building articulation.
- Integrate the design of industrial/warehouse office areas into the overall building composition so they create powerful architectural statements and not visually disjointed "add-ons".
- Major vehicular and pedestrian entries to the site from the public street system should be readily visible. Major entries to planning areas, other than truck entries should be marked by accent pavement with accent trees and other enhanced landscape features.
- Design entry features as a significant aspect of a building's overall composition through massing, detailing, architectural treatments, and/or special materials and colors.
- Employ recessed or covered building entrances to provide shade and visual relief.

6.5.4.4 DESIGN FLEXIBILITY

- Building design should be flexible in order to adjust to various future market demands. Parcel sizes should be flexible and vary in size to accommodate a variety of building types.



Photo 6.3 - Example of building and landscape treatments to soften views from the public right of way

6.5.4.5 BASE & TOP TREATMENTS

- Building design should encourage the use of base and top treatments to help balance the “weight” of the building visually. Bases should appear to “ground” the building, while tops create a defined edge to the roofline. Base treatments may include changes in texture or material and enriched landscaping. Top treatments may also include changes in texture or material, and may also include cornices or roof overhangs.

6.5.4.6 MATERIAL CHANGES

- Avoid the false appearance of lightweight veneers by hiding material changes through careful detailing. Material changes should not occur at external corners, but may occur at “reverse” or interior corners or as a “return.”

6.5.4.7 COLOR

- Employ a minimum of four different colors, materials, and textures on each building.
- For larger building surfaces colors should be muted and softer colors used. Accent colors may include brighter and darker colors. Color blocking can be used to break up large monotonous wall planes in conjunction with wall offsets and pop-outs.
- Avoid terminating a change in material or color at a building edge; instead, select a logical termination point in relation to the architectural features or massing.
- Paint exposed downspouts, service doors, and mechanical screens the same color as the adjacent wall. Exposed downspouts are not permitted on elevations that front onto a street.

6.5.4.8 LIGHT INDUSTRIAL ADJACENT TO RESIDENTIAL

- To minimize noise impacts orient truck courts away from residential areas.
- Enhance second story elevations facing residential with, but not limited to, glazing, canopies, building articulation or niches, color blocking, etc.
- Limit activity and evening hours of operation on drive aisles adjacent to residential.