

SECTION 9 DEVELOPMENT STANDARDS

9.1 Introduction

The following is a general description of planning objectives, which pertain to the West Haven Specific Plan development. Development standards specific to each of the 9 Planning Areas are addressed in *Section 9.3, “Planning Area Development Standards.”* Residential development standards pertaining to minimum lots sizes are presented in Section 9.4, “Residential Development Standards.” Commercial development standards are presented in *Section 9.5 “Neighborhood Center Commercial Development Standards.”*

9.2 Planning Objectives

The West Haven Specific Plan is being prepared within the framework of a detailed and comprehensive multi-disciplinary planning program. In addition to considering issues such as engineering feasibility, market acceptance, economic viability, city General Plan goals and objectives, development phasing and local community goals, additional planning objectives were identified to assure the environmental compatibility, aesthetic satisfaction and functional integrity of the Specific Plan as a whole. With these planning objectives in mind, the West Haven Specific Plan:

- Considers topographic, prior land uses, geologic and hydrologic environmental opportunities and constraints to create a design that conforms to the character of the land. The project will require minimal alteration of existing landforms, since the West Haven site is uniformly and gently sloping.

- Reflects anticipated marketing needs and public demand by providing a range of architectural styles, which will be marketable within the developing economic profile of the City of Ontario.
- Provides residential development, adequate support facilities (Neighborhood Center/commercial, parks, paseos, schools, open space and recreation) and circulation in a convenient and efficient manner.
- Provides planning provisions for a safe and efficient circulation system composed of a network of planned local roadways designed for appropriate traffic and user needs.
- Establishes a unique open space environment utilizing a greenbelt/paseo system, neighborhood edges and expanded parkways to link the Neighborhood Park, recreation areas, school and Neighborhood Center.
- Constructs the required on-site and off-site infrastructure improvements in order to provide a coordinated development schedule consistent with surrounding land uses and in accordance with requirements and needs of the City’s local utility and service districts.
- Encourages architectural forward residential building design, incorporating innovative architectural styles along with successful site planning techniques, which together bring about unique streetscenes.
- Allows transfer of residential units within the Specific Plan area.

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9.2.1 Residential Unit Transfer Between Planning Areas

Exhibit 3-1, “West Haven Land Use Plan” and *Table 3-1, “Residential Summary”* set forth the planning area identification, total residential acreage, density and total dwelling units planned for each residential Planning Area. Residential unit transfer allows for the redistribution of residential units from one Planning Area to another. For example, if the number of units developed within a Planning Area is below the designated units, then the remainder of those units may be transferred to another Planning Area. The City of Ontario shall approve a change in the designated units for a Planning Area upon a determination that the transfer meets all of the following conditions:

- a. The total number of approved residential units and the total number of projected future residential units, when combined, shall not exceed the allowed maximum of 1,142 dwelling units.
- b. A developer may transfer unused residential units from a previously approved Planning Area (or Planning Areas) to a proposed Planning Area(s) as unused residential units, eligible for residential unit transfer. When a development application is submitted to the City for a Planning Area(s), the developer must submit, concurrently with the application, a project residential unit reconciliation summary that identifies units previously declared eligible for residential unit transfer and the total number of projected future residential units remaining to be developed in the balance of the project.
- c. The number of excess residential units identified for transfer to a Planning Area(s) may not exceed 10% of the total residential units in the receiving Planning Area, as identified in *Table 3-1, “Residential Summary.”*
- d. There would be no significant adverse effect on projected demands on parks, schools, infrastructure and community facilities.
- e. Grading and landform alteration would substantially comply with that previously approved for the Specific Plan.
- f. No new significant environmental issues would result.

9.3 Planning Area Development Standards

9.3.1 Introduction

For specific Residential Development Standards, please refer to *Section 9.4, “Residential Development Standards.”*

Likewise, refer to the following sections for additional general development standards that apply site-wide:

- *Section 3, “Land Use Plan”*
- *Section 4, “Circulation Plan”*
- *Section 5, “Infrastructure and Public Services Plan”*
- *Section 6, “Open Space and Recreation Plan”*
- *Section 7, “Grading Plan”*
- *Section 8, “Design Guidelines”*

What follows is a description of standards for Planning Areas within the West Haven Project.

9.3.1(a) Planning Area 1: Residential Description

Planning Area 1, as depicted in Exhibit 9-1, “Planning Area 1 – Conceptual Lotting,” provides for 28.52 gross acres (25.51 net acres) of single-family detached (SFD). A total of 451 dwelling units (DU), consisting of diverse product types, are

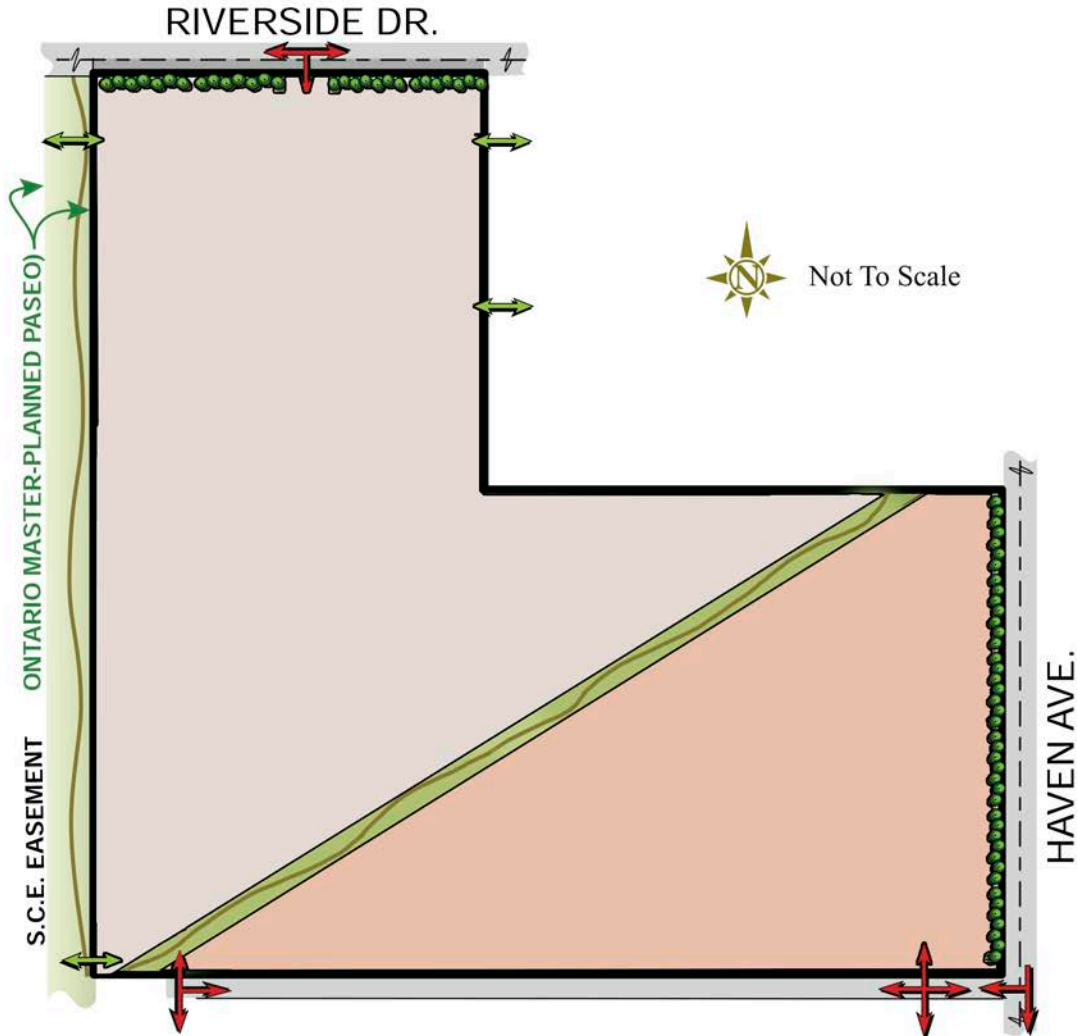


EXHIBIT 9-1: PLANNING AREA 1 – CONCEPTUAL LOTTING

planned at a density of 15.81 DU/Net AC. Pocket parks, at various configurations, are provided along the SCG Easement. Specific lot and street configurations shall be determined at the Tentative Map stage.

Planning Area 1: Planning Standards

1. Access into Planning Area 1 shall be provided from Riverside Drive and Haven Avenue with internal access through Planning Area 3. Specific location of the access points shall be determined at the Tentative Map stage.
2. Please refer to **Section 8, “Design Guidelines”** for specific residential architectural and landscaping guidelines.
3. Neighborhood edge landscape treatments shall be provided along Riverside Drive and Haven Avenue. Refer to **Exhibit 8-18, “Riverside Drive Streetscene at Residential”** and **Exhibit 8-20, “Haven Avenue Streetscene at Residential.”**
4. A 30-foot paseo is provided within the SCE easement along the western boundary of the Planning Area and within the SCG easement, which runs diagonally through the Planning Area with multiple pedestrian connections. A minimum of one (1) connection to the westerly SCE easement paseos will be provided.

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EXHIBIT 9-2: PLANNING AREA 2 – CONCEPTUAL NEIGHBORHOOD CENTER SITE PLAN

9.3.1(b) Planning Area 2: Neighborhood Center Description

Planning Area 2 provides for approximately 9.3 net acres (approximately 11.7 acres gross), including 87,000 square feet of building area and a parking lot(s).

Planning Area 2: Planning Standards

1. Access into Planning Area 2 shall be provided from Riverside Drive and Haven Avenue. Specific location of these access points shall be determined at the Entitlement stage.
2. Please refer to **Section 8, “Design Guidelines”** for specific commercial architectural and landscaping guidelines.
3. A major community monumentation and landscaping is provided at the corner of Riverside Drive and Haven Avenue. Refer to **Exhibit 8-26,**

“Major Community Monumentation at Haven Avenue and Riverside Drive (Neighborhood Center Commercial Corner).”

4. Neighborhood edge landscape treatments shall be provided along Riverside Drive and Haven Avenue. Refer to **Exhibit 8-17, “Riverside Drive Streetscene at Neighborhood Center Commercial”** and **Exhibit 8-19, “Haven Avenue Streetscene at Neighborhood Center Commercial.”**

Please refer to **Exhibit 9-2, “Planning Area 2 – Conceptual Neighborhood Center Site Plan.”** Please note that specific building and parking configurations shall be determined at the Entitlement stage.

9.3.1(c) Planning Area 3: Residential Description

Planning Area 3 provides for 19.17 gross acres (18.93 net acres) of Residential Medium Density uses. A total of 203 dwelling units (DU) are planned

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at a density of 10.01 DU/Net AC. Single-family detached, and attached product types are proposed for future development.

Planning Area 3: Planning Standards

1. Access into Planning Area 3 shall be provided from Haven Avenue, with internal access through Planning Areas 1 and 4. Specific location of the access point shall be determined at the Tentative Map stage.
2. Please refer to *Section 8, "Design Guidelines"* for specific residential architectural and landscaping guidelines.
3. Neighborhood edge landscape treatments shall be provided along Haven Avenue. Refer to *Exhibit 8-20, "Haven Avenue Streetscene at Residential."*
4. A 30-foot paseo shall be provided within the SCE easement along the western boundary of the Planning Area. A minimum of one (1) connection to the paseo will be provided.
5. A westerly local street right-of-way will be provided to connect with Planning Areas 1 and 4 to provide for circulation and utility connections.

Specific lot sizes, lotting, and street configurations shall be determined at the Tentative Map stage.

9.3.1(d) Planning Area 4: Residential Description

Planning Area 4 provides for 20.11 gross acres (17.18 net acres) of residential use. A total of 106 dwelling units (DU), at 3,825 square foot minimum lot size, are planned at a density of 6.17 DU/Net AC. Single family detached product types are proposed for development.

Planning Area 4: Planning Standards

1. Access into Planning Area 4 shall be provided from Haven and Chino Avenues, with internal access through Planning Area 3. Specific location of the access points shall be determined at the Tentative Map stage.
2. Please refer to *Section 8, "Design Guidelines"* for specific residential architectural and landscaping guidelines.



EXHIBIT 9-3: PLANNING AREA 4 – APPROVED LOTTING (Tract Maps 18026 and 18027)

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3. A Secondary Community Entry Monumentation and landscaping is provided at the northwesterly corner of Haven and Chino Avenues. Refer to *Exhibit 8-27, "Typical Secondary Community Monumentation."*
4. Neighborhood edge landscape treatments shall be provided along Haven and Chino Avenues. Refer to *Exhibit 8-20, "Haven Avenue Streetscene at Residential"* and *Exhibit 8-22, "Chino Avenue Streetscene at Residential and SCE Easement."*
5. A 30-foot paseo shall be provided within the SCE easement along the western boundary of the Planning Area. Access will be provided along the neighborhood edge along Chino Avenue.

Please refer to *Exhibit 9-3 "Planning Area 4 – Conceptual Lotting."* Specific lot and street configurations shall be determined at the entitlement stage.

9.3.1(e) Planning Area 5: Residential Description

Planning Area 5 provides for 38.21 gross acres (27.08 net acres) of residential use. A total of 149 dwelling units (DU), with minimum lot sizes of 2,800 and 5,100 square feet, are planned at a density of 5.50 DU/Net AC. Higher density detached or attached product types may be provided in the area around the Neighborhood Park.

Planning Area 5: Planning Standards

1. Access into Planning Area 5 is provided from Haven Avenue, with possible internal access through Planning Area 8. Specific location of these access points shall be determined at the Tentative Map stage.
2. Please refer to *Section 8, "Design Guidelines"* for specific residential architectural and landscaping guidelines.

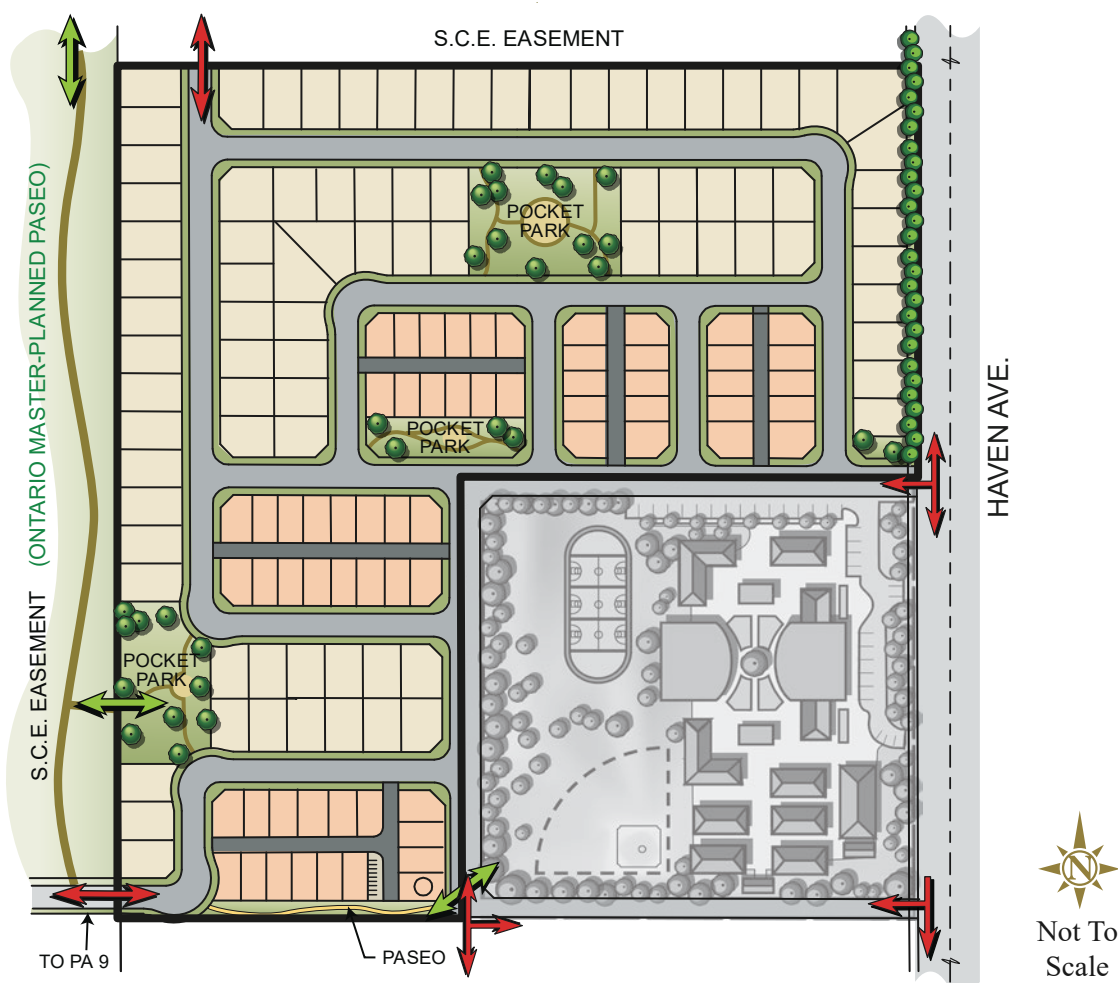


EXHIBIT 9-4: PLANNING AREA 5 – CONCEPTUAL LOTTING

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3. A Secondary Community Entry Monumentation and landscaping is provided at the southwesterly corner of Haven and Chino Avenues. Refer to *Exhibit 8-27, "Typical Secondary Community Monumentation."*
4. Neighborhood edge landscape treatments shall be provided along Haven and Chino Avenues and along the Planning Area 7. Refer to *Exhibit 820, "Haven Avenue Streetscene at Residential"* and *Exhibit 8-22, "Chino Avenue Streetscene at Residential and SCE Easement."*
5. A 30-foot paseo shall be provided within the SCE easement, along the western boundary of the Planning Area, Access to the western paseos shall be provided.
6. The Planning Area will provide access to both the five (5) acre Neighborhood Park and ten (10) acre elementary school along the access street from Haven Avenue.
7. A westerly local street right-of-way will be provided to connect with Planning Area 8 to provide for circulation and utility connections.

Please refer to *Exhibit 9-4, "Planning Area 5 – Conceptual Lotting."*

9.3.1(g) Planning Area 6: Elementary School Description

Planning Area 7 6 provides 10.0 net acres for elementary school uses. This elementary school site is within the Mountain View School District and the school district will determine the final configuration of parking, buildings and other relevant school uses.

Planning Area 6: Planning Standards

1. Access into Planning Area 6 is provided from Haven Avenue, via a local street. Specific location of these access points shall be determined at the Entitlement stage.

2. The elementary school Design Guidelines will be determined at the time of build-out and coordinated with Mountain View School District.
3. Neighborhood edge landscape treatments shall be provided along Haven Avenue and along Planning Area 5. Refer to *Exhibit 8-20, "Haven Avenue Streetscene at Residential."*

9.3.1(h) Planning Area 7: Residential Description

Planning Area 7 provides for 29.00 gross acres (15.07 net acres) of residential use. A total of 94 dwelling units (DU), at 4,150 square foot minimum lot size, are planned at a density of 3.24 DU/Net AC.

Planning Area 7: Planning Standards

1. Access into Planning Area 7 shall be provided from Haven Avenue, with possible internal access through Planning Area 5. Specific location of the access points shall be determined at the Tentative Map stage.
2. Please refer to *Section 8, "Design Guidelines"* for specific residential architectural and landscaping guidelines.
3. Neighborhood edge landscape treatments shall be provided along Haven Avenue. Refer to *Exhibit 8-20, "Haven Avenue Streetscene at Residential."*
4. A 30-foot paseo shall be provided within the SCE easement/property, along the western boundary of the Planning Area, and within the SCE easement, along the southern boundary of the Planning Area. Connections to these paseos are provided along the western and southern boundaries of this Planning Area.

Please see *Exhibit 9-5, "Planning Area 7 – Conceptual Lotting."*

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EXHIBIT 9-5: PLANNING AREA 7 – CONCEPTUAL APPROVED LOTTING (Tract Maps 18026 and 18027)

Not To Scale

9.3.1(i) Planning Area 8: Residential Description

Planning Area 8 provides for 30.74 gross acres (28.84 net acres) of residential use. A total of 143 dwelling units (DU), with minimum lot sizes of 5,250 and 6,300 square feet, are planned at a density of 4.65 DU/Net AC. Single-family detached product types are proposed for development.

Planning Area 8: Planning Standards

1. Access into Planning Area 8 shall be provided by two (2) points along Turner Avenue. Specific location of the access points shall be determined at the Tentative Map stage.
2. Please refer to **Section 8, “Design Guidelines”** for specific residential architectural and landscaping Guidelines.
3. Neighborhood edge landscape treatments shall be provided along Turner Avenue Refer to **Exhibit 8-21, “Turner Avenue Streetscene at Residential (East Side).”**

4. A 30-foot paseo shall be provided within the SCE easement, along the easterly boundary of the Planning Area. Paseo connections will be provided in these paseos.
5. The two pocket parks within Planning Area 8 shall be named “Arnaud Minaberry Park” and James D. Fahs, Jr. Park” as illustrated on **Exhibit 9-6, “Planning Area 8 – Conceptual Lotting.”**

Please refer to **Exhibit 9-6, “Planning Area 8 – Conceptual Lotting.”** Also note that specific building and parking configurations shall be determined at the entitlement stage.

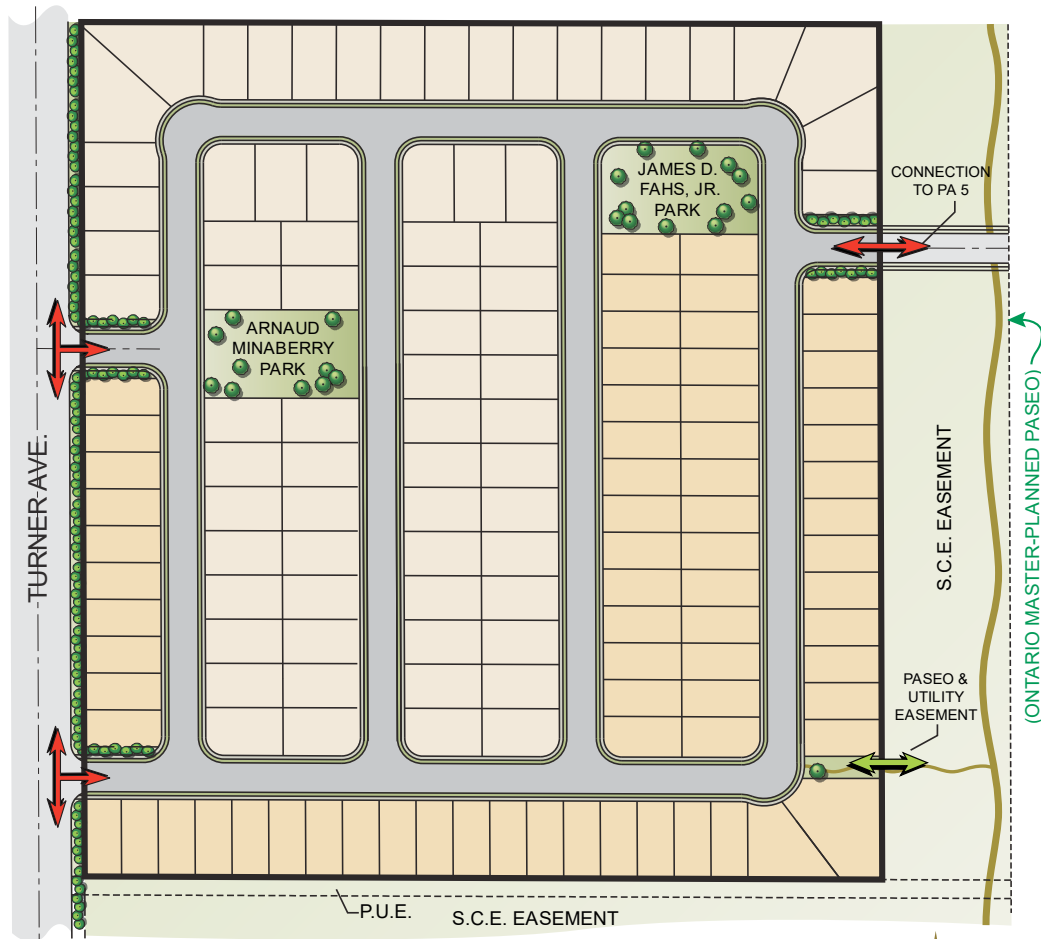


EXHIBIT 9-6: PLANNING AREA 8 – CONCEPTUAL LOTTING

9.4 Residential Development Standards

9.4.1 Introduction

A variety of housing types are offered at West Haven utilizing an architectural program composed of detached and attached housing. This diversity in housing types ensures a range of choices and a mix of homes within each neighborhood. Residences including detached courtyard homes, alley-loaded duplexes and triplexes, as well as conventional detached homes are articulated in traditional architectural styles. Providing a multitude of various housing programs will allow for a diverse array of family types and the opportunity for families to move-up within the community as their lifestyles and needs change through time.

The siting of the various housing types included consideration of orientation to edge conditions and

internal open space areas (including the elementary school and neighborhood park), streets and pathway types.

The following pages reference the location of defined parcels, their appropriate housing type allocation, and a vignette showing a conceptual image of house orientation on a lot as well as its relationship to other homes.

Unless modified by the following criteria, the criteria contained in Sec. 9-1.1410 of the City of Ontario Development Code shall apply.

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9.4.2 Single Family Detached Courtyard Development Standards

Planning Area 1 - Detached Condominium Clusters	
Lot Criteria	
Maximum Number of Units per Cluster	4
Minimum Lot Square Feet	18,000 Sq. Ft.
Minimum Lot Width at Front Setback Line for Standard Lot	132'
Minimum Lot Width on Corner	139'
Minimum Lot Depth	130'
Garage Access	Front Access
Minimum Building Setbacks, Forward of Cluster	
<i>Front Setbacks</i> ⁽¹⁾	
To Porch or Balcony	5'
To Livable, 1 st / 2 nd Story	10'
To Livable, 3 rd Story	15'
To Garage	18'
<i>Side Setbacks</i> ⁽²⁾	
To Porch/Garage/Porte Cochere	4'
To Livable	15' ⁽³⁾
Corner to Porch/Garage/Porte Cochere	8'
Corner to Livable	19' ⁽³⁾
Minimum Building Setbacks, Backward of Cluster	
<i>Side Setbacks</i> ⁽²⁾	
Interior to Livable/Garage	4'
Exterior to Livable	4' ⁽³⁾
Corner to Livable	8' ⁽³⁾
<i>Rear Setbacks</i>	
To Livable/Garage	5'
Minimum Building Setback to Shared Driveway	4'
Minimum Building Separation	8'
Maximum Building Height	35'
Minimum Porch Depth ⁽⁴⁾	7'
Garage Offset ^{(5) (6)}	5'

Planning Area 1 - Detached Condominium Clusters	
Parking	2 Garage Spaces (20' x 20' Inside Dimension)

Notes: ⁽¹⁾ All Setbacks are measured from property lines.

⁽²⁾ Side yard slopes may not encroach more than 50% into side yard setback areas.

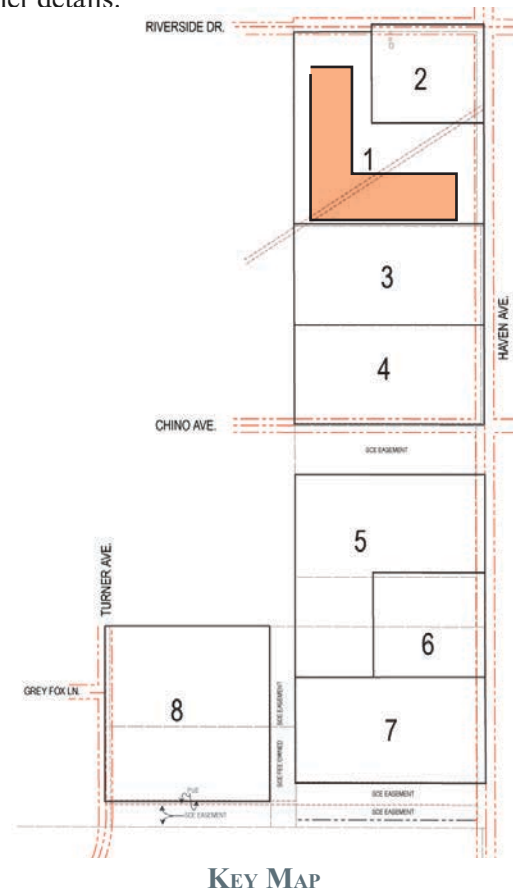
⁽³⁾ A minimum 15-feet by 15-feet clear usable open space area is required.

⁽⁴⁾ A minimum of 70 square feet clear space is required.

⁽⁵⁾ Garages shall be set back a minimum of 5-feet behind the main living area.

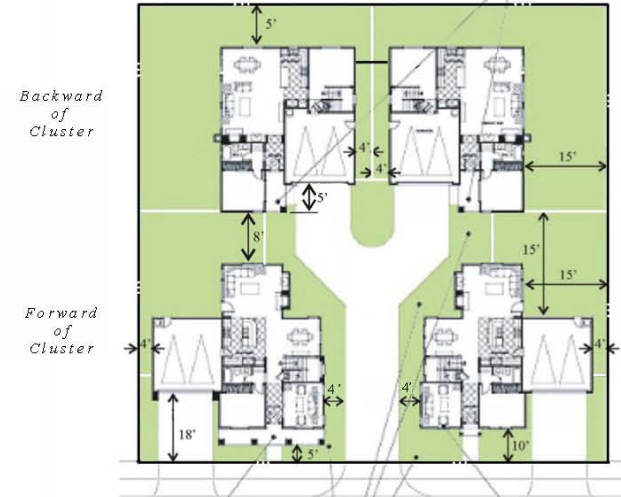
⁽⁶⁾ Garage aprons at backward of cluster shall be a minimum of 16-feet in width and 19-feet in length.

Please refer to **Exhibit 9-7 “Single Family Detached Courtyard Plotting, 3D View and Street Scene”** for further details.



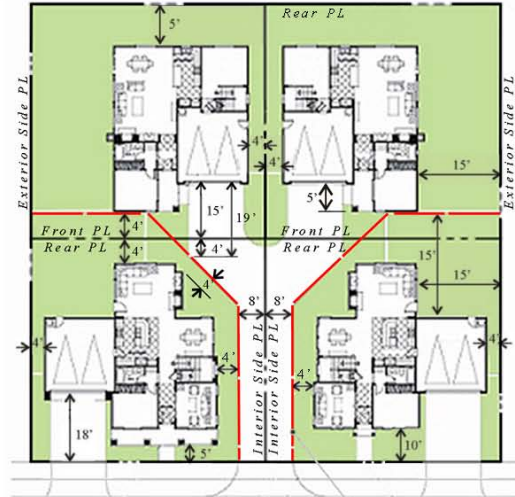
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DETACHED CONDOMINIUM CONFIGURATION



PORCHES ORIENTED TOWARD COMMON DRIVE

INDIVIDUAL LOT CONFIGURATION

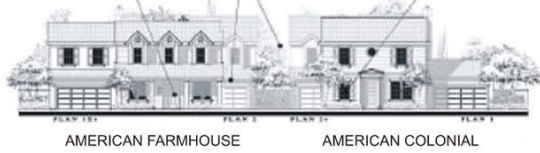


PORCH ORIENTED TOWARD STREETSCAPE

ADEQUATE LANDSCAPE AREAS ALONG COMMON DRIVES

LIVING AREA FORWARD

EASEMENT LINE



AMERICAN FARMHOUSE

AMERICAN COLONIAL



Exhibit 9-7: SINGLE FAMILY DETACHED COURTYARD PLOTTING, 3D VIEW AND STREET SCENE

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9.4.3 Single Family Detached Courtyard Development Standards

Planning Area 1 - Individual Lot Clusters	
Lot Criteria	
Maximum Number of Units per Cluster	4
Minimum Lot Square Feet	3,950 Sq. Ft.
Minimum Lot Width at Front Setback Line for Standard Lot ⁽¹⁾	66'
Minimum Lot Width on Corner	70'
Minimum Lot Depth	60'
Garage Access	Front Access
Minimum Building Setbacks, Forward of Cluster	
<i>Front Setbacks</i> ⁽¹⁾	
To Porch or Balcony	5'
To Livable, 1 st / 2 nd Story	10'
To Livable, 3 rd Story	15'
To Garage	18'
<i>Side Setbacks</i> ⁽²⁾	
Interior to Livable	12'
Exterior to Porch/Garage/Porte Cochere	4'
Exterior to Livable	15' ⁽³⁾
Corner to Porch/Garage/Porte Cochere	8'
Corner to Livable	19' ⁽³⁾
<i>Rear Setbacks</i>	
To Livable	4'
To Garage	11' ⁽³⁾
Minimum Building Setbacks, Backward of Cluster	
<i>Front Setbacks</i> ⁽¹⁾	
To Porch or Balcony	4'
To Livable, 1 st / 2 nd Story	4'
To Livable, 3 rd Story	8'
To Garage ⁽⁵⁾	15'
<i>Side Setbacks</i> ⁽²⁾	
Interior to Livable/Garage	4'
Exterior to Livable	4' ⁽³⁾

Planning Area 1 - Individual Lot Clusters	
Corner to Livable	8' ⁽³⁾
<i>Rear Setbacks</i>	
To Livable/Garage	5'
Minimum Building Setback to Shared Driveway	4'
Maximum Building Height	40'
Minimum Porch Depth ⁽⁴⁾	7'
Garage Offset ^{(5) (6)}	5'
Parking	2 Garage Spaces (20' x 20' Inside Dimension)

Notes: ⁽¹⁾ All Setbacks are measured from property lines.

⁽²⁾ Side yard slopes may not encroach more than 50% into side yard setback areas.

⁽³⁾ A minimum 15-feet by 15-feet clear usable open space area is required.

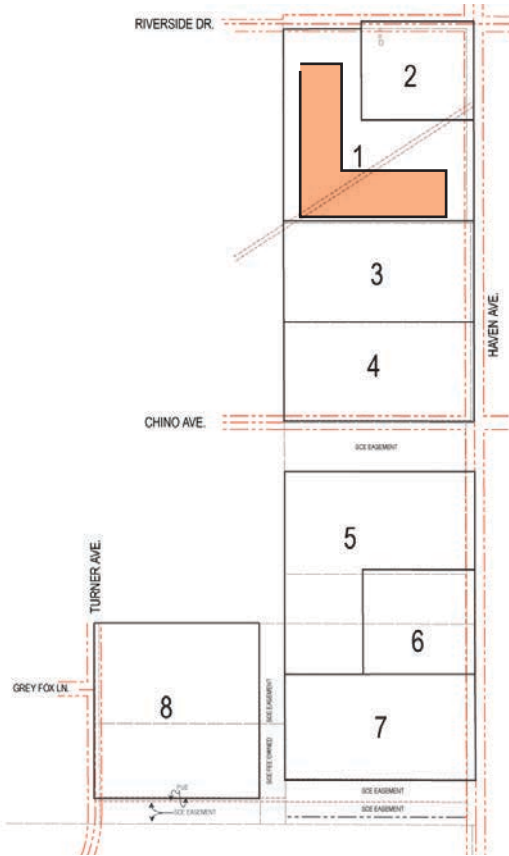
⁽⁴⁾ A minimum of 70 square feet clear space is required.

⁽⁵⁾ Garages shall be set back a minimum of 5-feet behind the main living area.

⁽⁶⁾ Garage aprons at backward of cluster shall be a minimum of 16-feet in width and 19-feet in length.

Please refer to **Exhibit 9-7 “Single Family Detached Courtyard Plotting, 3D View and Street Scene”** for further details.

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KEY MAP

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9.4.4 2,800 S.F. Alley-Loaded Duplex/Triplex “Manor” Development Standards

Planning Area 5	
Lot Criteria	
Minimum Lot Square Feet	2,800 Square Feet
Minimum Lot Width at Front Setback Line for Standard Lot ⁽¹⁾	40'
Minimum Lot Width on Corner	45'
Minimum Lot Depth	70'
Garage Access	Alley
Minimum Building Setbacks ⁽²⁾	
<i>Front Setbacks ⁽³⁾</i>	
To Porch or Balcony	8'
To Livable, 1 st Story	12'
To Livable, 2 nd Story ⁽⁵⁾	12'
To Corner Livable, 2 nd Story ⁽⁵⁾	15'
To Livable, 3 rd Story	15'
<i>Side Setbacks</i>	
Interior to Livable	5'
Corner to Porch or Balcony	6'
Corner to Livable	10'
<i>Rear Setbacks</i>	
To Livable, 1 st Story	5'
To Livable, 2 nd Story	3'
To Livable, 3 rd Story	3'
To Garage	3'-5' or 18'
Lot Coverage	60% (Max.)
Maximum Building Height	35'
Minimum Porch Depth ⁽⁴⁾	7'
Parking	2 Garage Spaces (20' x 20' Inside Dimension)

Notes: ⁽¹⁾ Lots within cul-de-sac, standard knuckle or modified knuckle configurations shall provide a minimum 35-foot lot width at front property line and shall meet the minimum lot width established for the Planning Area at the building setback. All minimum side and rear yard setbacks shall be maintained at all times.

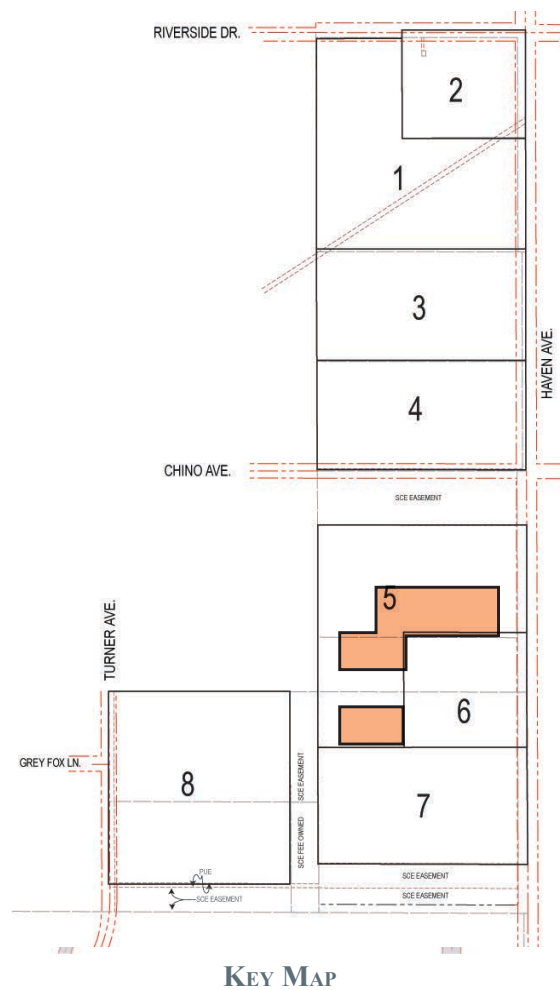
⁽²⁾ All Setbacks are measured from property line.

⁽³⁾ Lot widths on cul-de-sac, standard knuckle or modified knuckle street configurations shall be a minimum of 40' at front setback.

⁽⁴⁾ A minimum of 70 square feet clear space is required.

⁽⁵⁾ First and second story massing shall be consistent with the criteria outlined in Section 8.3.2(a), “Front Façade Massing” of the Specific Plan.

Please refer to **Exhibit 9-8 “2,800 S.F. Alley-Loaded Duplex/Triplex “Manor” Plotting and Lane Edge”** for further details.



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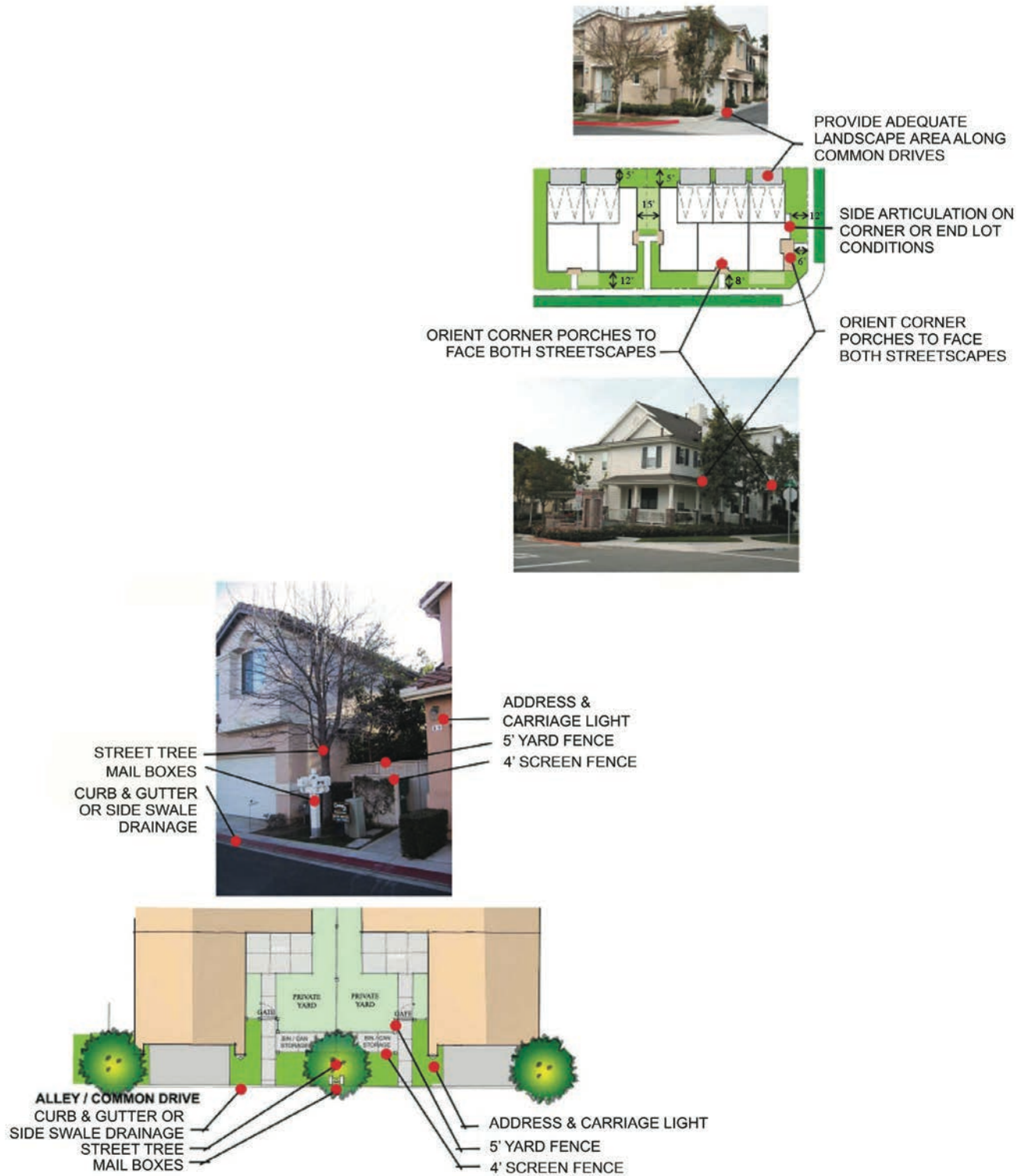


Exhibit 9-8: 2,800 S.F. ALLEY-LOADED DUPLEX/TRIPLEX “MANOR” PLOTTING AND LANE EDGE

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9.4.5 2,800 S.F. Alley-Loaded Single Family Detached Development Standards

Planning Area 5	
Lot Criteria	
Minimum Lot Square Feet	2,800 Square Feet
Minimum Lot Width at Front Setback Line for Standard Lot ⁽¹⁾	40'
Minimum Lot Width on Corner	45'
Minimum Lot Depth	70'
Garage Access	Alley
Minimum Building Setbacks ⁽²⁾	
<i>Front Setbacks ⁽³⁾</i>	
To Porch or Balcony	8'
To Livable, 1 st Story	12'
To Livable, 2 nd Story ⁽⁵⁾	12'
To Livable, 3 rd Story	15'
<i>Side Setbacks</i>	
Interior to Livable	7.5'
Corner to Porch or Balcony	6'
Corner to Livable	10'
<i>Rear Setbacks</i>	
To Livable, 1 st Story	5'
To Livable, 2 nd Story	3'
To Livable, 3 rd Story	3'
To Garage	3'-5'
Lot Coverage	55% (Max.)
Maximum Building Height	35'
Minimum Porch Depth ⁽⁴⁾	7'
Parking	2 Garage Spaces (20' x 20' Inside Dimension)

Notes: ⁽¹⁾ Lots within cul-de-sac, standard knuckle or modified knuckle configurations shall provide a minimum 35-foot lot width at front property line and shall meet the minimum lot width established for the Planning Area at the building setback. All minimum side and rear yard setbacks shall be maintained at all times.

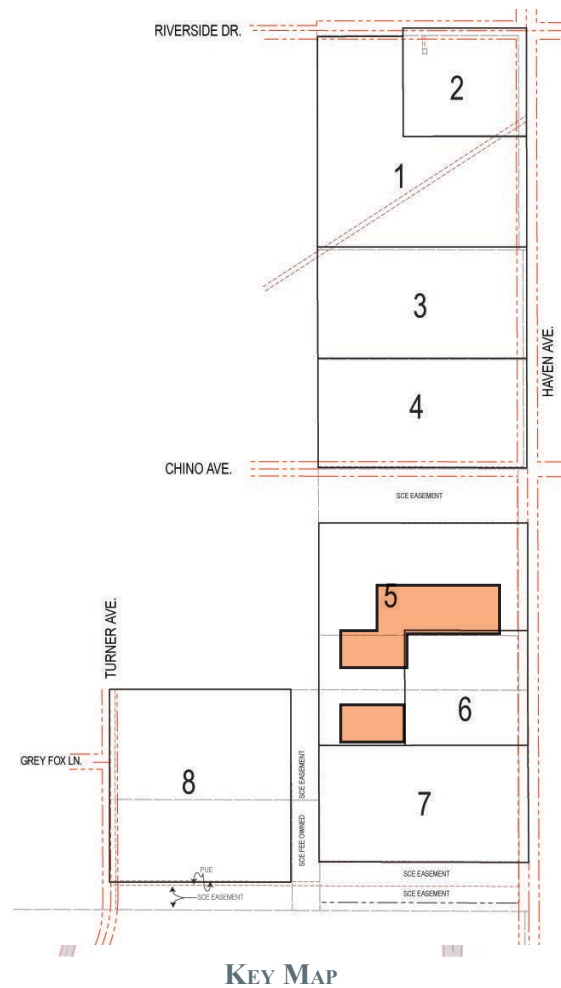
⁽²⁾ All Setbacks are measured from property line.

⁽³⁾ Lot widths on cul-de-sac, standard knuckle or modified knuckle street configurations shall be a minimum of 40' at front setback.

⁽⁴⁾ A minimum of 70 square feet clear space is required.

⁽⁵⁾ First and second story massing shall be consistent with the criteria outlined in **Section 8.3.2(a), "Front Façade Massing"** of the Specific Plan.

Please refer to **Exhibit 9-9 "2,800 S.F. Alley-Loaded Single Family Detached Plotting and Street Scene"** for further details.



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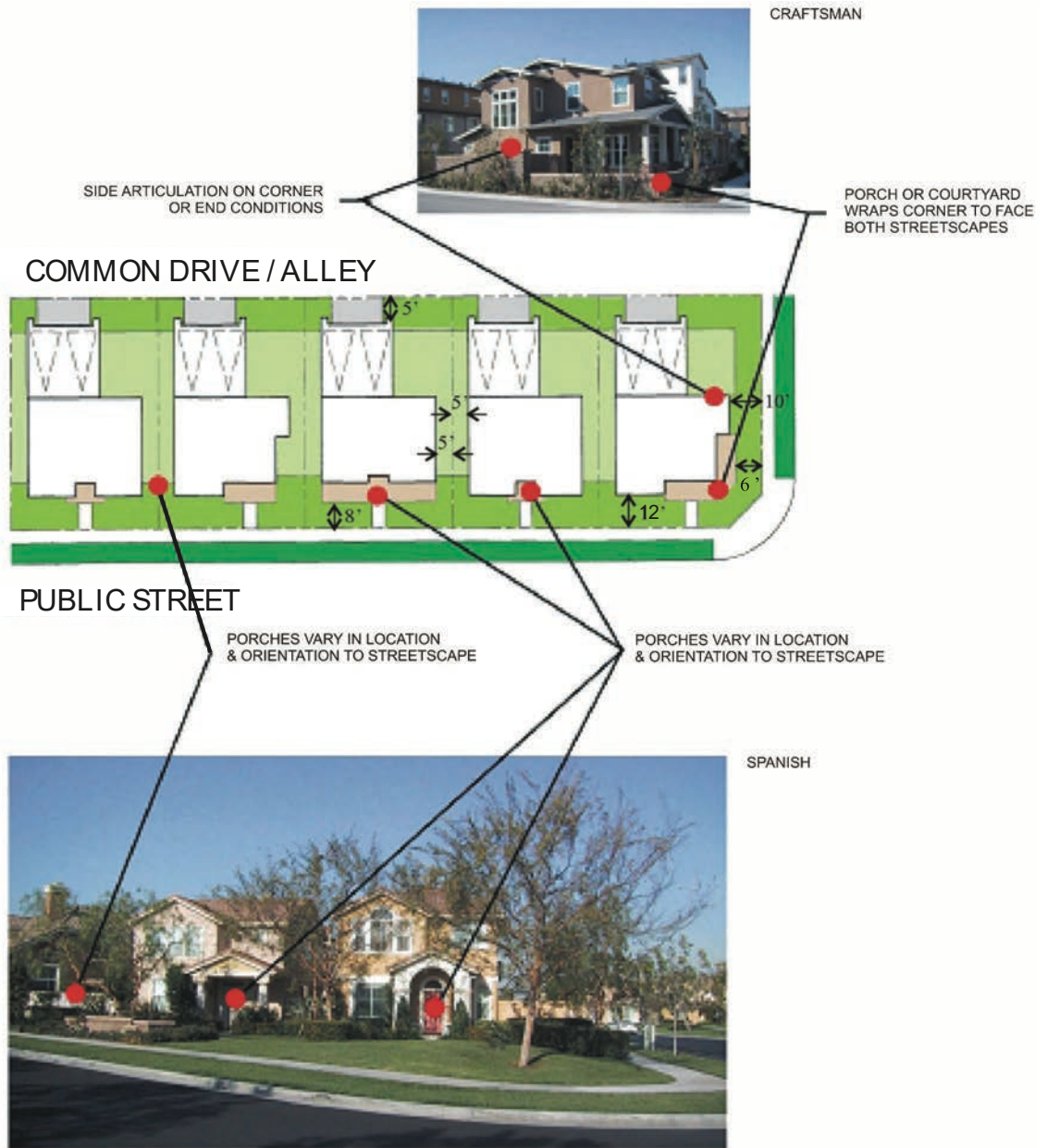


Exhibit 9-9: 2,800 S.F. ALLEY-LOADED SINGLE FAMILY DETACHED PLOTTING AND STREET SCENE

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9.4.6 3,825 S.F. Single Family Detached Development Standards

Planning Area 4	
Lot Criteria	
Minimum Lot Square Feet	3,825 Square Feet
Minimum Lot Width at Front Setback Line for Standard Lot ⁽¹⁾	45'
Minimum Lot Width on Corner	50'
Minimum Lot Depth	85'
Garage Access	Front
Minimum Building Setbacks ⁽²⁾	
<i>Front Setbacks</i> ⁽³⁾	
To Porch	8'
To Livable, 1 st Story	10'
To Livable, 2 nd Story ⁽⁵⁾	10'
To Corner Livable, 2 nd Story ⁽⁵⁾	15'
To Livable, 3 rd Story	15'
To Garage (or Side on Street Facing)	18'
<i>Side Setbacks</i>	
Interior to Livable	5'
Corner to Porch	5'
Corner to Livable	10'
<i>Rear Setbacks</i>	
To Livable,	10'
To Non-Livable	5'
Lot Coverage	60% (Max.)
Maximum Building Height	35'
Minimum Porch Depth ⁽⁴⁾	7'
Parking	2 Garage Spaces (20' x 20' Inside Dimension)

Notes: ⁽¹⁾ Lots within cul-de-sac, standard knuckle or modified knuckle configurations shall provide a minimum 35-foot lot width at front property line and shall meet the minimum lot width established for the Planning Area at the building setback. All minimum side and rear yard setbacks shall be maintained at all times.

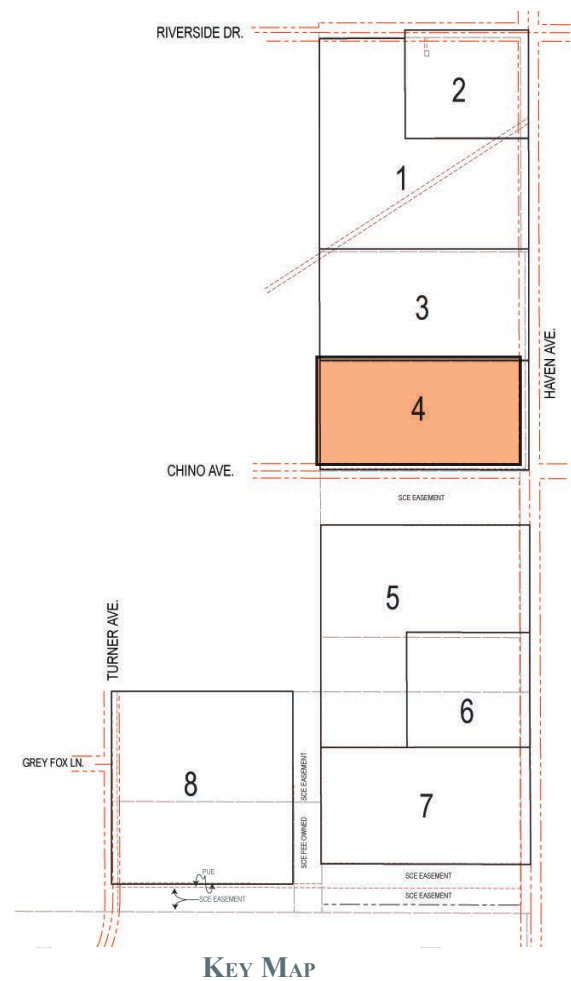
⁽²⁾ All Setbacks are measured from property line.

⁽³⁾ Lot widths on cul-de-sac, standard knuckle or modified knuckle street configurations shall be a minimum of 40' at front setback.

⁽⁴⁾ A minimum of 70 square feet clear space is required.

⁽⁵⁾ First and second story massing shall be consistent with the criteria outlined in Section 8.3.2(a), "Front Façade Massing" of the Specific Plan.

Please refer to *Exhibit 9-10 "3,825 S.F. Single Family Detached Plotting, 3D View and Street Scene"* for further details.



SECTION 9 • Development Standards

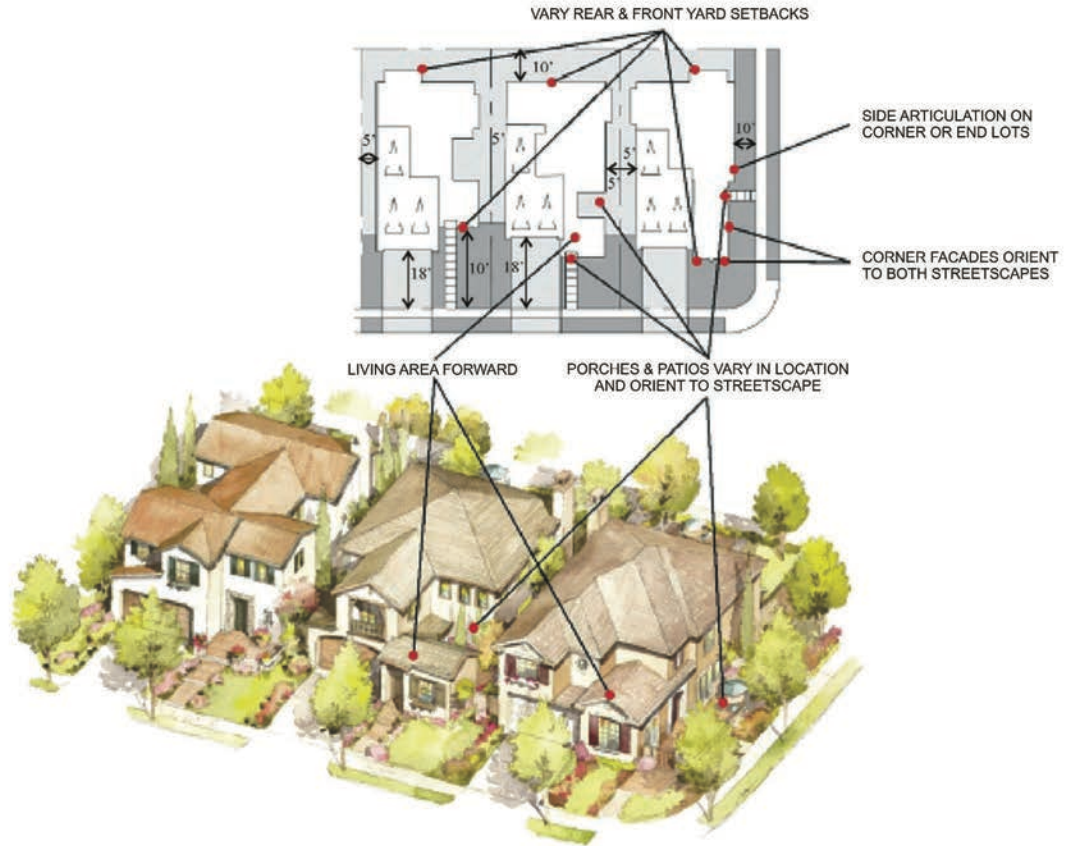


Exhibit 9-10: 3,825 S.F. SINGLE FAMILY DETACHED PLOTTING, 3D VIEW AND STREET SCENE

SECTION 9 • Development Standards

9.4.7 4,000 S.F. Single Family Detached Development Standards

Planning Area 1	
Lot Criteria	
Minimum Lot Square Feet	4,000 Square Feet
Minimum Lot Width at Front Setback Line for Standard Lot ⁽¹⁾	50'
Minimum Lot Width on Corner	55'
Minimum Lot Depth	80'
Garage Access	Front/Corner
Minimum Building Setbacks ⁽²⁾	
<i>Front Setbacks</i> ⁽³⁾	
To Porch	8'
To Livable, 1 st Story	10'
To Livable, 2 nd Story ⁽⁵⁾	10'
To Corner Livable, 2 nd Story ⁽⁵⁾	15'
To Livable, 3 rd Story	15'
To Garage	18', 10' (if Side Accessed)
<i>Side Setbacks</i>	
Interior to Livable	5'
Corner to Porch	5'
Corner to Livable	10'
Corner to Garage	18', 10' (if Side Accessed)
<i>Rear Setbacks</i>	
To Livable,	10'
To Non-Livable	5'
Lot Coverage	60% (Max.)
Maximum Building Height	35'
Minimum Porch Depth ⁽⁴⁾	7'
Parking	2 Garage Spaces (20' x 20' Inside Dimension)

Notes: ⁽¹⁾ Lots within cul-de-sac, standard knuckle or modified knuckle configurations shall provide a minimum 35-foot lot width at front property line and shall meet the minimum lot width established for the Planning Area at the

building setback. All minimum side and rear yard setbacks shall be maintained at all times.

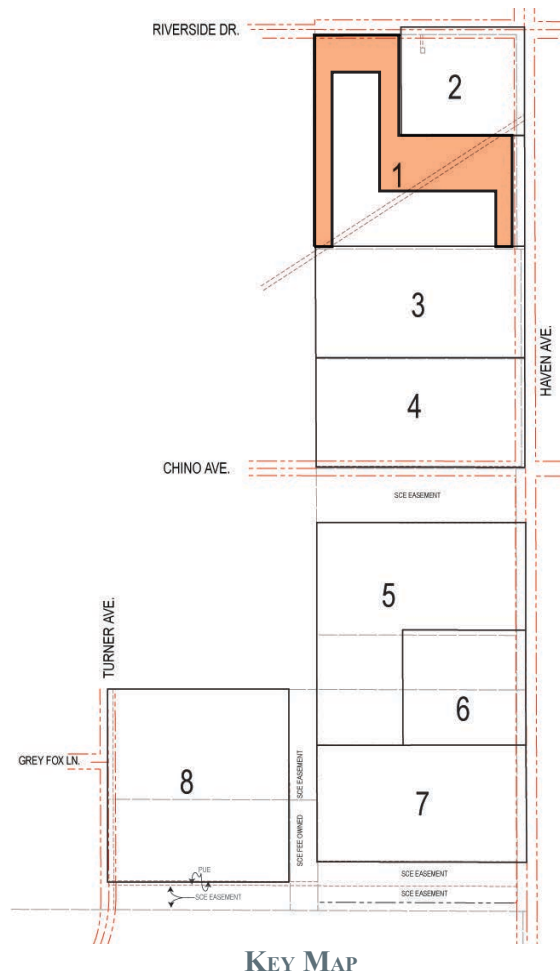
⁽²⁾ All Setbacks are measured from property line.

⁽³⁾ Lot widths on cul-de-sac, standard knuckle or modified knuckle street configurations shall be a minimum of 40' at front setback.

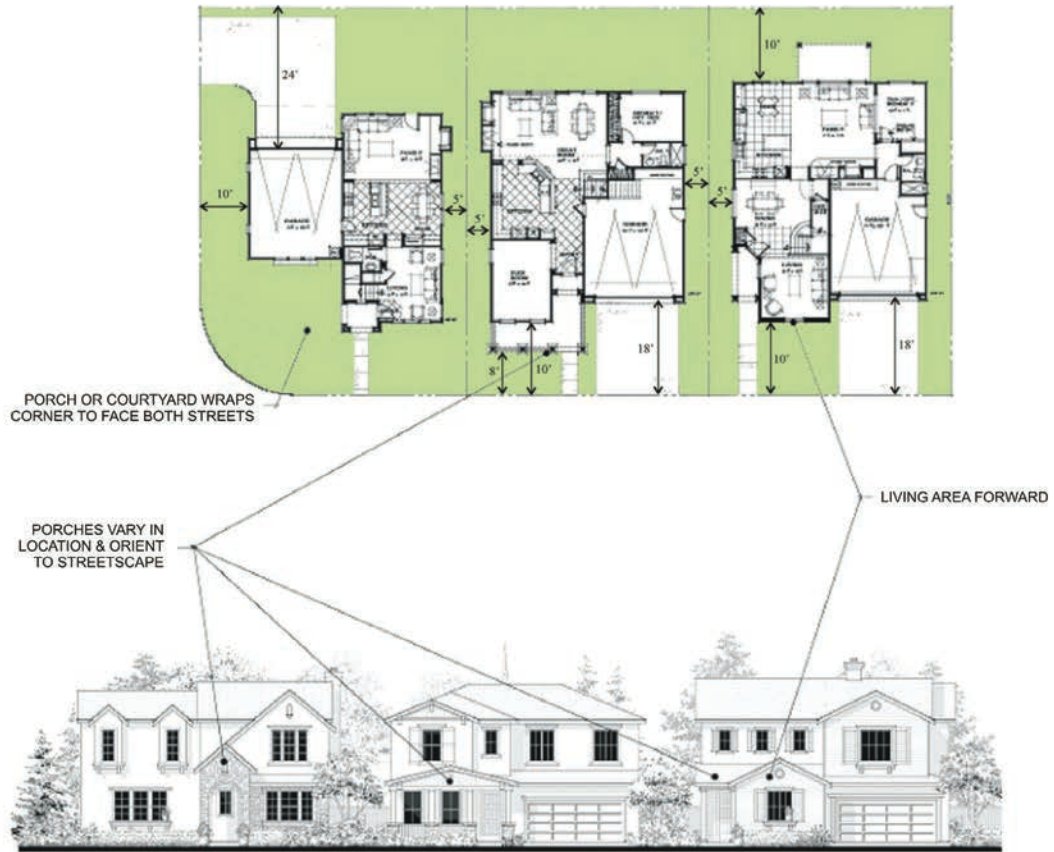
⁽⁴⁾ A minimum of 70 square feet clear space is required.

⁽⁵⁾ First and second story massing shall be consistent with the criteria outlined in **Section 8.3.2(a), "Front Façade Massing"** of the Specific Plan.

Please refer to **Exhibit 9-11 "4,000 S.F. Single Family Detached Plotting, 3D View and Street Scene"** for further details.



SECTION 9 • Development Standards



FRENCH COUNTRY

CRAFTSMAN

WEST COAST TRADITIONAL

Exhibit 9-11: 4,000 S.F. SINGLE FAMILY DETACHED PLOTTING, 3D VIEW AND STREET SCENE

SECTION 9 • Development Standards

9.4.8 4,150 S.F. Single Family Detached Development Standards

Planning Area 8	
Lot Criteria	
Minimum Lot Square Feet	4,150 Square Feet
Minimum Lot Width at Front Setback Line for Standard Lot ⁽¹⁾	50'
Minimum Lot Width on Corner	55'
Minimum Lot Depth	83'
Garage Access	Front/Corner
Minimum Building Setbacks ⁽²⁾	
<i>Front Setbacks</i> ⁽³⁾	
To Porch	8'
To Livable, 1 st Story	10'
To Livable, 2 nd Story ⁽⁵⁾	10'
To Corner Livable, 2 nd Story ⁽⁵⁾	15'
To Livable, 3 rd Story	15'
To Garage	18', 10' (if Side Accessed)
<i>Side Setbacks</i>	
Interior to Livable	5'
Corner to Porch	5'
Corner to Livable	10'
Corner to Garage	18', 10' (if Side Accessed)
<i>Rear Setbacks</i>	
To Livable,	10'
To Non-Livable	5'
Lot Coverage	60% (Max.)
Maximum Building Height	35'
Minimum Porch Depth ⁽⁴⁾	7'
Parking	2 Garage Spaces (20' x 20' Inside Dimension)

Notes: ⁽¹⁾ Lots within cul-de-sac, standard knuckle or modified knuckle configurations shall provide a minimum 35-foot lot width at front property line and shall meet the minimum lot width established for the Planning Area at the

building setback. All minimum side and rear yard setbacks shall be maintained at all times.

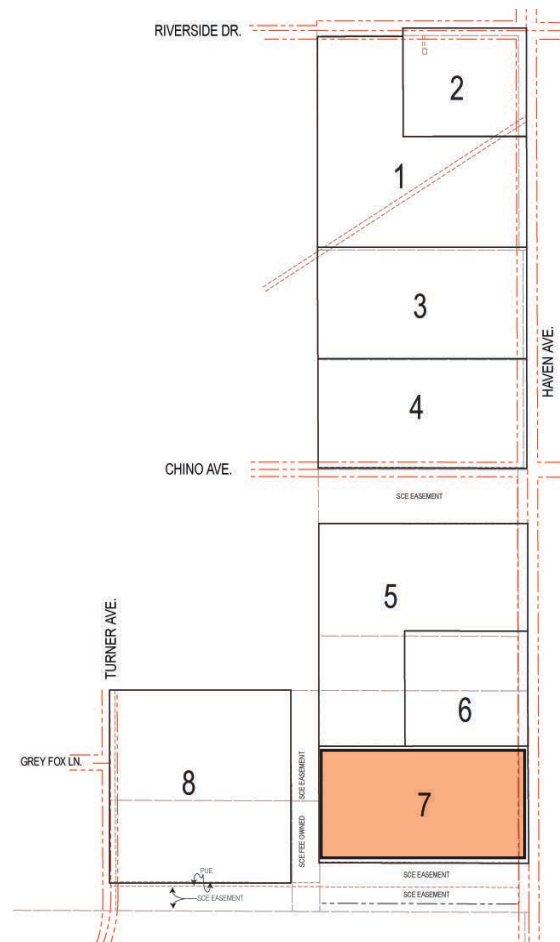
⁽²⁾ All Setbacks are measured from property line.

⁽³⁾ Lot widths on cul-de-sac, standard knuckle or modified knuckle street configurations shall be a minimum of 40' at front setback.

⁽⁴⁾ A minimum of 70 square feet clear space is required.

⁽⁵⁾ First and second story massing shall be consistent with the criteria outlined in **Section 8.3.2(a), "Front Façade Massing"** of the Specific Plan.

Please refer to **Exhibit 9-12 "4,150 S.F. Single Family Detached Plotting, 3D View and Street Scene"** for further details.



KEY MAP

SECTION 9 • Development Standards

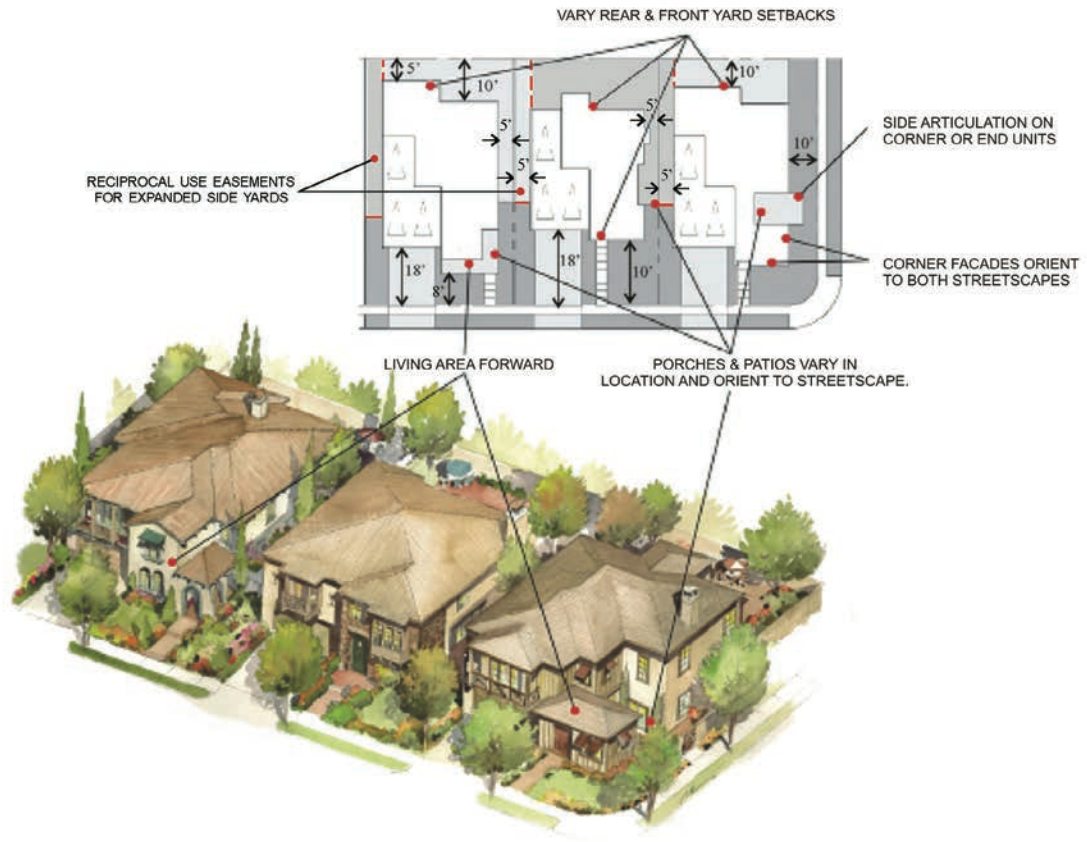


Exhibit 9-12: 4,150 S.F. SINGLE FAMILY DETACHED PLOTTING, 3D VIEW AND STREET SCENE

SECTION 9 • Development Standards

9.4.9 4,950 S.F. Single Family Detached Development Standards

Planning Area 3	
Lot Criteria	
Minimum Lot Square Feet	4,950 Square Feet
Minimum Lot Width at Front Setback Line for Standard Lot ⁽¹⁾	55'
Minimum Lot Width on Corner	60'
Minimum Lot Depth	90'
Garage Access	Front/Corner
Minimum Building Setbacks ⁽²⁾	
<i>Front Setbacks</i> ⁽³⁾	
To Porch	8'
To Livable, 1 st Story	12'
To Livable, 2 nd Story ⁽⁵⁾	12'
To Corner Livable, 2 nd Story ⁽⁵⁾	17'
To Livable, 3 rd Story	20'
To Garage	20', 10' (if Side Accessed)
<i>Side Setbacks</i>	
Interior to Livable	5'
Corner to Porch	8'
Corner to Livable	10'
Corner to Garage	18', 10' (if Side Accessed)
<i>Rear Setbacks</i>	
To Livable,	10'
To Non-Livable	5'
Lot Coverage	60% (Max.)
Maximum Building Height	35'
Minimum Porch Depth ⁽⁴⁾	7'
Parking	2 Garage Spaces (20' x 20' Inside Dimension)

Notes: ⁽¹⁾ Lots within cul-de-sac, standard knuckle or modified knuckle configurations shall provide a minimum 35-foot lot width at front property line and shall meet the minimum lot width established for the Planning Area at the

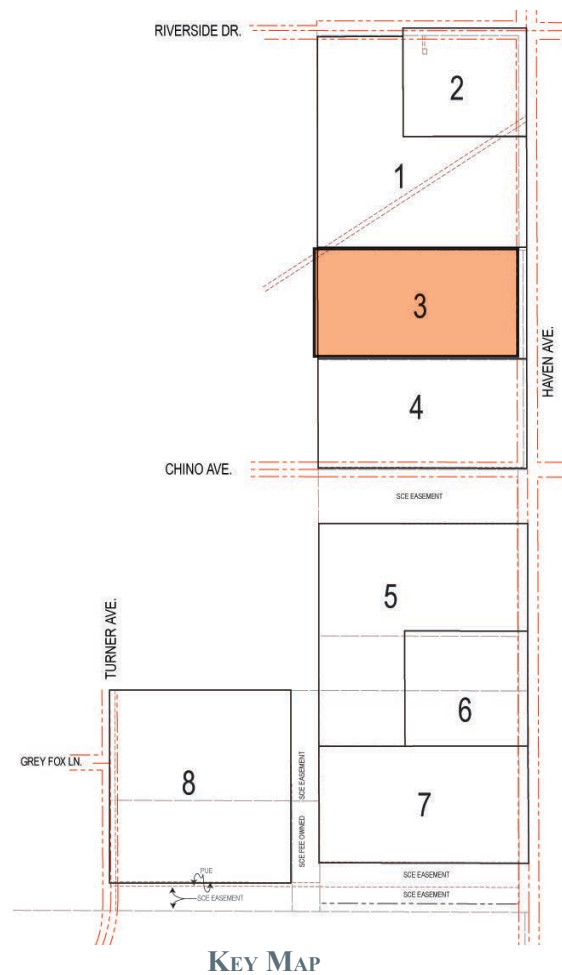
building setback. All minimum side and rear yard setbacks shall be maintained at all times.

⁽²⁾ All Setbacks are measured from property line.

⁽³⁾ Lot widths on cul-de-sac, standard knuckle or modified knuckle street configurations shall be a minimum of 40' at front setback.

⁽⁴⁾ A minimum of 70 square feet clear space is required.

⁽⁵⁾ First and second story massing shall be consistent with the criteria outlined in **Section 8.3.2(a)**, "Front Façade Massing" of the Specific Plan.



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SECTION 9 • Development Standards

9.4.10 5,100 S.F. Single Family Detached Development Standards

Planning Area 5	
Lot Criteria	
Minimum Lot Square Feet	5,100 Square Feet
Minimum Lot Width at Front Setback Line for Standard Lot ⁽¹⁾	60'
Minimum Lot Width on Corner	65'
Minimum Lot Depth	85'
Garage Access	Front/Corner
Minimum Building Setbacks ⁽²⁾	
<i>Front Setbacks ⁽³⁾</i>	
To Porch	8'
To Livable, 1 st Story	15'
To Livable, 2 nd Story ⁽⁵⁾	15'
To Corner Livable, 2 nd Story ⁽⁵⁾	15'
To Livable, 3 rd Story	20'
To Garage	20', 10' (if Side Accessed)
<i>Side Setbacks</i>	
Interior to Livable	5'
Corner to Porch	8'
Corner to Livable	10'
Corner to Garage	18', 10' (if Side Accessed)
<i>Rear Setbacks</i>	
To Livable,	10'
To Non-Livable	5'
Lot Coverage	60% (Max.)
Maximum Building Height	35'
Minimum Porch Depth ⁽⁴⁾	7'
Parking	2 Garage Spaces (20' x 20' Inside Dimension)

Notes: ⁽¹⁾ Lots within cul-de-sac, standard knuckle or modified knuckle configurations shall provide a minimum 35-foot lot width at front property line and shall meet the minimum lot width established for the Planning Area at the

building setback. All minimum side and rear yard setbacks shall be maintained at all times.

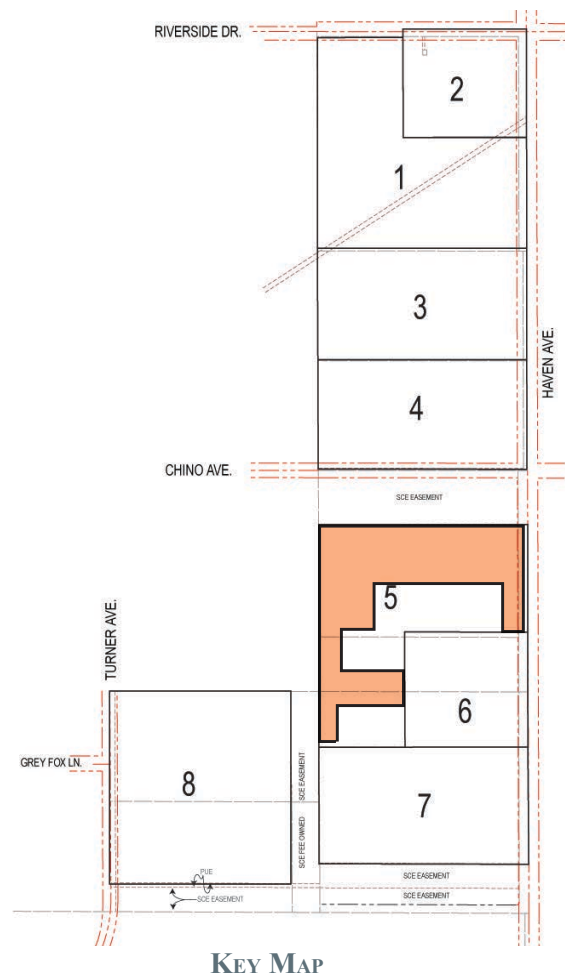
⁽²⁾ All Setbacks are measured from property line.

⁽³⁾ Lot widths on cul-de-sac, standard knuckle or modified knuckle street configurations shall be a minimum of 40' at front setback.

⁽⁴⁾ A minimum of 70 square feet clear space is required.

⁽⁵⁾ First and second story massing shall be consistent with the criteria outlined in Section 8.3.2(a), "Front Façade Massing" of the Specific Plan.

Please refer to **Exhibit 9-13 "5,100 S.F. Single Family Detached Plotting and Street Scene"** for further details.



SECTION 9 • Development Standards

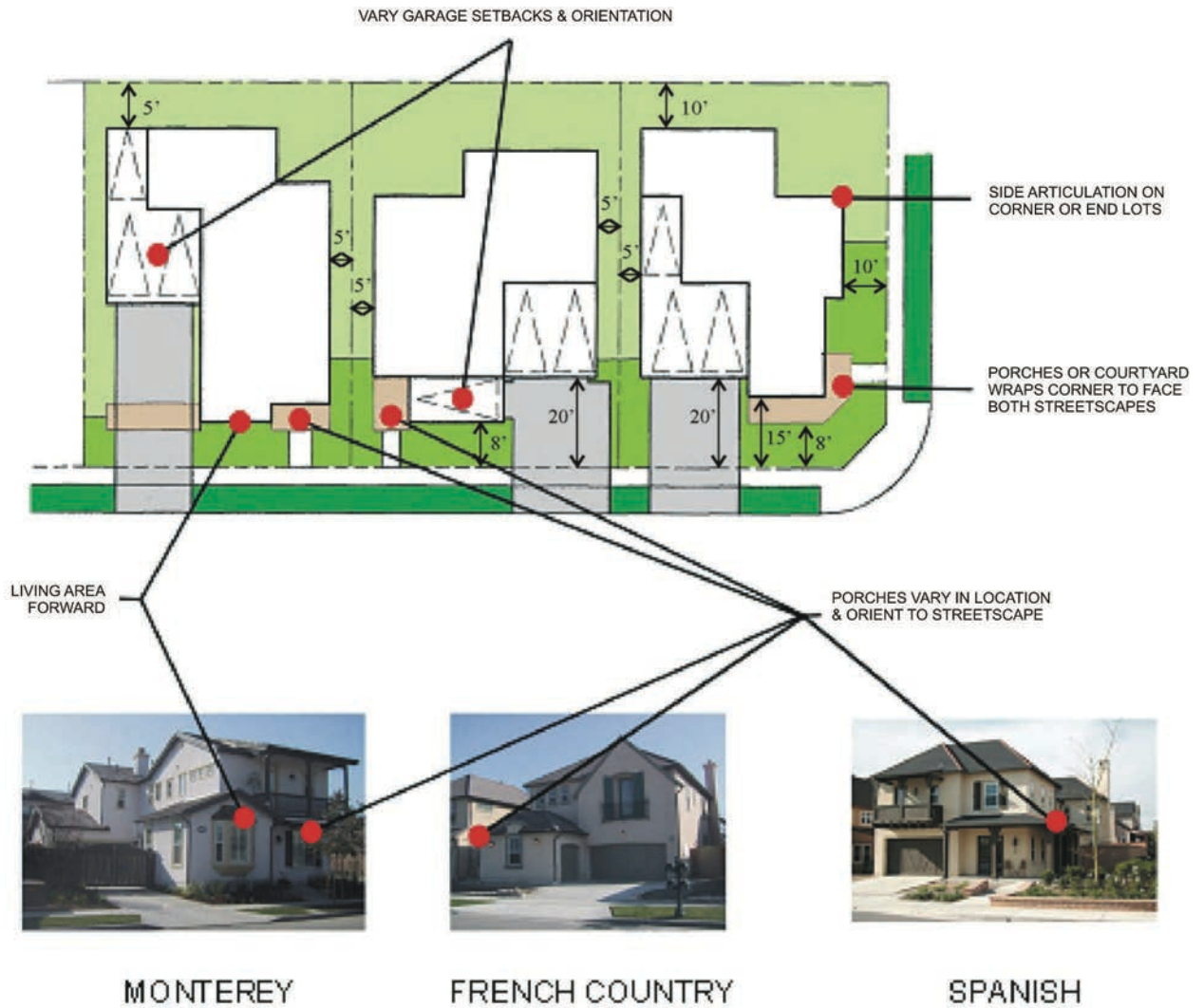


Exhibit 9-13: 5,100 S.F. SINGLE FAMILY DETACHED PLOTTING AND STREET SCENE

SECTION 9 • Development Standards

9.4.11 5,250 S.F. Single Family Detached Development Standards

Planning Area 9	
Lot Criteria	
Minimum Lot Square Feet	5,250 Square Feet
Minimum Lot Width at Front Setback Line for Standard Lot ⁽¹⁾	50'
Minimum Lot Width on Corner	55'
Minimum Lot Depth	105'
Garage Access	Front/Corner
Minimum Building Setbacks ⁽²⁾	
<i>Front Setbacks ⁽³⁾</i>	
To Porch	8'
To Livable, 1 st Story	12'
To Livable, 2 nd Story ⁽⁵⁾	12'
To Corner Livable, 2 nd Story ⁽⁵⁾	17'
To Livable, 3 rd Story	17'
To Garage	18', 10' (if Side Accessed)
<i>Side Setbacks</i>	
Interior to Livable	5'
Corner to Porch	8'
Corner to Livable	10'
Corner to Garage	18', 10' (if Side Accessed)
<i>Rear Setbacks</i>	
To Livable,	10'
To Non-Livable	5'
Lot Coverage	60% (Max.)
Maximum Building Height	35'
Minimum Porch Depth ⁽⁴⁾	7'
Parking	2 Garage Spaces (20' x 20' Inside Dimension)

Notes: ⁽¹⁾ Lots within cul-de-sac, standard knuckle or modified knuckle configurations shall provide a minimum 35-foot lot width at front property line and shall meet the minimum lot width established for the Planning Area at the

building setback. All minimum side and rear yard setbacks shall be maintained at all times.

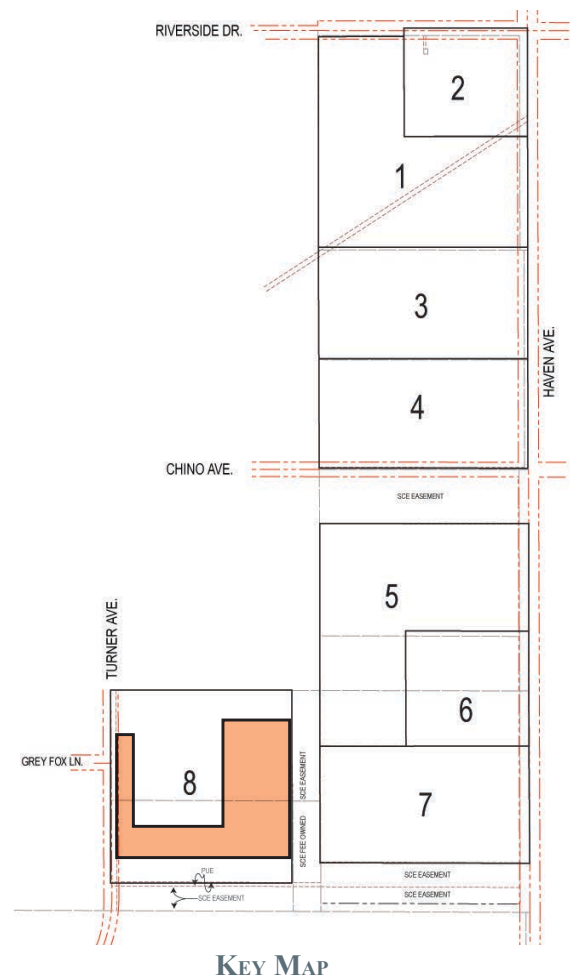
⁽²⁾ All Setbacks are measured from property line.

⁽³⁾ Lot widths on cul-de-sac, standard knuckle or modified knuckle street configurations shall be a minimum of 40' at front setback.

⁽⁴⁾ A minimum of 70 square feet clear space is required.

⁽⁵⁾ First and second story massing shall be consistent with the criteria outlined in **Section 8.3.2(a)**, "Front Façade Massing" of the Specific Plan.

Please refer to **Exhibit 9-14 "5,250 S.F. Single Family Detached Plotting, 3D View and Street Scene"** for further details.



SECTION 9 • Development Standards

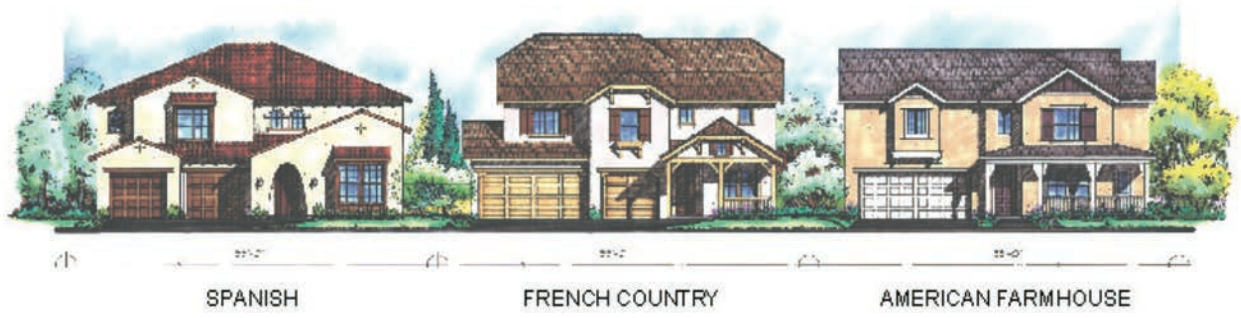


Exhibit 9-14: 5,250 S.F. SINGLE FAMILY DETACHED PLOTTING, 3D VIEW AND STREET SCENE

SECTION 9 • Development Standards

9.4.12 6,300 S.F. Single Family Detached Development Standards

Planning Area 9	
Lot Criteria	
Minimum Lot Square Feet	6,300 Square Feet
Minimum Lot Width at Front Setback Line for Standard Lot ⁽¹⁾	60'
Minimum Lot Width on Corner	65'
Minimum Lot Depth	105'
Garage Access	Front/Corner
Minimum Building Setbacks ⁽²⁾	
<i>Front Setbacks ⁽³⁾</i>	
To Porch	10'
To Livable, 1 st Story	15'
To Livable, 2 nd Story ⁽⁵⁾	15'
To Corner Livable, 2 nd Story ⁽⁵⁾	15'
To Livable, 3 rd Story	20'
To Garage	20', 10' (if Side Accessed)
<i>Side Setbacks</i>	
Interior to Livable	5'
Corner to Porch	8'
Corner to Livable	10'
Corner to Garage	20', 10' (if Side Accessed)
<i>Rear Setbacks</i>	
To Livable,	15'
To Non-Livable	5'
Lot Coverage	60% (Max.)
Maximum Building Height	35'
Minimum Porch Depth ⁽⁴⁾	7'
Parking	2 Garage Spaces (20' x 20' Inside Dimension)

Notes: ⁽¹⁾ Lots within cul-de-sac, standard knuckle or modified knuckle configurations shall provide a minimum 35-foot lot width at front property line and shall meet the minimum lot width established for the Planning Area at the

building setback. All minimum side and rear yard setbacks shall be maintained at all times.

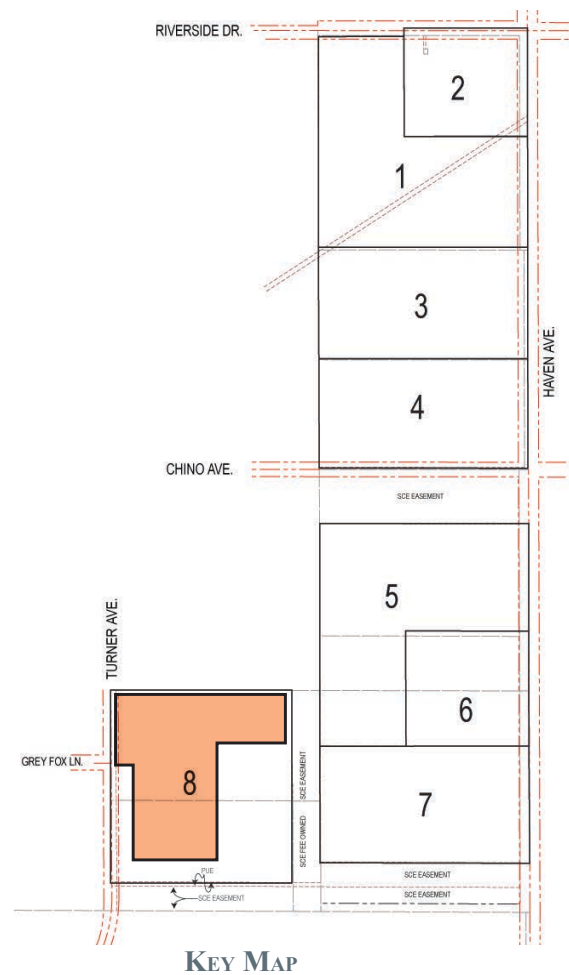
⁽²⁾ All Setbacks are measured from property line.

⁽³⁾ Lot widths on cul-de-sac, standard knuckle or modified knuckle street configurations shall be a minimum of 40' at front setback.

⁽⁴⁾ A minimum of 70 square feet clear space is required.

⁽⁵⁾ First and second story massing shall be consistent with the criteria outlined in **Section 8.3.2(a), "Front Façade Massing"** of the Specific Plan.

Please refer to **Exhibit 9-15 "6,300 S.F. Single Family Detached Plotting, 3D View and Street Scene"** for further details.



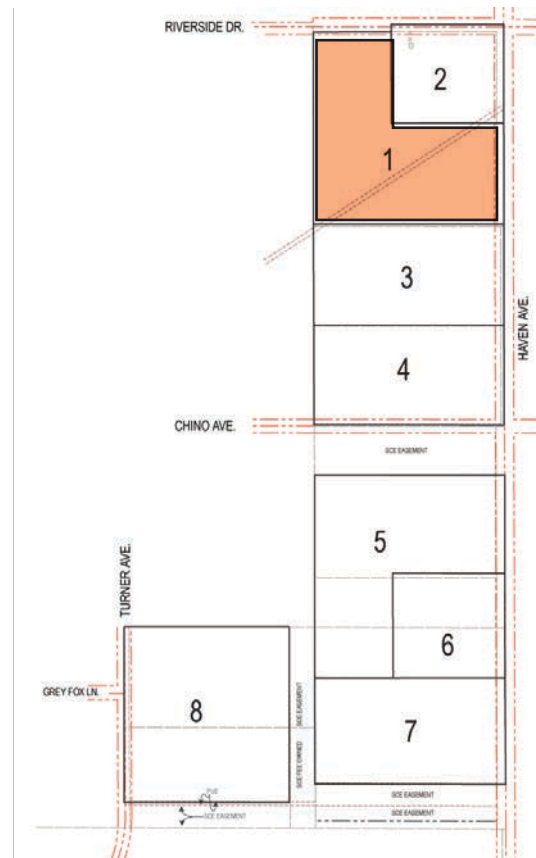
SECTION 9 • Development Standards



Exhibit 9-15: 6,300 S.F. SINGLE FAMILY DETACHED PLOTTING, 3D VIEW AND STREET SCENE

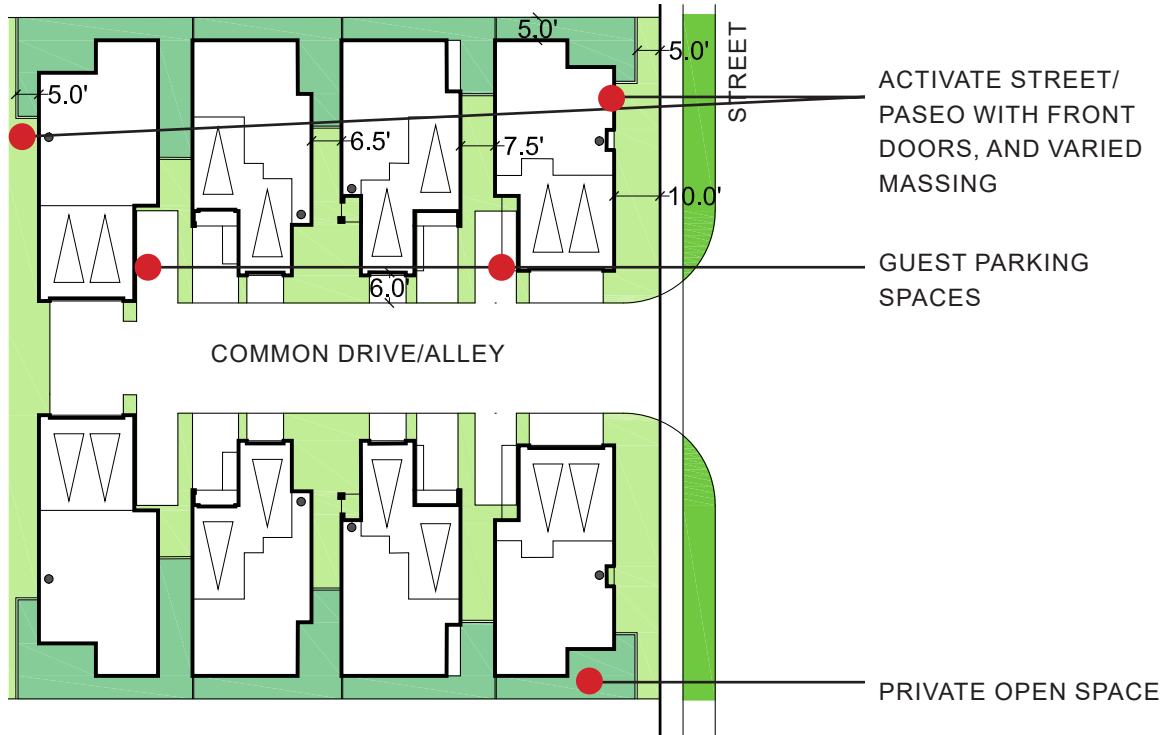
SECTION 9 • Development Standards

9.4.13 Motorcourt SFD Development Standards



KEY MAP

SECTION 9 • Development Standards



Minimum Standards

Minimum Lot Size

Lot area	1,850 s.f.
Lot width	30'
Lot depth	62'

Building Separation (Minimum)

6'-6"

Front Setbacks - To Back of Sidewalk - Street Facing

Living space	10'
Porch/balcony	5'
Living from common drive	7'
Garage from common drive	5'

Side Setbacks

To porch/balcony/fence	5'
To living	5'
Corner to living	10'

Rear Setbacks

Living space	5'
To garage	5'

Garage Setbacks

Garage face to garage face	30'
Garage face to driveway (apron)	5'*

Note: Lane width may be increased to 24' when the lane length exceeds 150'.

Maximum Encroachments into Building Setbacks

Fireplace, media niche (8' max length), bay windows (cantilevered), potshelves, brackets, etc.	2'
Second floor cantilever over garage	2'

Private Open Space Per Unit

Minimum dimension	6'
Total per unit	100 s.f.

Parking

2 Garage Spaces	(10' x 20' Clear)
-----------------	-------------------

Building Height

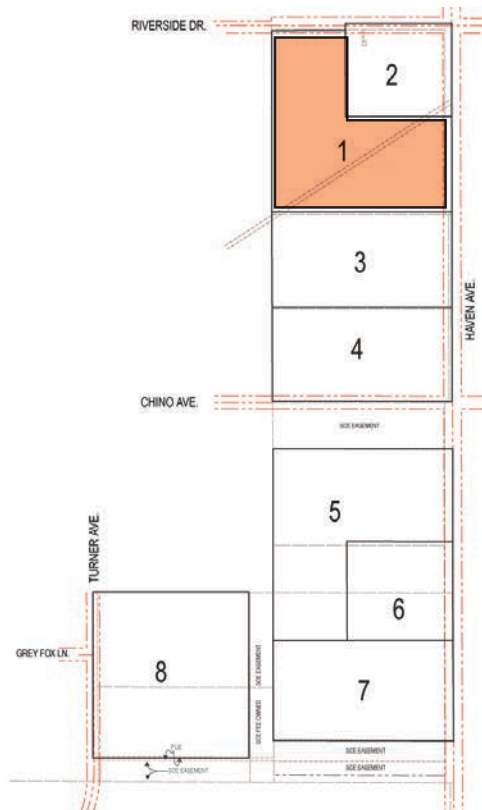
35'

* Measurement is to be taken from inside of the curb

Exhibit 9-16 Motorcourt SFD Plotting and Development Standards

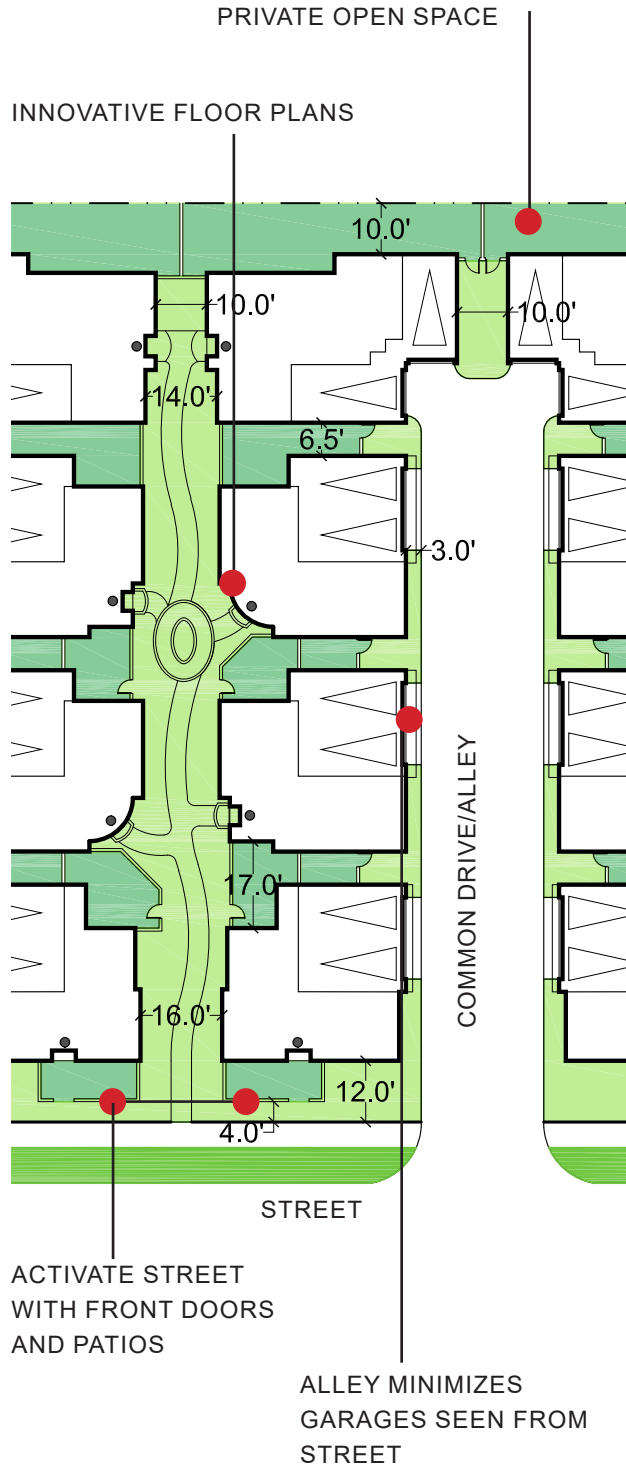
SECTION 9 • Development Standards

9.4.14 6 and 8-Pack Greencourt Development Standards



KEY MAP

SECTION 9 • Development Standards



Minimum Standards

Minimum Lot Size

Maximum Number of Units per Cluster	8
Lot width	N/A
Lot depth	N/A

Building Separation (Minimum)

6'-6"

Front Setbacks - To Back of Sidewalk - Street Facing

Living space	10'
Porch/balcony	4'
Living from common drive	3'
Garage from common drive	3'

Side Setbacks

To porch/balcony/fence	4'
To living	5'
Corner to living	10'
To garage from property line	10'

Rear Setbacks

To living from common drive	3'
To living from property line	10'
To garage from common drive	3'
To garage from property line	10'

Garage Setbacks

Garage face to garage face	30'
Garage face to driveway (apron)	5'*
Note: Lane width may be increased to 24' when the lane length exceeds 150'.	

Maximum Encroachments into Building Setbacks

Fireplace, media niche (8' max length), bay windows (cantilevered), potshelves, brackets, etc.	2'
Second floor cantilever over garage	2'

Private Open Space Per Unit

Minimum dimension	6'
Total per unit	100 s.f.

Parking

2 Garage Spaces	(20' x 20' Clear)
-----------------	-------------------

Building Height

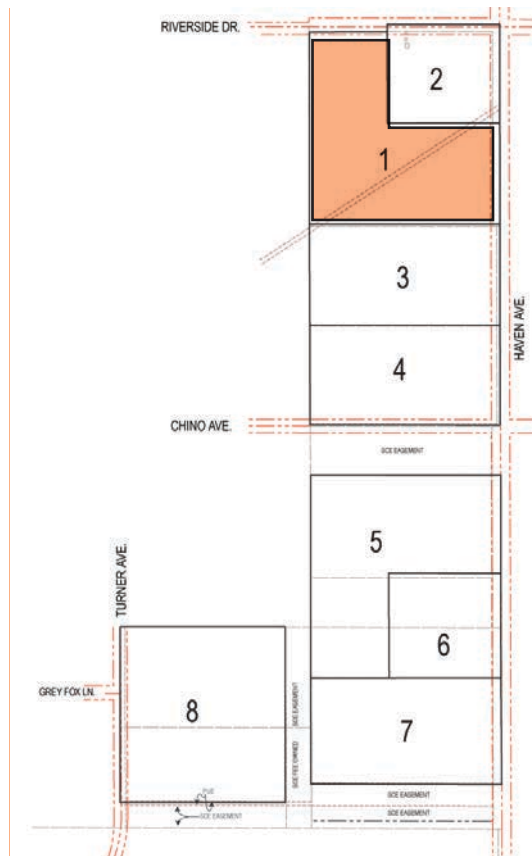
35'

* Measurement is to be taken from inside of the curb

Exhibit 9-17 6 and 8-Pack Greencourt Plotting and Development Standards

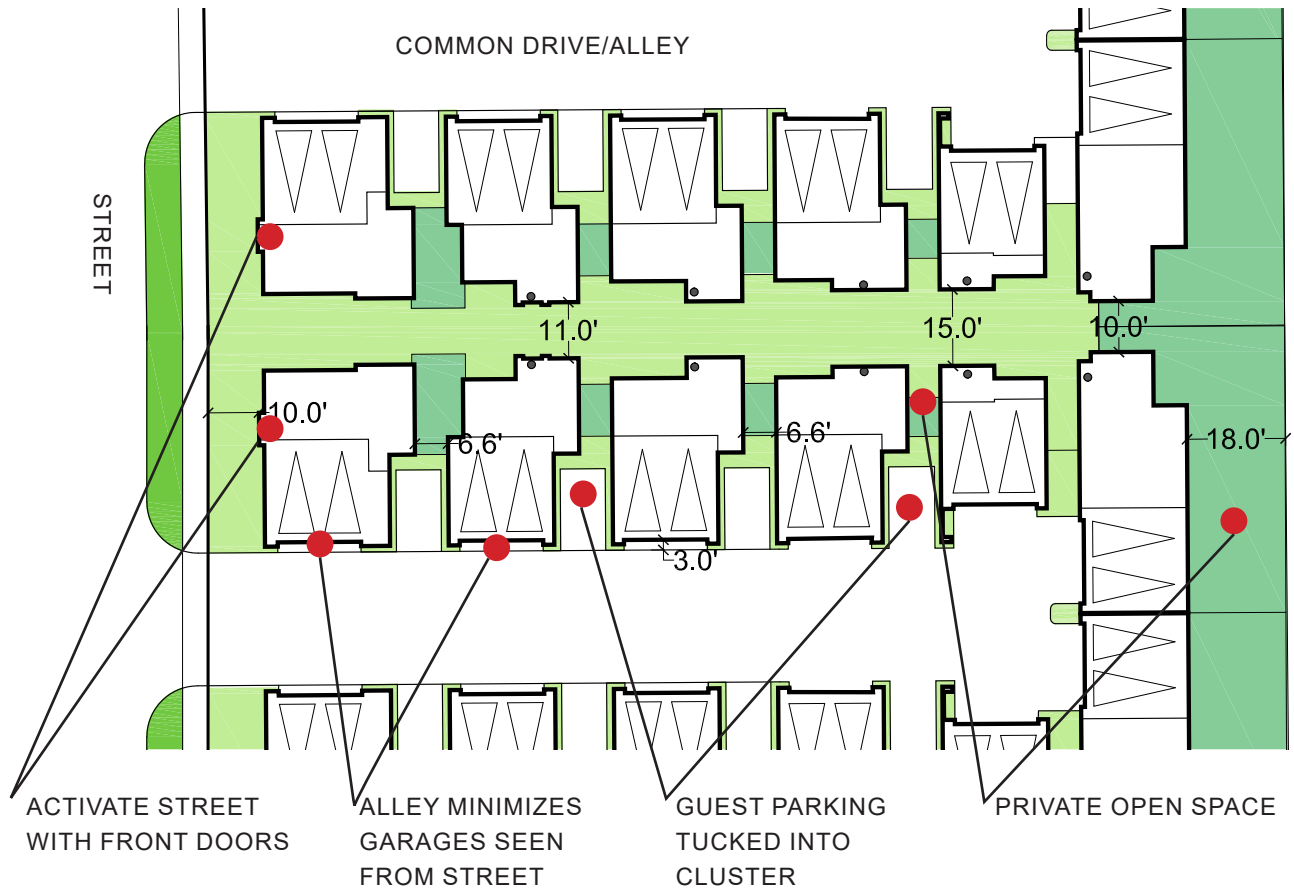
SECTION 9 • Development Standards

9.4.15 12-Pack Greencourt Development Standards



KEY MAP

SECTION 9 • Development Standards



Minimum Standards

Minimum Lot Size

Maximum Number of Units per Cluster	12
Lot width	N/A
Lot depth	N/A

Building Separation (Minimum) 6'-6"

Front Setbacks - To Back of Sidewalk - Street Facing

Living space	10'
Porch/balcony	4'
Living from common drive	3'
Garage from common drive	3'

Side Setbacks

To porch/balcony/fence	4'
To living	5'
Corner to living	10'
To garage from property line	10'

Rear Setbacks

To living from common drive	3'
To living from property line	10'
To garage from common drive	3'
To garage from property line	10'

Garage Setbacks

Garage face to garage face	30'
Garage face to driveway (apron)	5'*
Note: Lane width may be increased to 24' when the lane length exceeds 150'.	

Maximum Encroachments into Building Setbacks

Fireplace, media niche (8' max length), bay windows (cantilevered), potshelves, brackets, etc.	2'
Second floor cantilever over garage	2'

Private Open Space Per Unit

Minimum dimension	6'
Total per unit	100 s.f.

Parking

2 Garage Spaces	(20' x 20' Clear)
-----------------	-------------------

Building Height

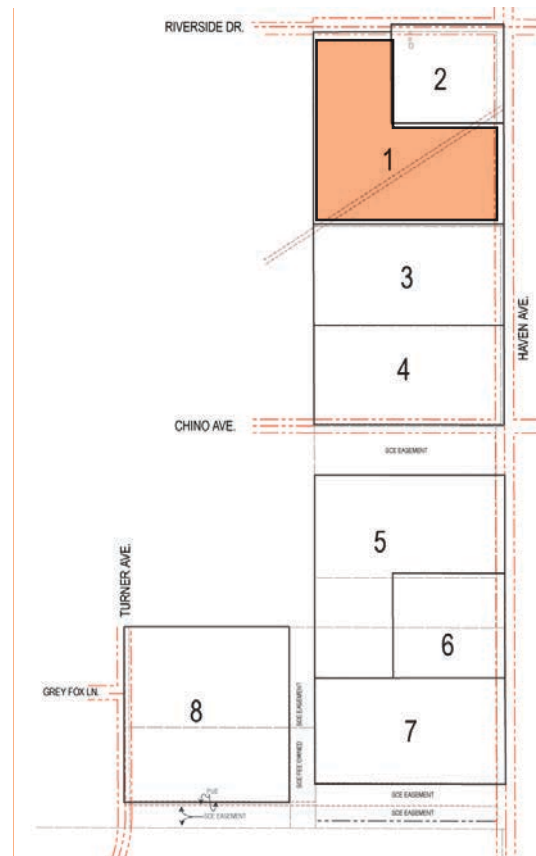
35'

* Measurement is to be taken from inside of the curb

Exhibit 9-18: 12-Pack Greencourt Plotting and Development Standards

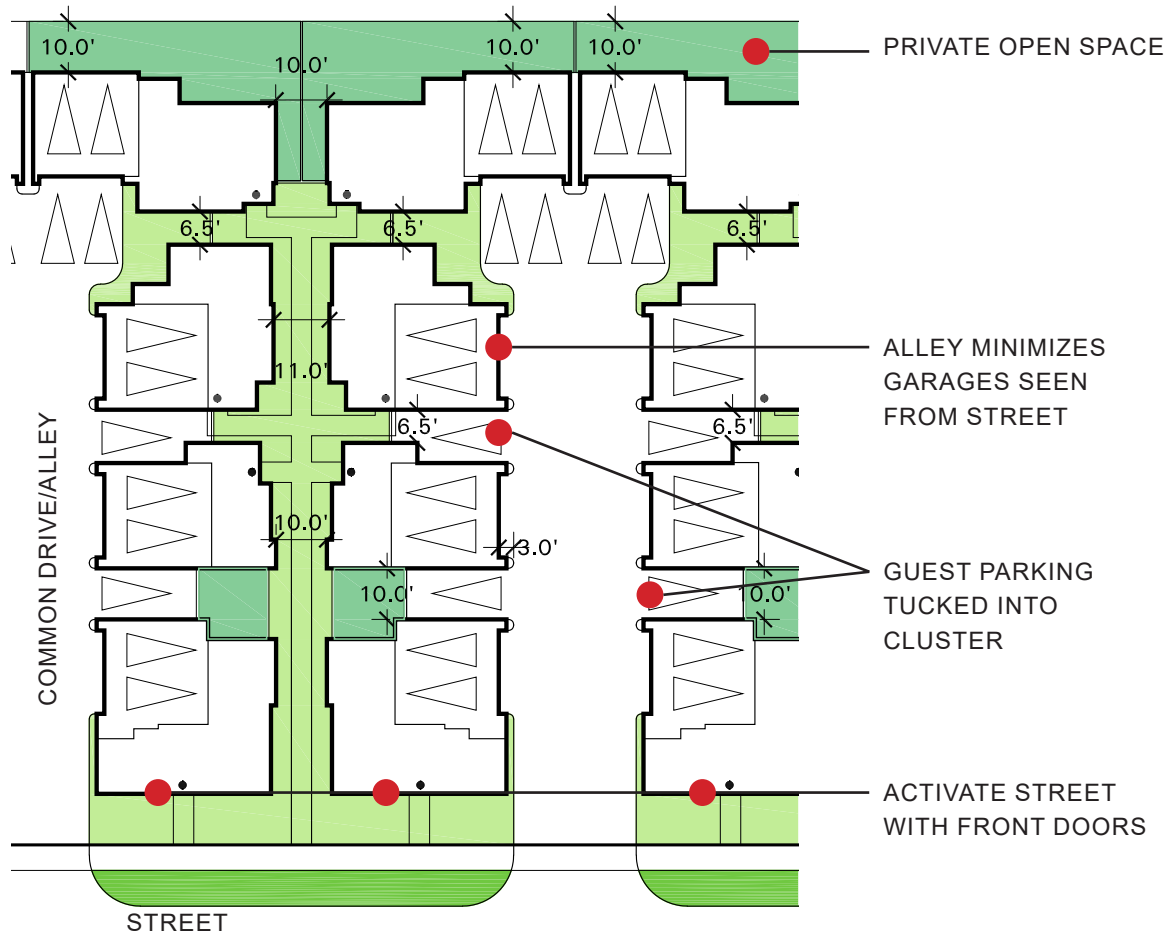
SECTION 9 • Development Standards

9.4.16 8-Pack Greencourt Development Standards



KEY MAP

SECTION 9 • Development Standards



Minimum Standards

Minimum Lot Size

Maximum Number of Units per Cluster	8
Lot width	N/A
Lot depth	N/A

Garage Setbacks

Garage face to garage face	30'
Garage face to driveway (apron)	5'
Note: Lane width may be increased to 24' when the lane length exceeds 150'.	

Building Separation (Minimum)

6'-6"

Front Setbacks - To Back of Sidewalk - Street Facing

Living space	10'
Porch/balcony	4'
Living from common drive	3'
Garage from common drive	3'

Maximum Encroachments into Building Setbacks

Fireplace, media niche (8' max length), bay windows (cantilevered), potshelves, brackets, etc.	2'
Second floor cantilever over garage	2'

Side Setbacks

To porch/balcony/fence	4'
To living	5'
Corner to living	10'
To garage from property line	10'

Private Open Space Per Unit

Minimum dimension	6'
Total per unit	100 s.f.

Rear Setbacks

To living from common drive	3'
To living from property line	10'
To garage from common drive	3'
To garage from property line	10'

Parking

2 Garage Spaces	(20' x 20' Clear)
-----------------	-------------------

Building Height

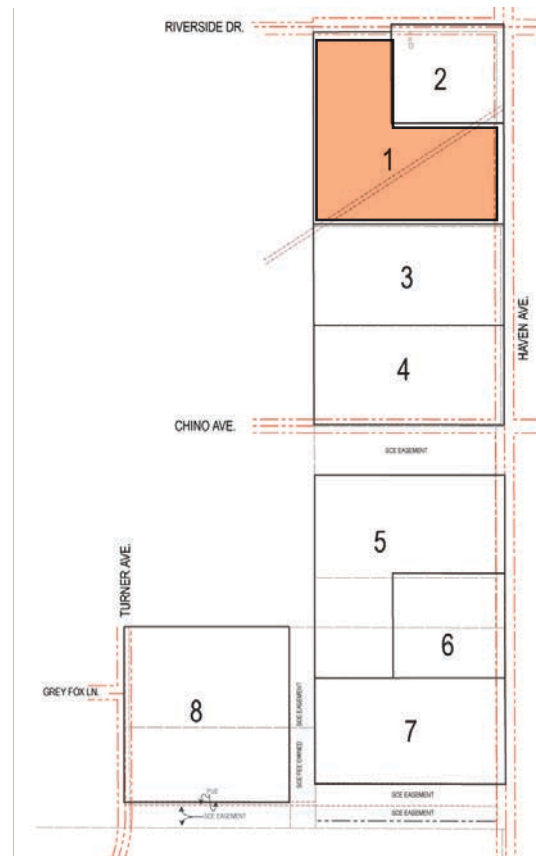
35'

* Measurement is to be taken from inside of the curb

Exhibit 9-19: 8-Pack Greencourt Plotting and Development Standards

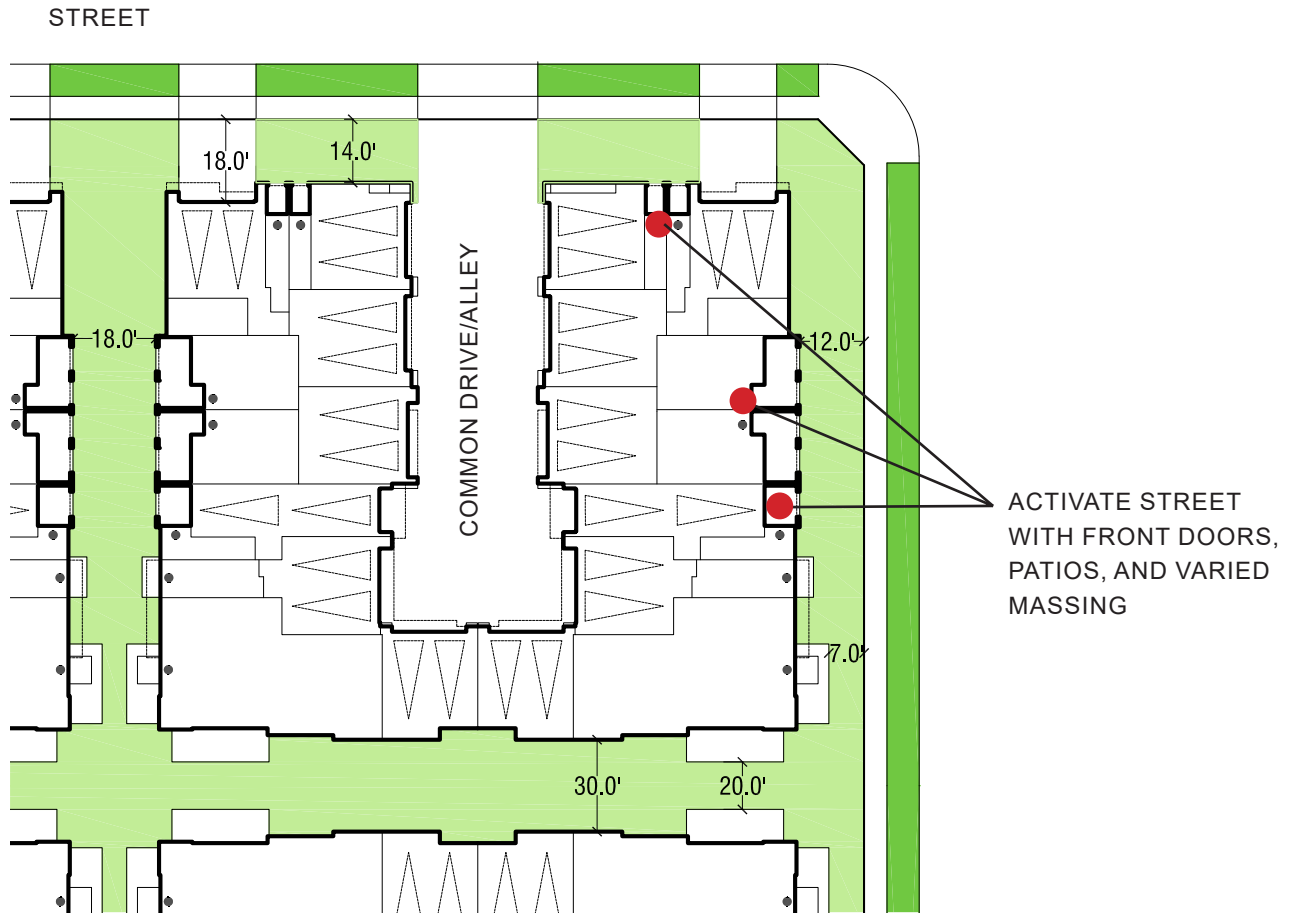
SECTION 9 • Development Standards

9.4.17 Attached Motorcourt Development Standards



KEY MAP

SECTION 9 • Development Standards



Minimum Standards

Minimum Lot Size

Lot area	N/A
Lot width	N/A
Lot depth	N/A

Lot Coverage

60% Max

Minimum Porch Depth

4'

Parking

2 Garage Spaces

(20' x 20'
Clear)

Tandem Permitted

(10' x 40'
Clear)

Building Separation (Minimum)

Living to living	18'
------------------	-----

Front Setbacks - To Back of Sidewalk - Street Facing

Living space	10'
Porch/balcony	7'
To garage	18'

Building Height

35'

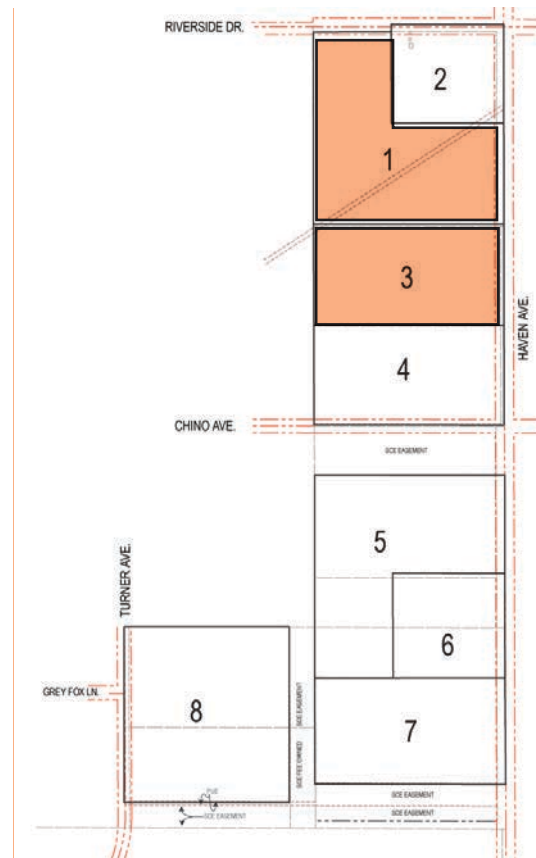
Side Setbacks

To living	12'
Corner to porch or balcony	7'
Corner to living	10'

Exhibit 9-20: Attached Motorcourt Plotting and Development Standards

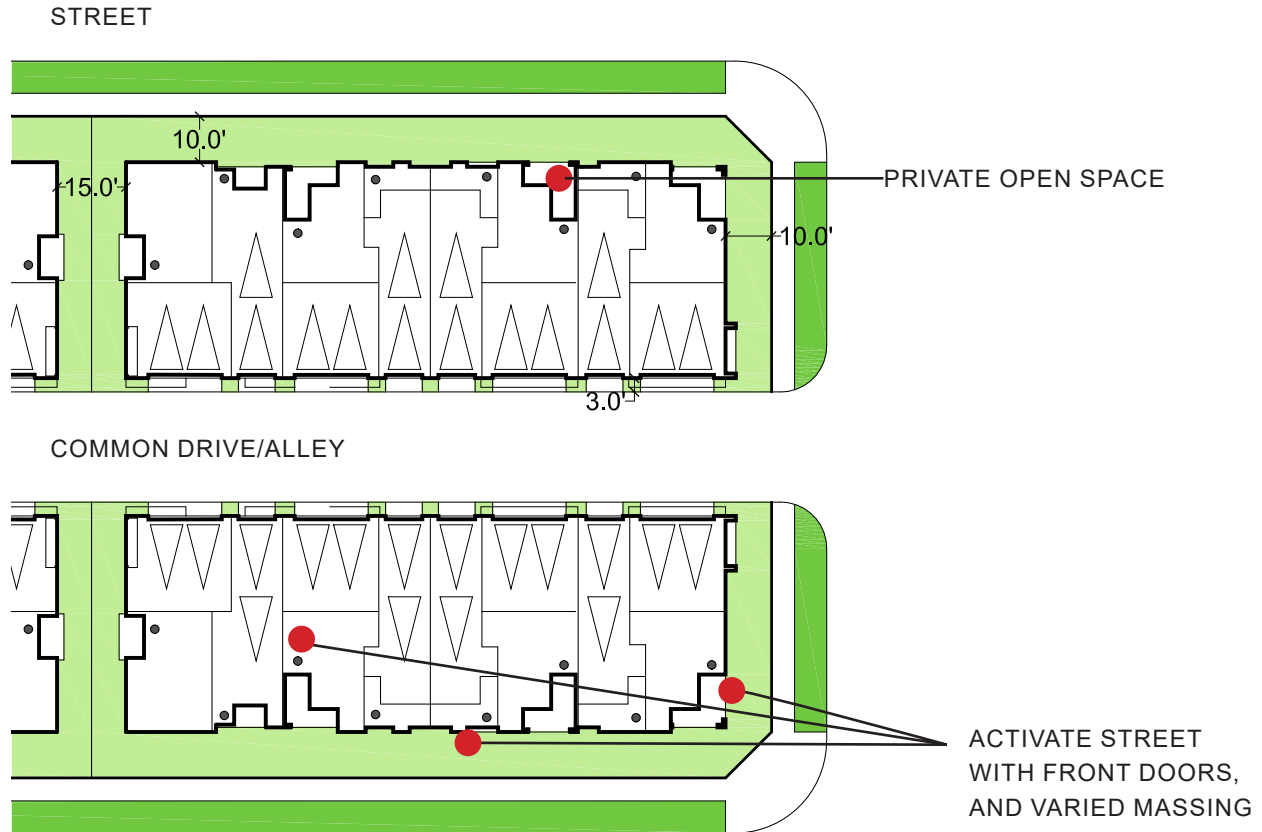
SECTION 9 • Development Standards

9.4.18 3-Story Townhome Development Standards



KEY MAP

SECTION 9 • Development Standards



Minimum Standards

Minimum Lot Size

Lot area	N/A
Lot width	N/A
Lot depth	N/A

Lot Coverage

60% Max

Minimum Building Setback to Shared Driveway

3'

Minimum Porch Depth

4'

Building Separation (Minimum)

Living to living	15'
------------------	-----

Parking

2 Garage Spaces	(20' x 20' Clear)
Tandem Permitted	(10' x 40' Clear)

Front Setbacks - To Back of Sidewalk - Street Facing

Living space	10'
Porch/balcony	7'

Building Height

40'

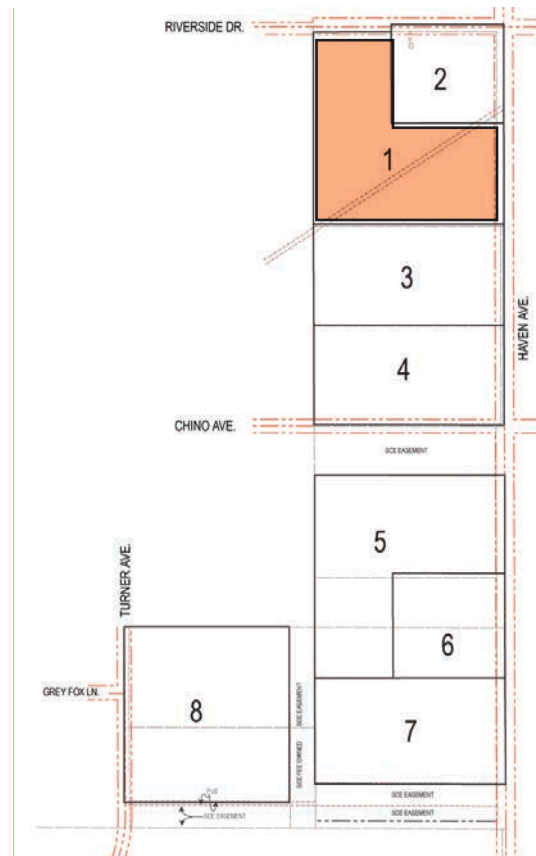
Side Setbacks

To living	10'
Corner to porch or balcony	7'
Corner to living	10'

Exhibit 9-21: 3-Story Townhome Plotting and Development Standards

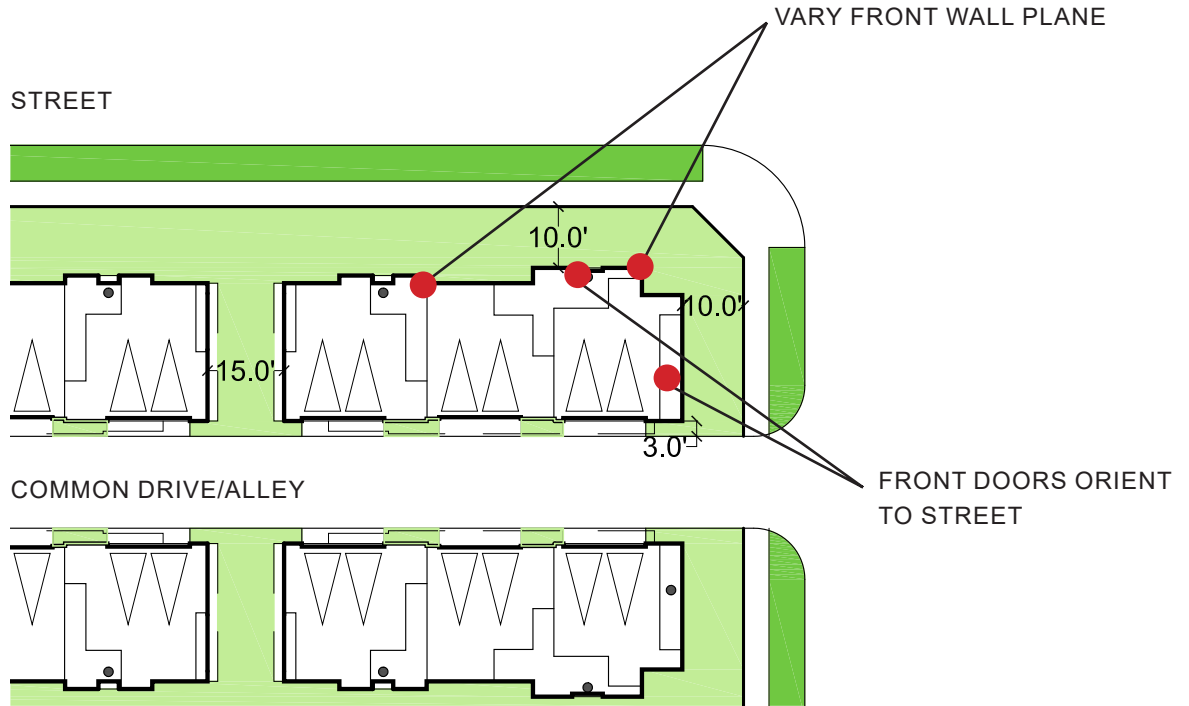
SECTION 9 • Development Standards

9.4.19 3-Story Triplex Development Standards



KEY MAP

SECTION 9 • Development Standards



Minimum Standards

Minimum Lot Size

Lot area	N/A
Lot width	N/A
Lot depth	N/A

Lot Coverage 60% Max

Minimum Building Setback to Shared Driveway 3'

Minimum Porch Depth 4'

Building Separation (Minimum)

Living to living 15'

Parking
2 Garage Spaces (20' x 20' Clear)

Front Setbacks - To Back of Sidewalk - Street Facing

Living space	10'
Porch/balcony	6'

Building Height 40'

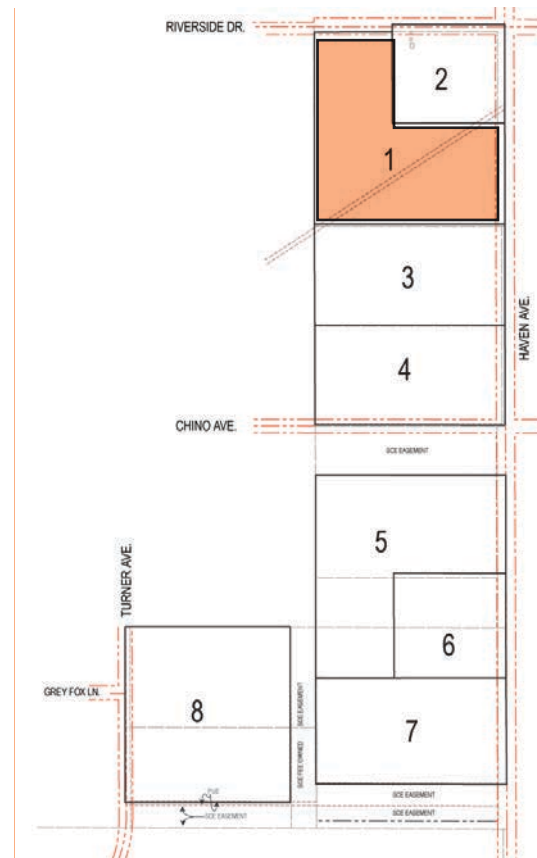
Side Setbacks

To living	10'
Corner to porch or balcony	6'
Corner to living	10'

Exhibit 9-22: 3-Story Triplex Plotting and Development Standards

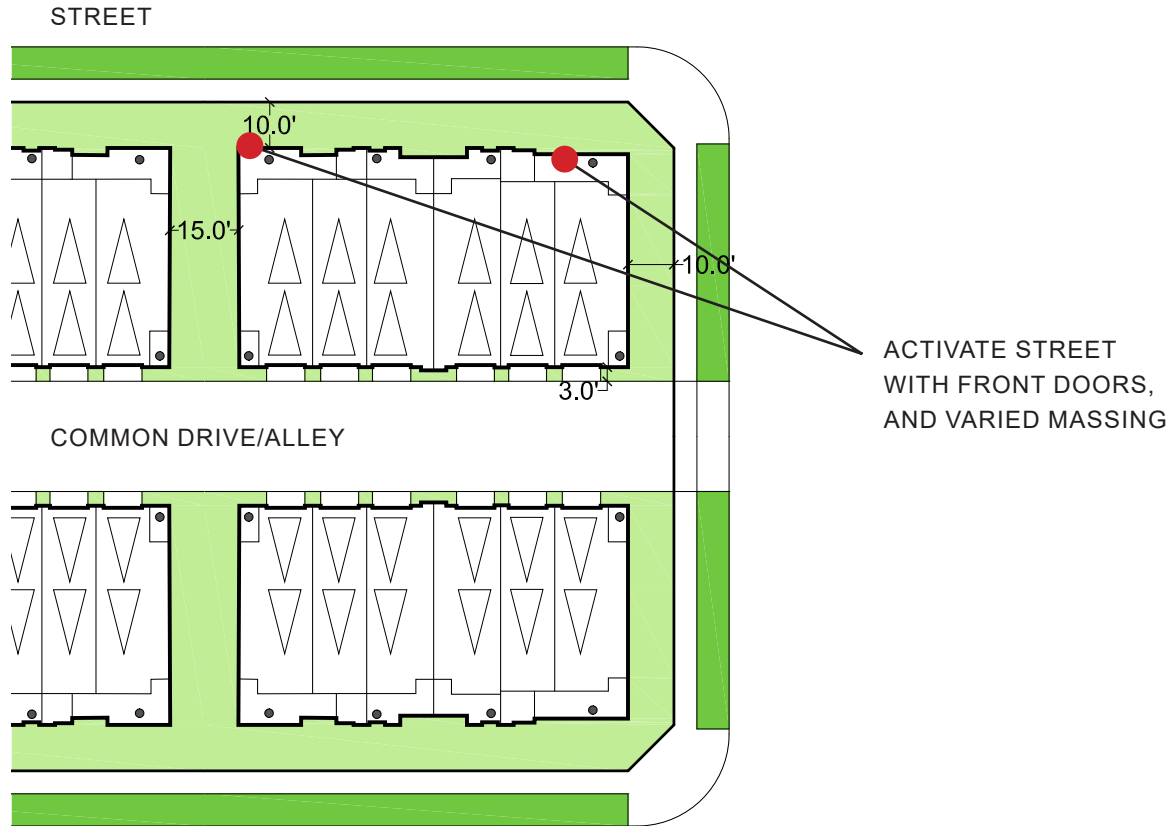
SECTION 9 • Development Standards

9.4.20 3-Story Tandem Townhomes Development Standards



KEY MAP

SECTION 9 • Development Standards



Minimum Standards

Minimum Lot Size

Lot area	N/A
Lot width	N/A
Lot depth	N/A

Building Separation (Minimum)

Living to living	15'
------------------	-----

Front Setbacks - To Back of Sidewalk - Street Facing

Living space	10'
Porch/balcony	6'

Side Setbacks

To living	10'
Corner to porch or balcony	6'
Corner to living	10'

Rear Setbacks

To garage	3'
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Minimum Building Setback to Shared Driveway

3'

Lot Coverage

60% (Max.)

Minimum Porch Depth

4'

Parking

2 Garage Spaces
(10' x 40' Clear)

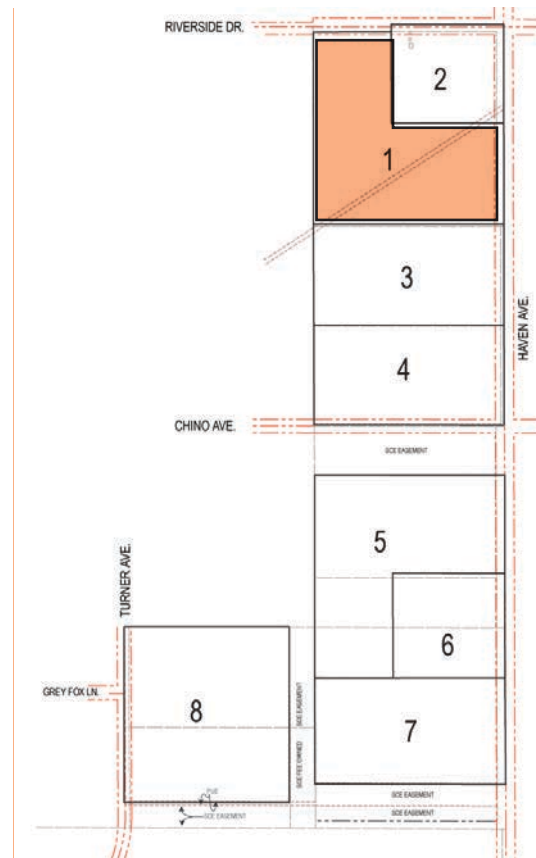
Building Height

40'

Exhibit 9-23: 3-Story Tandem Townhomes Plotting and Development Standards

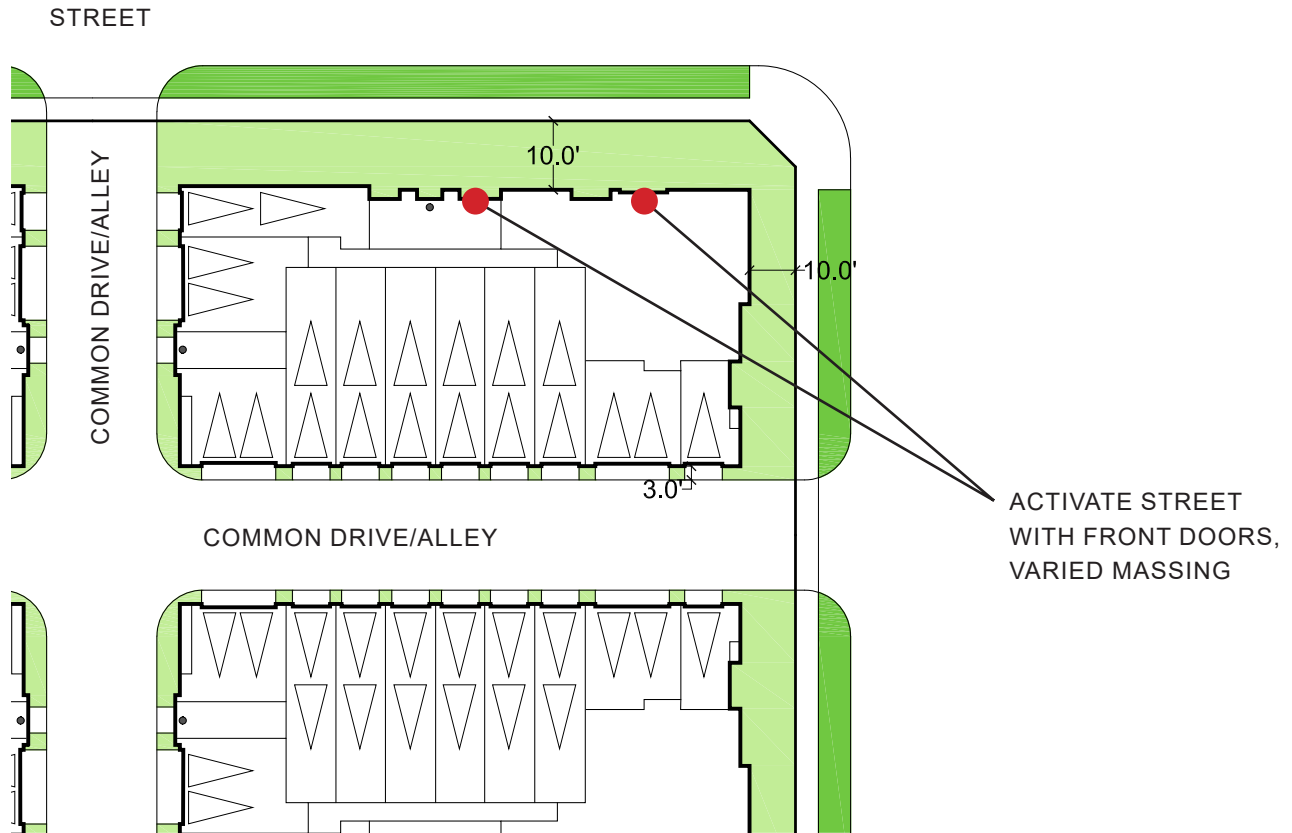
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9.4.21 Flats Development Standards



KEY MAP

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Minimum Standards

Minimum Lot Size

Lot area	N/A
Lot width	N/A
Lot depth	N/A

Building Separation (Minimum)

Living to living	15'
------------------	-----

Front Setbacks - To Back of Sidewalk - Street Facing

Living space	10'
Porch/balcony	6'

Side Setbacks

To living	10'
Corner to porch or balcony	6'
Corner to living	10'

Minimum Building Setback to Shared Driveway 3'

Lot Coverage 60% Max

Minimum Porch Depth 4'

Parking

1 Car	(00' x 20' Clear)
2 Car Side-by-Side	(20' x 20' Clear)
Tandem Permitted	(10' x 40' Clear)

Building Height 40'

Exhibit 9-24: Flats Plotting and Development Standards

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9.4.22 Cluster Homes Development Standards

Planning Area 3 - Cluster Homes

Lot Criteria

Minimum Lot Square Feet	2,800 Sq. Ft.
Minimum Lot Width at Front Setback Line for Standard Lot ⁽¹⁾	46'
Minimum Lot Width on Corner	49'
Minimum Lot Depth	58'
Garage Access ^{4,5}	Common Drive Access

Minimum Building Separation 8'

Minimum Building Setbacks, Forward of Cluster

Front Setbacks ⁽¹⁾

To Porch or Balcony	5'
To Livable, 1 st / 2 nd Story	5'

Side Setbacks ^{1,2}

Interior to Livable	5'
Corner to Livable	10'

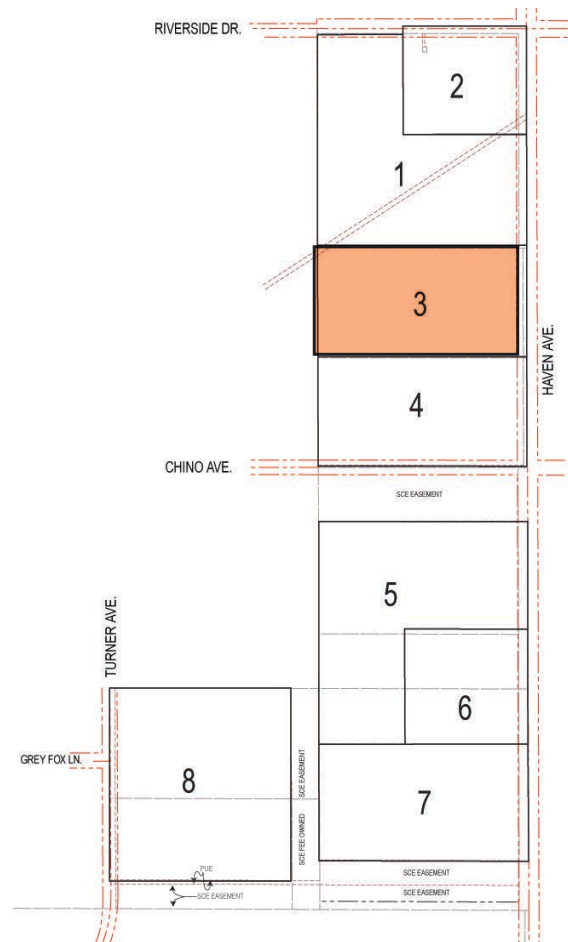
Rear Setbacks^{1,2,3}

To Livable	5'
To Garage	N/A

Notes:

- (1) All Setbacks are measured from property lines.
- (2) Side yard slopes may not encroach more than 40% into side yard setback areas.
- (3) A minimum 150 S.F. private open space area is required.

Please refer to Exhibit 9-25 “Cluster Homes Plotting” for further details.



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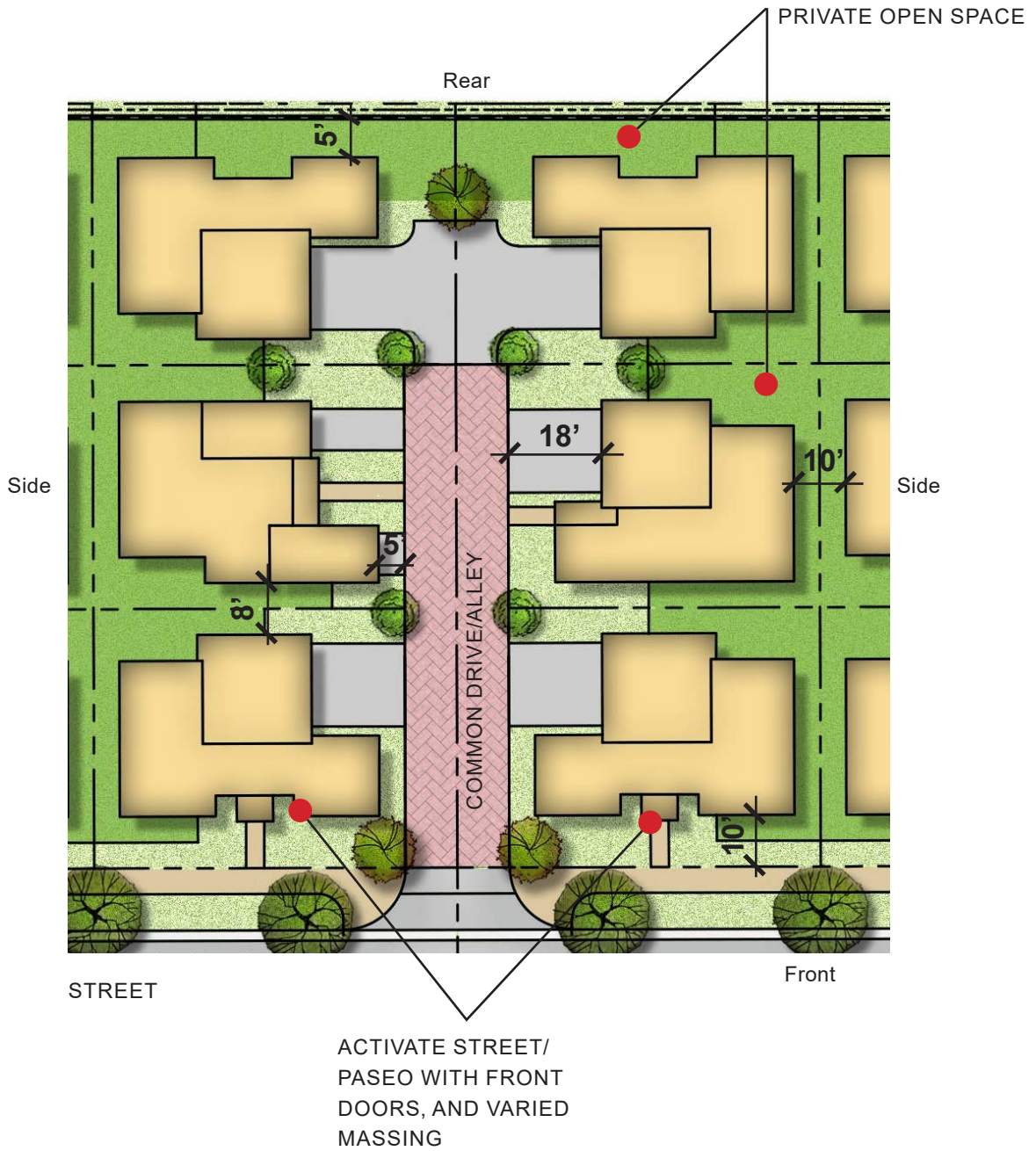


Exhibit 9-25: Cluster Homes Plotting

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9.4.23 Alley loaded Rowtowns Development Standards

Minimum Standards

Lot Area	
Lot area	N/A
Lot width	N/A
Lot depth	N/A
Building Separation (Minimum)	
Living to living	15'
Front Setbacks Street Facing	
Living space	10'
Porch/balcony	5'
Side Setbacks	
To living	5'
Corner to porch or balcony	5'
Corner to living	5'

Notes:

(1) Architectural projections may project a maximum of 3 feet into a required setback; however in no projection shall be closer than 3 feet to any property line. A projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements.

(2) All front and corner side setbacks are measured from back of sidewalks. All other setbacks are measure from Property Line unless noted otherwise.

(3) Minimum 7 foot deep porch, may be reduced to 5 feet where appropriate and subject to Planning Department review and approval.

(4) Solid walls and fencing materials are subject to a 3 foot minimum setback from sidewalk. Fences, walls, hedges or similar view obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed three feet in high in any front yard.

(5) Walls my exceed six feet in height and pilasters may exceed six feet six inches in height on for noise attenuation purposes subject to an Acoustical Study and Planning Department Approval. Up to two feet retaining wall may be incorporated with the 6 feet maximum wall. Maximum exposed wall shall not exceed 8 feet.

(6) All parking spaces to be within an enclosed garage with a minimum clear dimension of 20'x20' for two spaces or 10'x20' for single for tandem spaces. Resident parking may be tandem.

Please refer to Exhibit 9-25 “Rowtowns Plotting” for further details.

Minimum Building Separation

Front to front	25'
Side to side	10'
Rear to Rear	30'/25' at Upper Levels
Front to Side	20'
Between Covered porches front to front ³	15'
Between Garden Walls 3' max height	10'

Minimum Building Setback to Shared Driveway

3'

Private Open Space

Ground floor units (8' Min)	150 SF
Upper Levels (5' Min)	50 SF

Walls, Fences and Hedges

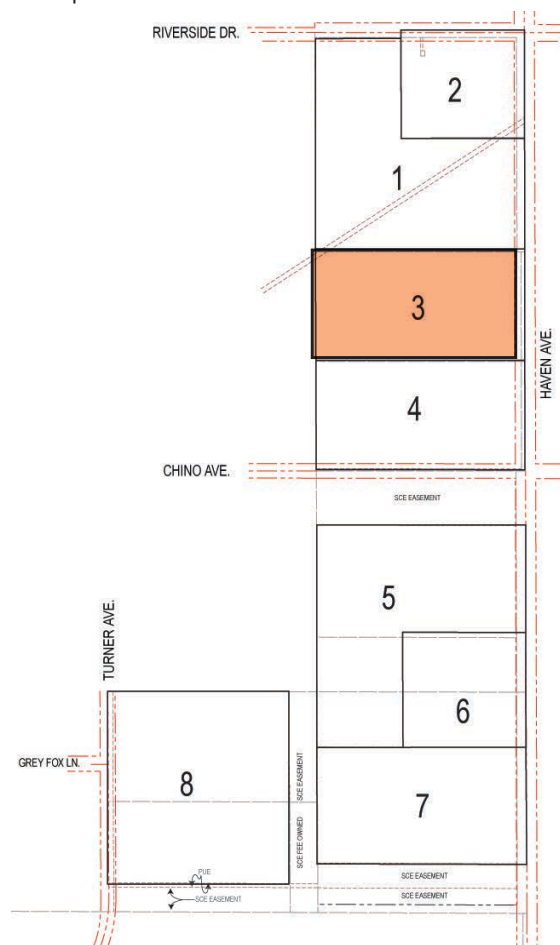
Max height at front of building ⁴	3'
Max height at side or rear	6'

Lot Coverage

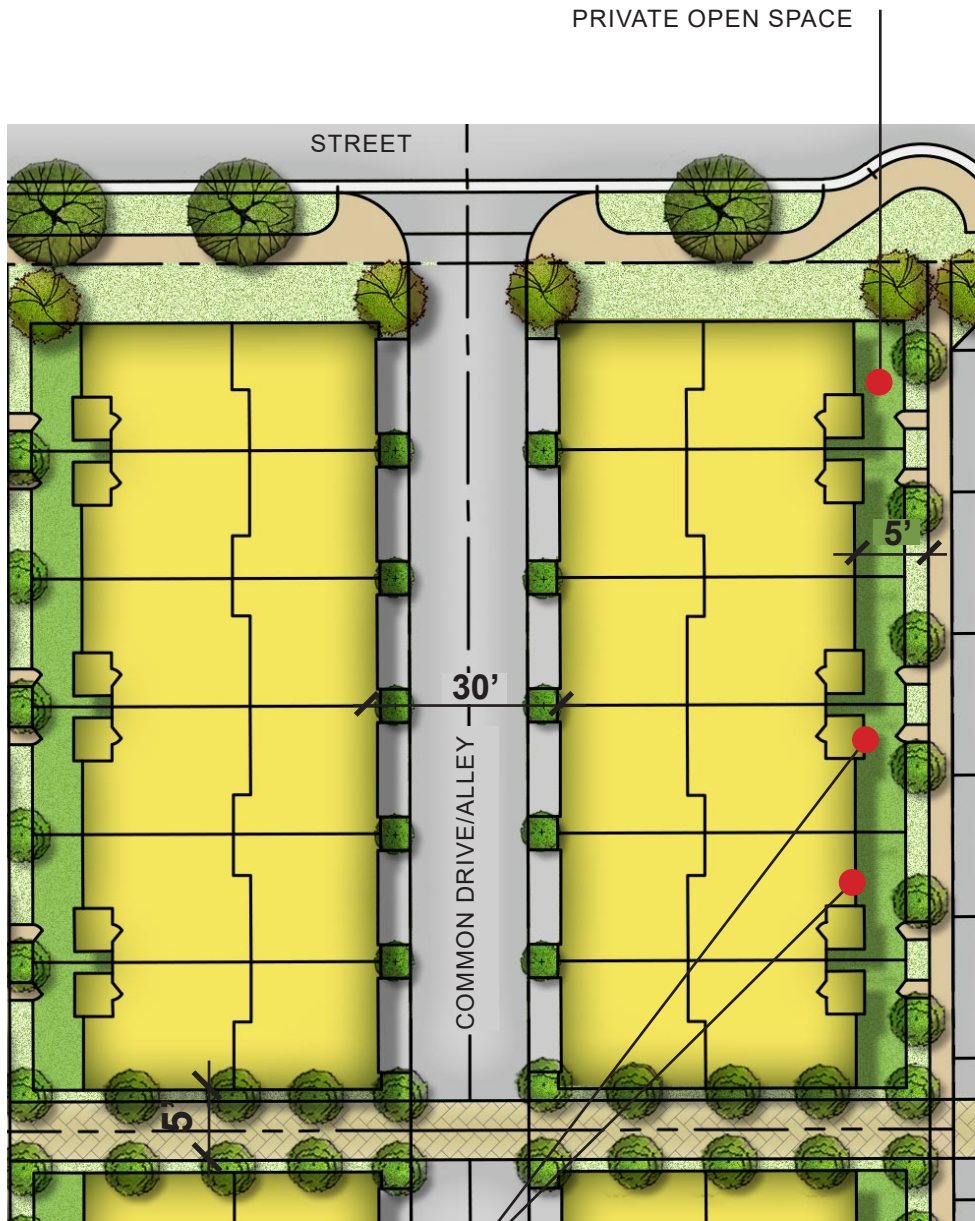
60% Max

Parking⁶

Per Development Code



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ACTIVATE STREET/
PASEO WITH FRONT
DOORS, AND VARIED
MASSING

Exhibit 9-26: Rowtowns Plotting

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9.4.24 Permitted Uses

1. Single family attached or detached dwelling units.
2. Child daycare facilities serving up to 7 children (Per State guidelines).
3. Home occupation shall be in compliance with Section 5.030240 of the Development Code.
4. Accessory uses to include the following: garages, swimming pools, spas, sports courts, and similar outdoor recreational amenities.
5. Patios and patio covers.
6. Monument Signage (per standards within **Section 9.5.3(h)** of this Specific Plan).
7. Model Homes and subdivision sales' trailers; temporary construction parking, offices and facilities; real estate signs, signage indicating future development and directional signage shall be in accordance with the City's Development Code.
8. Second story additions to existing single story dwelling units.

9.4.25 Conditional Permitted Uses

1. Child daycare facilities serving up to 8 to 14 children (Per State guidelines).
2. Places of worship including but not limited to churches and synagogues.

9.4.26 Additional Regulations to be Incorporated

1. Temporary and Interim Land Uses shall be consistent with Section 5.03.395 of the Development Code.
2. Accessory Uses should consider guest homes or accessory dwelling units.
3. No recreational vehicle storage (RV's) in front or corner side yards. No RV street parking for more than 72 hours.

9.4.27 Dairy Separation Requirement for Residential District Development

Regulation

The following separation requirements from existing dairies/feed lots shall apply to new residential development or structures used for public assembly purposes from existing dairies/feed lots.

A minimum 100-foot separation shall be required between a new residential, commercial or industrial development structure used for public assembly and an existing animal feed trough, corral/pen or an existing dairy/feed lot including manure stockpiles and related wastewater detention basins. The 100-foot separation requirement may be satisfied by an offsite easement acceptable to the Planning Director with adjacent properties, submitted with the initial final map and recorded prior to or concurrent with the final map.

9.4.28 Residential Architectural Development Standards

The following development standards shall apply in all residential categories in the West Haven Specific Plan area:

1. No more than 25% of homes in any neighborhood area shall have street facing garages set back closer to the street than the living area (side loaded garages exempted from this ratio.)
2. A minimum of 75% of dwelling units in any neighborhood shall incorporate architecture forward designs.
3. Porches shall be a minimum of 7', 70 square feet in area.
4. Minimum interior garage dimensions to be 20' x 20' clear, one step may encroach, but water heaters may not encroach into this area.
5. Garage door plane will vary at least 5-feet (5') from the adjacent living area façade.
6. Garage doors shall be recessed a minimum of 12-inches (12") from adjacent walls.
7. Deep recessed garages and patio covers shall maintain a five-foot (5') rear yard setback.

8. For garages on rear access lots, the minimum alley setback shall be three-feet (3') with a five foot (5') average setback for second story elements over the garage.
9. Alleys serving as access ways to residential parking facilities shall be designed in accordance with the following standards. The alleys shall provide a minimum of 26-feet of back up area, as measured from the garage face (a minimum of 30-feet of back up area where emergency access applies). On both sides of the alley, between each garage (approximately every 30feet), a landscaped planter shall be installed and shall project a minimum of five feet (5') beyond the face of the garage toward the alley (a minimum of four feet (4') of planter projection where emergency access applies). A minimum 20-foot clearance (24-foot clearance where emergency access applies) is required at all times along the length of the alley.
10. The Director of Planning or Planning Commission may approve modifications to these standards up to 15% (Administrative Exception) for innovative and quality designs that meet the intent of the provisions for this Specific Plan.

9.5 Neighborhood Center Commercial Development Standards

9.5.1 Neighborhood Center Commercial Designation Intent and Purpose

The Neighborhood Center Commercial Land Use Designation is intended to provide necessary retail, office and service uses in close proximity to residents within the West Haven Specific Plan area as well as surrounding neighborhoods and developments. It accommodates proposed small-scale commercial centers that introduce minimal impacts on residential neighborhoods, and as far as feasible are integrated

with adjacent uses. More specifically, the purpose of this designation is as follows:

1. Development within the Neighborhood Center Commercial Land Use Designation should conveniently meet day-to-day service and shopping needs of local residents.
2. Development within the Neighborhood Center Commercial Land Use Designation should complement and not degrade the nearby residential neighborhoods.
3. Development within the Neighborhood Center Commercial Land Use Designation should promote pedestrian linkages with adjacent residential uses, including an enhanced street environment.
4. Development within the Neighborhood Center Commercial Land Use Designation should incorporate modestly scaled outdoor spaces that support informal gatherings.

9.5.2 Neighborhood Center Commercial: Permitted and Conditional Uses

Table 9-1, "Neighborhood Center Commercial: Permitted and Conditional Uses" shows permitted (P) and conditional (C) or temporary (T) uses within the Neighborhood Center Commercial Area. The term "permitted" means that the use is allowed, provided all other requirements are met. The terms "conditional" and "temporary" mean that the Zoning Administrator (within existing buildings) or the Planning Commission (for new construction) must first grant a Conditional or Temporary Use Permit.

9.5.3 Neighborhood Center Commercial Development Standards

The following standards are applicable to all development projects within the Neighborhood Center Commercial Land Use Designation of the West Haven Specific Plan. Unless otherwise specified below, development projects shall meet the standards and requirements of the City of Ontario Development Code for Neighborhood Commercial projects.

Exhibit 9-16, "Neighborhood Center Commercial Site Planning Concept" presents a concept site plan

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Commercial Uses	Permit Type
Bars and cocktail lounges	C
Eating Establishments and restaurants:	
With outdoor seating	P
With alcohol sales	C
With drive-thru	C
Finance services including banks, savings and loans, credit services	P
With drive-thru	C
Finance, insurance and real estate services, including security and commodity brokers and dealers, insurance and real estate agents and brokers, not including banks, savings and loans and credit services	P
Food stores, including supermarkets, meat and fish, fruit and vegetable stores, candy stores, health food stores, catering establishments and similar establishments, specialty food such as coffee houses, delicatessens and similar establishments	P
Food stores, convenience	P
With alcoholic beverage sales	C
Furniture and home furnishing retail sales, including household appliances, electronic equipment and office furniture	P
General merchandise retail including variety stores, dry goods stores, but excluding discount stores, vending machine operators and direct selling organizations	P
Health clubs and gymnasiums (use in excess of 5,000 square feet requires CUP)	P/C
Indoor recreation including ice and roller skating rinks and bowling alleys	C
Personal services including clothes laundering, photographic services, barber and beauty services, dry cleaning and shoe repairs, but excluding industrial laundering, sanitariums and rest homes	P
Retail sales (miscellaneous trade, including newspapers and magazines, books, gifts, stationary, florists, camera and photo supplies, optical goods and similar establishments	P
Public and Quasi-Public Uses	Permit Type
Churches and other religious institutions	C
Community-serving centers and facilities, including daycare and senior, recreation and teen centers	C
Cultural facilities including libraries and art galleries	P
Semi-public facilities and institutions not providing sleeping accommodations including:	
Non-profit social service organizations	P
Philanthropic and charitable institutions	P
Private clubs and lodges	C
University, college, community college and professional schools (except truck driving schools)	C

Table 9-1: NEIGHBORHOOD CENTER COMMERCIAL: PERMITTED AND CONDITIONAL USES

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Temporary Uses (subject to the “Temporary Use Provisions” of the City of Ontario Development Code)	Permit Type
Outdoor display and sales of merchandise, subject to temporary use provisions (TUP) of City of Ontario Development Code (Article 13)	TUP
Other Uses	Permit Type
Other uses which, in the judgement of the Zoning Administrator as evidenced by resolution in writing, are similar to and no more objectionable than any of the uses set forth in this section.	

Notes: Permitted Uses: (P); Conditional Uses: (C); Temporary Uses: (T)

TABLE 9-1 (CONTINUED)
NEIGHBORHOOD CENTER COMMERCIAL: PERMITTED AND CONDITIONAL USES



Exhibit 9-1627: NEIGHBORHOOD CENTER COMMERCIAL SITE PLANNING CONCEPT

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for Neighborhood Center Commercial development. Please note that final site plans must meet the development standards and design guidelines contained herein.

9.5.3(a) Development Standards

1. Building setbacks shall be as follows (note: all setback areas are to be landscaped):

From Riverside Drive Right-Of-Way:	23 feet
From Haven Avenue Right-Of-Way:	14 feet
From Private or Local Street:	15 feet
From Interior Property Line:	0 feet
From Interior Property Line Adjacent to Residential District:	25 feet

2. Floor Area Ratio (FAR) shall be 0.40.
3. Maximum height shall be 35 feet, with architectural projections and focal elements such as towers, cupolas, and other appurtenances (1 story). These architectural projections may exceed the allowable height by a maximum of 9 additional feet, provided that these features do not exceed 15% of the total building footprint and are not located within 50 feet of residential property.
 - a. Building Separation: The minimum distance between structures shall be 9 feet.
4. Permitted Encroachments: Canopies, awnings and similar features may encroach a maximum of 4 feet upon a required setback. Cornices, eaves, and similar architectural features may encroach a maximum of 30 inches upon a required setback and/or required plaza space, but not upon a public right-of-way.
5. All loading areas shall be screened from adjacent public streets, residential, and open space use through the use of landscaping, earthen berms, and/or decorative walls or fencing.
6. All storage including cartons, containers, materials, or trash shall be shielded from view within a building or area enclosed by a solid fence or wall not less than six feet in height.

9.5.3(b) Access & Parking Facilities

1. Parking setbacks shall be as follows (note: all setback areas are to be landscaped):

From Riverside Drive Right-Of-Way:	23 feet
From Haven Avenue Right-Of-Way:	14 feet
From Private or Local Street:	10 feet
From Interior Property Line:	5 feet
From Interior Property Line Adjacent to Residential District:	5 feet

2. Parking facilities, including drive aisles, shall be setback a minimum of 9 feet from the building. The intervening space shall consist of attractive landscape treatment; this may include connecting paths and walkways, as well as decorative paving and hardscape associated with appropriately sited and useable outdoor spaces.
3. Parking areas shall be substantially screened to a height of 36 inches, so that their visibility from streets and residential areas is minimized. Screening may utilize plants, low screen walls, or a combination of these screening techniques.
4. Access and parking facilities shall otherwise comply with the requirements of the City of Ontario Development Code, including requirements for parking stall and aisle dimensions.

9.5.3(c) Parking Ratios

The required number of parking spaces shall be in accordance with the City of Ontario Development Code. However, the Planning Commission may approve the following exceptions, based on the findings of a parking study:

1. A 20 percent reduction in the minimum number of required parking spaces so as to accommodate otherwise permitted uses, such as restaurants and eating establishments; this recognizes the opportunity for residents and employees within and adjacent to the West Haven Specific Plan area to conveniently walk to these establishments.

2. Shared parking between adjacent lots and uses may be permissible, subject to a shared parking study and approval of the Planning Commission.

9.5.3(d) Service Facilities

Service facilities shall be setback a minimum of 15 feet from a property line adjacent to a local street and an interior lot line shared with a residential use. Service facilities shall also maintain required neighborhood edges for collectors, arterials, etc.

1. Service and loading facilities, including refuse collection facilities, shall be setback a minimum of 15 feet from a property line adjacent a local street and 25 feet from an interior lot line shared with a residential use. The intervening space between a residential use and service or loading facilities shall be landscaped, including plant materials that will buffer the residential use. Neighborhood edges shall be maintained.
2. Service and loading facilities, including refuse and collection facilities, shall be screened so that they are not visible from streets and residential uses.
3. Service and loading areas shall otherwise comply with the requirements of the City of Ontario Development Code and the intent of the applicable Design Guidelines within this Specific Plan, including the design and construction of exterior trash enclosures and cart storage areas within parking lots and adjacent to buildings.

9.5.3(e) Walls & Fences

1. Adjacent the street: No wall or fence may be placed between the building and the street; walls are otherwise permitted along the street, provided that they do not exceed three feet in height and are setback a minimum of five feet with intervening landscape treatment. This shall not apply to walls integral to the building architecture that are used for screening service and loading facilities.
2. Adjacent an interior lot line: A wall or fence may be placed along an interior lot line, provided

it does not exceed six feet in height (or three feet in height within a required setback from the street). Decorative wrought iron, or similar decorative fencing may be substituted for block wall at locations where greater visibility is desired.

3. The materials and construction of walls and fences shall otherwise comply with the requirements of the City's Development Code, and the intent of the applicable Design Guidelines within this Specific Plan. Walls and fences shall not interfere with fire department operation. Access gates shall be provided, where necessary, and are subject to fire department approval.
4. When a non-residential use adjoins a residential district, a 6-foot high decorative masonry wall shall be required at the interior side or rear property line.

9.5.3(f) Open Space

1. The area devoted to plazas and/or similar outdoor gathering spaces shall measure at least one (1) square foot for every 90 square feet of gross floor area, provided that each space measures a minimum of 250 square feet with a minimum 15-foot dimension.
2. Plazas and similar outdoor gathering spaces shall allow for direct and/or convenient access from the sidewalk and shall be open to the sky, excepting landscape features, such as trellises and canopies.
3. Shared open space configurations will be considered in accordance with an approved master plan for the Neighborhood Center commercial development area, provided that the arrangement allows for a logical distribution of useable outdoor spaces that better fulfills the intent of the design guidelines.
4. The design of plazas and similar outdoor spaces shall be in accordance with the intent of the Design Guidelines within this Specific Plan. Accordingly, plazas and similar outdoor spaces shall incorporate decorative landscape treatment, including but not limited to enhanced paving, and site accessories such as seating,

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potted plants and/or planters. Landscape features shall be compatible with the scale and architectural design of the building.

9.5.3(g) Landscape

1. Neighborhood Center commercial development shall provide minimum landscape coverage of 15%, exclusive of neighborhood edges.
2. Minimum required setbacks (including building setbacks, and setbacks for parking and service facilities) shall be permanently landscaped in an attractive manner. Landscape within required setbacks shall consist of trees, shrubs, ground-cover and/or other appropriate materials; this may include connecting paths and walkways, as well as decorative paving and hardscape associated with appropriately sited and useable outdoor spaces.
3. Parking lot trees shall be provided within “finger” planters measuring at least six feet in width, excluding curbs. One finger planter shall be provided for every 9 parking spaces.
4. All irrigation systems shall use recycled or reclaimed water and have automatic controllers designed to properly water plant materials in accordance with the soil conditions. In addition, spray systems shall feature low gallonage, matched precipitation heads.
5. Property owners are responsible for continual maintenance of all landscape areas; dead or damaged plant material shall be removed from the site within 30 days of the date of damage.
6. On-site landscaping shall otherwise comply with the requirements of the City’s Development Code, and the intent of the applicable Design Guidelines detailed within this Specific Plan.

9.5.3(h) Signage

The Neighborhood Center commercial signage will reflect the commercial architectural style envisioned by the City of Ontario for the Ontario Ranch as well as coordinating with the West Haven Specific Plan’s residential signage. The following

sign standards are applicable to the Neighborhood Center commercial development projects within the West Haven Specific Plan area. *(Standards not addressed below are subject to the requirements of Development Code Chapter 8.0, Table 8.01-1.C for Commercial Zoning District permanent signage)* It should be noted that the photographs illustrated on **Exhibit 9-17, “Neighborhood Center Commercial Architectural Signage”** are respective of Neighborhood Center commercial signage alternatives envisioned for the West Haven Specific Plan.

Project Identification Signs:

The Neighborhood Center commercial development shall be permitted two (2) project identification signs (one per street frontage) subject to the following standards:

1. Sign Type: Monument
2. Maximum Total Sign Face Area: 28 square feet
3. Maximum Height: 6 feet

Tenant Identification Signs:

Each tenant shall be permitted one (1) tenant identification sign per elevation, not to exceed three (3) tenant identification signs, subject to the following standards:

1. Sign Type: wall sign; individual channel letters required. Internally illuminated cabinet signs, painted signs, as well as paper and cloth signs are not permitted.
2. Maximum Sign Face Area: each applicable tenant frontage shall be permitted one sign up to 65% of the store’s linear frontage, not to exceed 25 square feet.
3. Maximum Letter Height: 24” for major tenant; 18” for minor tenants.

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Spanish Colonial Neighborhood Center Alternative



American Farmhouse Signage Alternative



Monument Signage Alternative



Wall Signage Alternative



Wall and Pedestrian Signage Alternatives

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Pedestrian-oriented Signs:

In addition to the tenant identification sign described above, each tenant shall be permitted one (1) pedestrian-oriented sign (also identifying the tenant) in the form of a hanging, projecting, awning or window sign along a sidewalk or pedestrian walkway; the pedestrian-oriented sign shall not exceed 5 square feet.

Design Guidelines:

All commercial signage shall substantially comply with the applicable Design Guidelines provided with this Specific Plan.

Sign Program:

A sign program (3 copies) for the Neighborhood Commercial Center shall be submitted to the Planning Department for review and approval. The sign program shall be approved prior to the approval of any individual (i.e. tenant) signs.

9.5.3(i) Lighting

Exterior light standards placed in planters located within or adjacent to parking areas shall be spaced so that there is no conflict with parking lot trees.

1. Exterior light fixtures placed in planters located within or adjacent parking areas shall be set back from the face of the curb to allow for car overhang distances.
2. Lighting equipment (i.e., transformers, ballast boxes) shall be located in planter areas and screened from public view.

9.5.3(j) Streetscapes and Pedestrian Walkways

1. Decorative paving treatments shall be incorporated where vehicular drive aisles and concentrated pedestrian circulation meet. Vehicular points of ingress and egress shall clearly designate pedestrian crossings, and the design of medians shall not restrict or impede pedestrian circulation. All decorative pavement shall be kept on private property.
2. Reference *Exhibit 8-16, "Conceptual Landscape Plan"* for cross section locations

applicable to streets and pedestrian walkways within the Neighborhood Center Commercial development area.