

## **Section 6 • Development Regulations**

### **6.1 Introduction**

The provisions contained herein shall regulate design and development within the Armstrong Ranch Specific Plan. The regulations contained herein establish the minimum standards and requirements for development of residential uses and landscaping.

### **6.2 Definition of Terms**

The meaning and construction of words, phrases, titles, and terms shall be the same as provided in the City of Ontario Development Code unless otherwise specifically provided for herein. The definitions of residential types shall be those defined in Section 4, “Development Plan” of the Armstrong Ranch Specific Plan within the discussion of each respective residential type. The definition of architectural and design terms shall be the same as those provided in the City of Ontario Glossary of Design Terms which follows the City of Ontario Development Code.

### **6.3 Applicability**

The development regulations contained herein provide specific land use development standards for the project. Regulations address residential development and provide for general landscaping regulations. Application of the following regulations is intended to encourage the most appropriate use of the land, ensure the highest quality of development, and protect the public health, safety, and general welfare. Whenever the provisions and development standards contained herein conflict with those contained in the City of Ontario Development Code, the provisions of the Armstrong Ranch Specific Plan shall take precedence. Where the Armstrong Ranch Specific Plan is silent, City codes shall apply. These regulations shall reinforce specific site planning, architectural design, and landscape design guidelines contained in Section 7, “Design Guidelines” of the Armstrong Ranch Specific Plan. All architectural and landscape improvements shall be consistent with the Design Guidelines contained in Section 7, of the Armstrong Ranch Specific Plan, “Design Guidelines”. All architectural and landscape plans shall be submitted to the City of Ontario for approval.

### **6.4 Administration**

The Armstrong Ranch Specific Plan is adopted by ordinance and serves to implement the Policy Plan Land Use Plan (Exhibit LU-01) as well as the zoning for the Specific Plan Area. The Armstrong Ranch Specific Plan addresses general provisions, permitted uses, development standards, and design guidelines. The Armstrong Ranch Specific Plan Development Regulations address general provisions, permitted uses, and development standards for the community. The Specific Plan has

been prepared in conformance with the Goals and Polices of The Ontario Policy Plan as outlined Section 9 “Policy Plan Consistency”.

### 6.5 General Site Development Criteria

The following general site development criteria shall apply to all development projects within Armstrong Ranch.

1. Gross Acres – Except as otherwise indicated, gross acres for all development areas are measured to the centerline of streets.
2. Grading – Development within the project site shall utilize grading techniques as approved by the City of Ontario. Grading concepts shall respond to the design guidelines included in the Armstrong Ranch Specific Plan which guide the development of land use toward the goal of providing for a livable community with streets and entries designed for walking and resident interaction.
3. Building Modification – Building additions and/or alterations permitted by the Armstrong Ranch Specific Plan shall match the architectural style of the primary unit and shall be constructed of the same materials, details, and colors as the primary unit.
4. Utilities – All new and existing public utility distribution lines of 34.5 kV or less shall be subsurface throughout the project.
5. Technology – All homes and businesses shall accommodate modern telecommunications as defined by the Fiber Optic Master Plan and in accordance with the City of Ontario Structured Wiring Standards (Ontario Municipal Code, Title 8, Chapter 16).
6. Density Transfer- The Armstrong Ranch Specific Plan allocates a target number, type and density of units to each Planning Area as indicated in the “**Land Use Plan Summary**” **Table 4-1**, Section 4 of the Specific Plan. Variations in the number and density of dwelling units within each residential Planning Area may occur at the time of final design of the Planning Area depending upon the residential units, up to a maximum of fifteen percent (15%), are permitted among the residential Planning Areas within the project, subject to approval by the City and upon agreement of each respective property owner or developer, provided the overall total number of units established for the project is not exceeded.
7. Best Management Practices – Development of storm water runoff improvements, within the project shall adhere to latest adopted Best Management Practices (BMP’s). The Site Design BMP’s may include but not be limited to creating landscape strips and landscaped setback areas that can be swaled and depressed to retain and infiltrate irrigation water and runoff from smaller storm events, drain rooftops into rain gutters which would drain into an area of porous subgrade, and depressing the park areas to provide storm water infiltration and water quality treatment. Common area landscaping and parks shall be designed to function as a series of shallow storm water treatment basins and infiltration zones for storm water runoff from surrounding areas wherever moderately well draining soils exist. It is anticipated The City of

Ontario Great Park may also be used as a detention basin.

8. Maximum Number of Dwelling Units – The maximum number of residential dwelling units permitted within the project is 891.
9. Agricultural Buffer – A minimum 100-foot separation shall be required between any new residential structure and any 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 through an off-site easement with adjacent properties, acceptable to the Planning Director, submitted with a final map and recorded prior to or concurrent with a final map.
10. Solid Waste/Recycling - Development within the project shall comply with City of Ontario requirements for the provision and placement of solid waste and recycling receptacles.

## **6.6 Residential Development Standards**

### **6.6.1 Residential Single Family Detached General Development Standards**

This category includes the development of residential single family detached dwelling units. The development standards for residential single-family detached dwelling units establish the minimum criteria for the development of these product types on individual lots within the Planning Areas specified within the Armstrong Ranch Specific Plan. Specific standards for each of the single-family detached products are described on the following pages in Tables 6-1 through 6-6 and their corresponding exhibits.

#### **6.6.1.1 Permitted Uses and Structures**

1. Residential single family detached dwellings and garages.
2. Public or private parks, recreational buildings, greenbelts, and/or open space.
3. Small family child care/day care facilities (up to 7 children), in accordance with the City’s Development Code.
4. Accessory uses to include the following:
  - A. Home occupations.
  - B. Granny Flats (i.e. Second Dwelling Units, in accordance with the City’s Development Code.)
  - C. Swimming pools, spas, sports courts, and other similar outdoor recreational amenities.
  - D. Patios and patio covers.
  - E. Storage, garden structures, cabana, and greenhouses.
  - F. Project identification and way-finding signage.
  - G. Model home and subdivision sales trailers, temporary construction parking, offices and facilities, real estate signs, signage indicating future development and directional signage pursuant to City approval of a temporary use permit as applicable, in accordance with the

provisions of the City's Development Code.

**6.6.1.2 Conditionally Permitted Uses**

1. Places of worship including, but not limited to, churches and synagogues.
2. Large family child/day care facilities, in accordance with the City's Development Code.

**6.6.1.3 Temporary Uses**

Temporary uses shall be permitted pursuant to Article 13 of the City's Development Code.

**6.6.1.4 Free Standing Satellite Dish / Antennas**

Free standing satellite dishes and/or antennas are permitted pursuant to the City of Ontario's Development Code.

**6.6.1.5 Recreational Vehicle Storage and Parking**

Recreational Vehicle (RV) storage to be considered with the City of Ontario's Development Code.

**6.6.1.6 Decorative Paving**

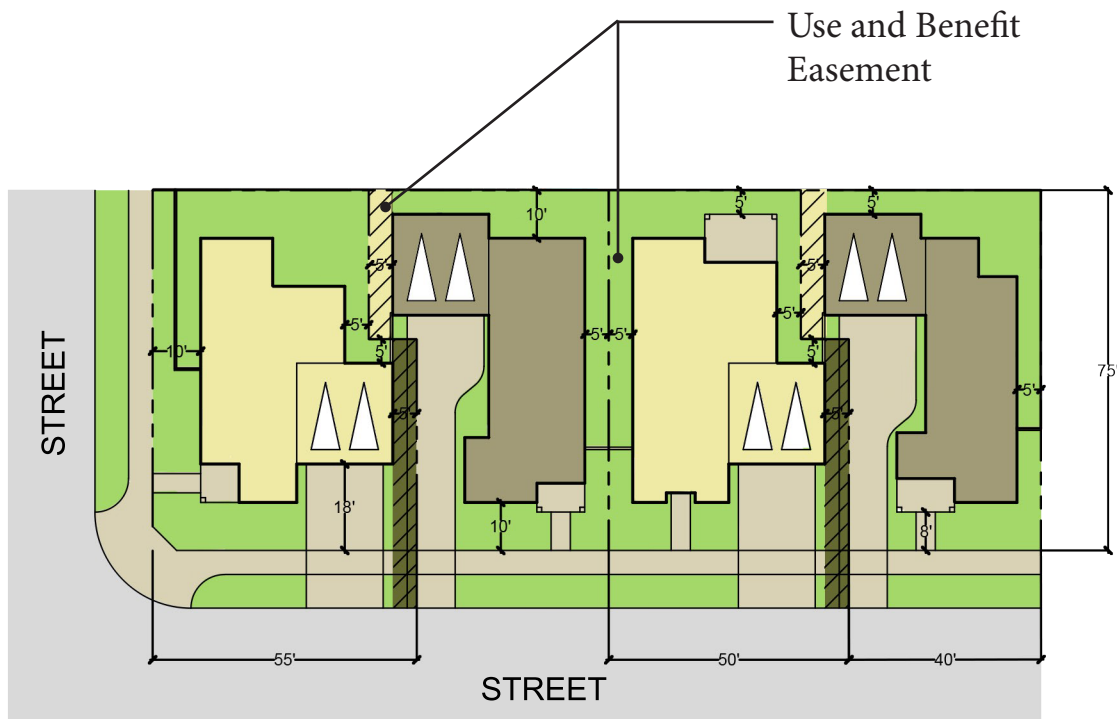
The location for installation of any decorative or enhanced paving shall be subject to approval by the City's Planning, Engineering, and Public Works Departments. The use of decorative paving materials is prohibited within the public right of way.

**6.6.1.7 Use and Benefit Easements**

In order to optimize usable yard area, decrease the visual impact of the garage from the street or otherwise provide a better quality of life, some single family detached home types may utilize "use and benefit easements." The "use and benefit easements" (See Exhibit 6-1) shall be recorded on the subject property's deed and shall be described in the Covenants, Conditions, and Restrictions of the respective homeowners' association. Examples of Use and Benefit Easements are illustrated on the following page.

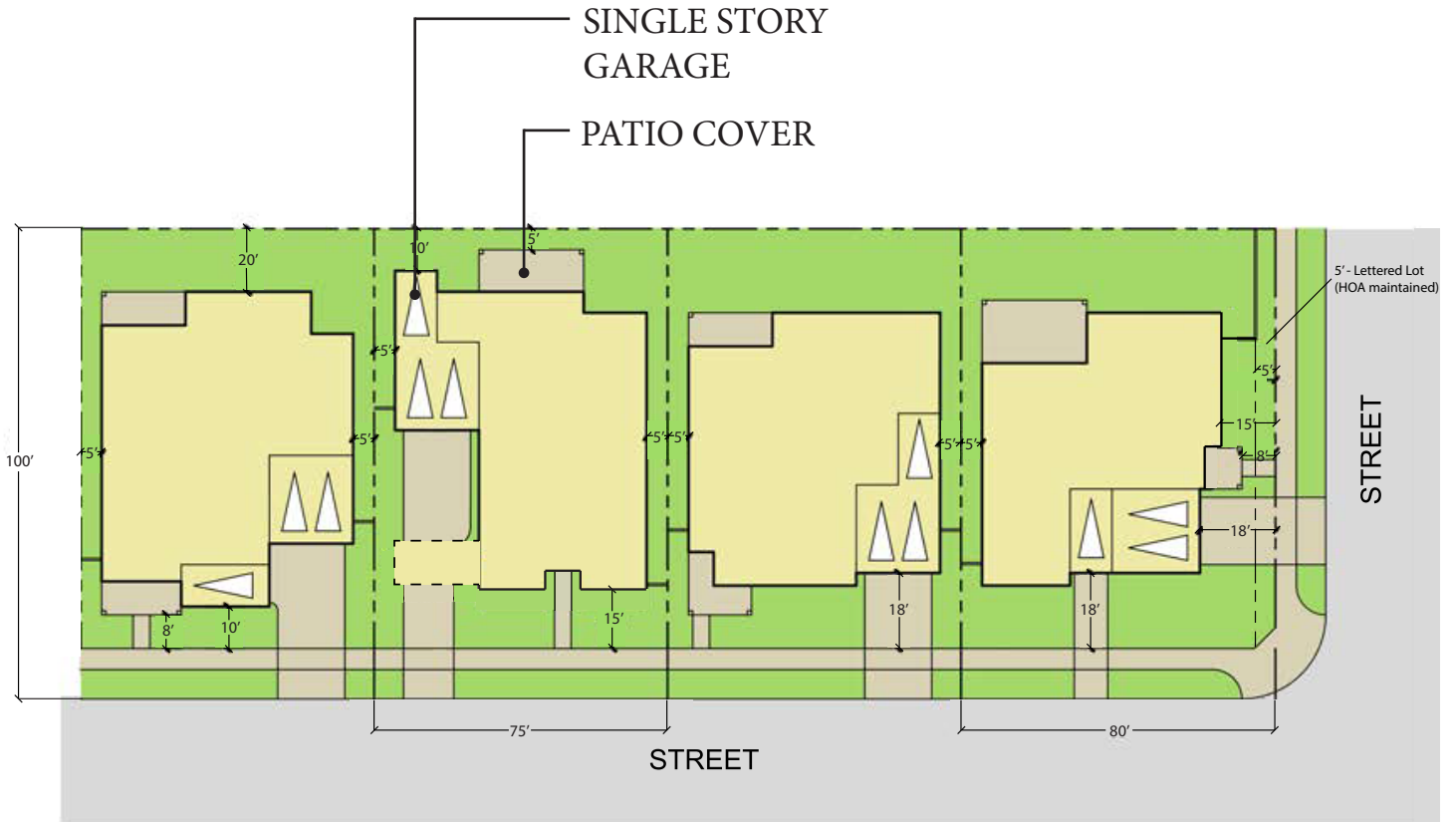
**6.6.1.8 Utilities**

Utility meters shall be in front of the side yard fence and located close to the building corner where possible with landscape screening; AC units shall be located in side yards away from window; trash storage area shall be accessible by gate with a concrete walkway to front. All utilities including vaults and transformers shall be shown on the landscape plans so that hardscape and fencing may be modified and landscape screening provided.



**EXHIBIT 6-1: Use and Benefit Easements**

DEVELOPMENT REGULATIONS



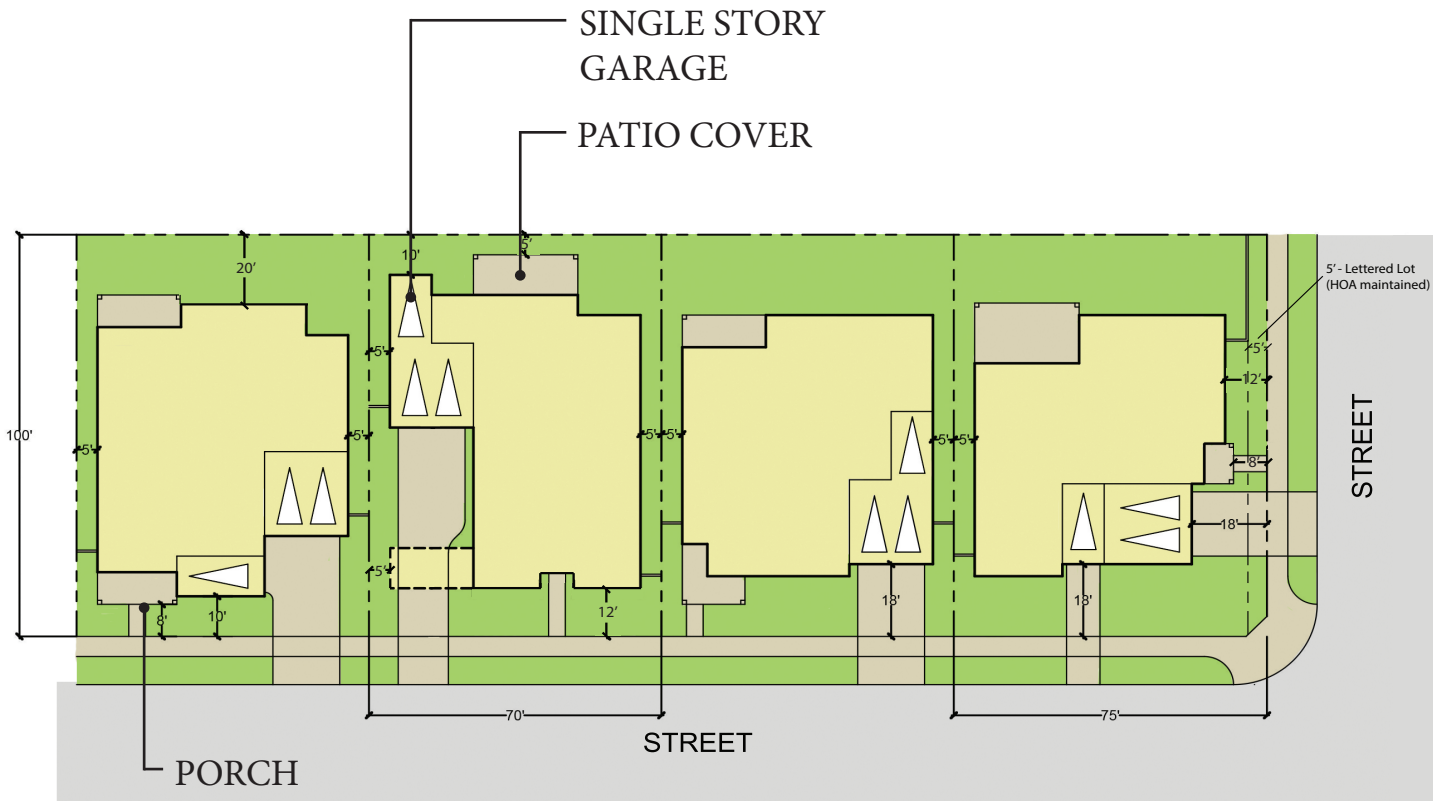
75' x 100' CONVENTIONAL SFD

<b>SFD CONVENTIONAL HOMES - 75 x 100</b>	
Density (DU/AC)	2.1-5.0
<b>Lot Criteria</b>	
Minimum Lot Width at Front PL for Standard Lot	75'
Minimum Lot Width on Corner	80'
Minimum Lot Width on Knuckles and Curves at Front Property Line <sup>(9)</sup>	35'
Min. Lot Width at Front Building Setback Line for Cul-de-Sac or Knuckle Lots	70'
Minimum Lot Depth <sup>(7)</sup>	100'
Minimum Lot Area (sq. ft.) <sup>(12)</sup>	7,500
<b>Minimum Setbacks <sup>(8)</sup></b>	
Front Setback <sup>(8)</sup>	
• Living Area	15'
• Porch w/ Single Story Plate <sup>(2)</sup>	12'
• Street Facing Garage <sup>(11)</sup>	18'-24'
• Side on Garage	10'
Side Setback	
• From Interior PL	5'/7'
• From Street (back of sidewalk)	10'
• Patio Cover/2nd Story Deck	5'
Rear Setback	
• Main Structure 1st Floor	20'
• Garage (Single Story Plate Line)	10'
• Patio Cover	5'
<b>Lot Coverage</b>	
Maximum Coverage	50%
<b>Maximum Building Height <sup>(3)</sup></b>	
Main Structure	35'
<b>Walls, Fences, and Hedges</b>	
Maximum Height within Front Building Setback <sup>(4)</sup>	3'
Maximum Height at Interior or Rear Property Line <sup>(5) (10)</sup>	6'
<b>Parking <sup>(6)</sup></b>	
Minimum Number of On-site Parking Spaces Required Per Unit	2

**Footnotes:**

1. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements.
2. The minimum depth of a porch shall be 7 feet, with an area of 70 square feet of clear space. The porch depth may be reduced to 5 feet, where appropriate to mass and scale of the building, subject to Planning Department review and approval.
3. Architectural projections may exceed the maximum building height by an additional 10%.
4. Solid masonry walls or wood fencing materials may be permitted subject to a 3 feet minimum setback from the front property line. Fences, walls, hedges or similar view obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed three feet in height in any required front yard.
5. Walls may exceed 6 feet in height and pilasters may exceed six feet six inches in height only for noise attenuation purposes subject to an Acoustical Study and Planning Department approval. Up to 2 feet retaining wall may be incorporated with the 6 feet maximum wall so that maximum exposed wall shall not exceed 8 feet.
6. All required parking spaces to be located within an enclosed garage with a minimum clear dimension of 20' x 20' for two spaces and 10' x 20' for single or tandem spaces. Required parking may be provided as tandem parking subject to the approval of a parking study submitted by the applicant for Planning Director approval. Tandem garage spaces shall be 10' x 38' min.
7. Minimum lot depth for cul-de-sac or knuckle lots can be five (5) feet less than standard minimum lot depth as set forth in Lot Criteria.
8. Front Setback lines that exceed the minimum front setback shall be shown on the Tentative Tract Map.
9. "Flag" lots are discouraged but may be permitted subject to the approval of the Planning Director.
10. Rear and side yard walls may be allowed up to 9 feet high if grading requires retaining conditions.
11. Garage setback should be varied between 18'-24' as approved by the Planning Department.
12. The minimum lot size at corner lots and lots at knuckle and cul-de-sac conditions may be reduced by 5% to accommodate the corner landscape lettered lot and/or the lot depth.

DEVELOPMENT REGULATIONS



70' x 100' CONVENTIONAL SFD

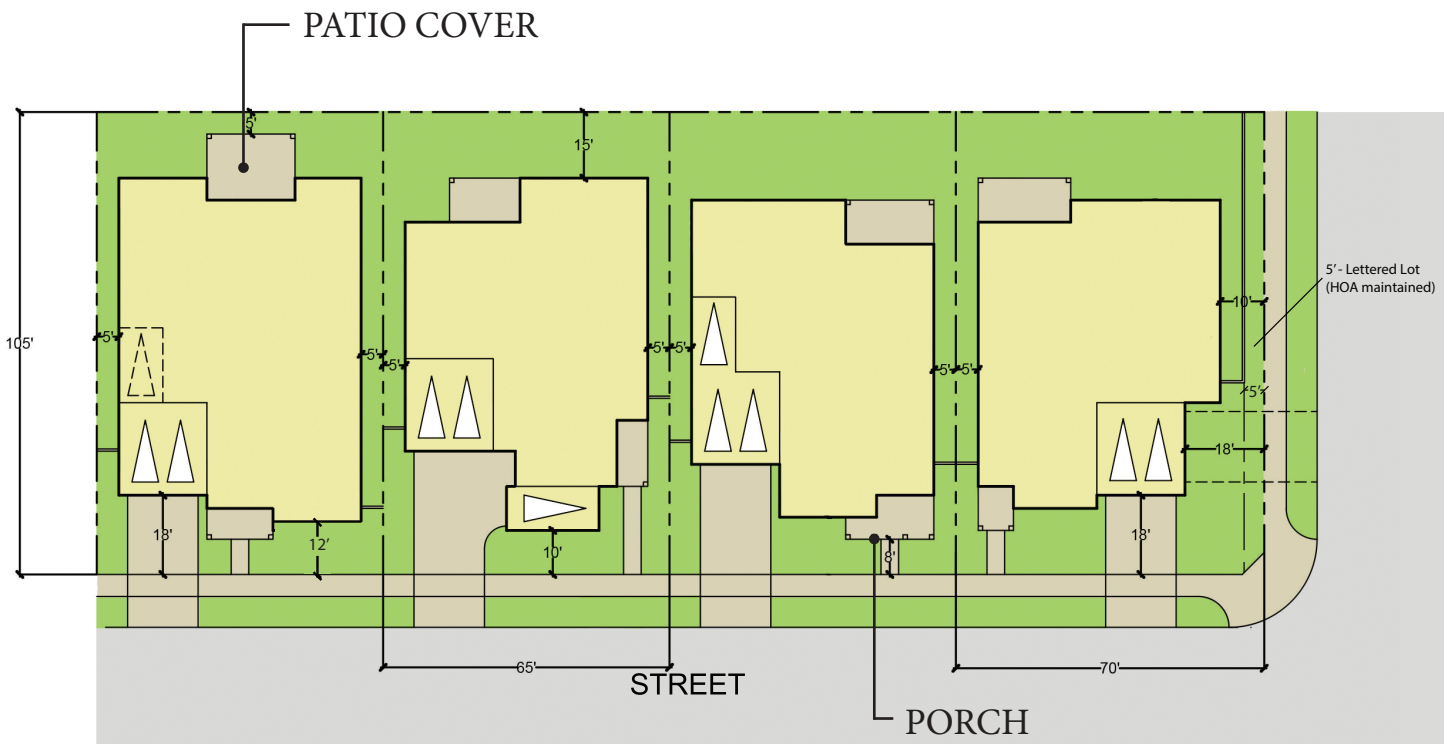


<b>SFD CONVENTIONAL HOMES - 70 x 100</b>	
Density (DU/AC)	2.6-5.5
<b>Lot Criteria</b>	
Minimum Lot Width at Front PL for Standard Lot	70'
Minimum Lot Width on Corner	75'
Minimum Lot Width on Knuckles and Curves at Front Property Line <sup>(9)</sup>	35'
Min. Lot Width at Front Building Setback Line for Cul-de-Sac or Knuckle Lots	65'
Minimum Lot Depth <sup>(7)</sup>	100'
Minimum Lot Area (sq. ft.) <sup>(12)</sup>	7,000
<b>Minimum Setbacks <sup>(1)</sup></b>	
Front Setback <sup>(8)</sup>	
• Living Area	12'
• Porch w/ Single Story Plate <sup>(2)</sup>	10'
• Street Facing Garage <sup>(11)</sup>	18'-24'
• Side on Garage	10'
Side Setback	
• From Interior PL	5'/7'
• From Street (back of sidewalk)	10'
• Patio Cover/2nd Story Deck	5'
Rear Setback	
• Main Structure 1st Floor	20'
• Garage (Single Story Plate Line)	10'
• Patio Cover	5'
<b>Lot Coverage</b>	
Maximum Coverage	50%
<b>Maximum Building Height<sup>(3)</sup></b>	
Main Structure	35'
<b>Walls, Fences, and Hedges</b>	
Maximum Height within Front Building Setback <sup>(4)</sup>	3'
Maximum Height at Interior or Rear Property Line <sup>(5)(10)</sup>	6'
<b>Parking<sup>(6)</sup></b>	
Minimum Number of On-site Parking Spaces Required Per Unit	2

**Footnotes:**

1. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements.
2. The minimum depth of a porch shall be 7 feet, with an area of 70 square feet of clear space. The porch depth may be reduced to 5 feet, where appropriate to mass and scale of the building, subject to Planning Department review and approval.
3. Architectural projections may exceed the maximum building height by an additional 10%.
4. Solid masonry walls or wood fencing materials may be permitted subject to a 3 feet minimum setback from the front property line. Fences, walls, hedges or similar view obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed 3 feet in height in any required front yard.
5. Walls may exceed 6 feet in height and pilasters may exceed six feet six inches in height only for noise attenuation purposes subject to an Acoustical Study and Planning Department approval. Up to 2 feet retaining wall may be incorporated with the 6 feet maximum wall so that maximum exposed wall shall not exceed 8 feet.
6. All required parking spaces to be located within an enclosed garage with a minimum clear dimension of 20' x 20' for two spaces and 10' x 20' for single or tandem spaces. Required parking may be provided as tandem parking subject to the approval of a parking study submitted by the applicant for Planning Director approval. Tandem garage spaces shall be 10' x 38' min.
7. Minimum lot depth for cul-de-sac or knuckle lots can be five (5) feet less than standard minimum lot depth as set forth in Lot Criteria.
8. Front Setback lines that exceed the minimum front setback shall be shown on the Tentative Tract Map.
9. "Flag" lots are discouraged but may be permitted subject to the approval of the Planning Director.
10. Rear and side yard walls may be allowed up to 9 feet high if grading requires retaining conditions.
11. Garage setback should be varied between 18'-24' as approved by the Planning Department.
12. The minimum lot size at corner lots and lots at knuckle and cul-de-sac conditions may be reduced by 5% to accommodate the corner landscape lettered lot and/or the lot depth.

# DEVELOPMENT REGULATIONS

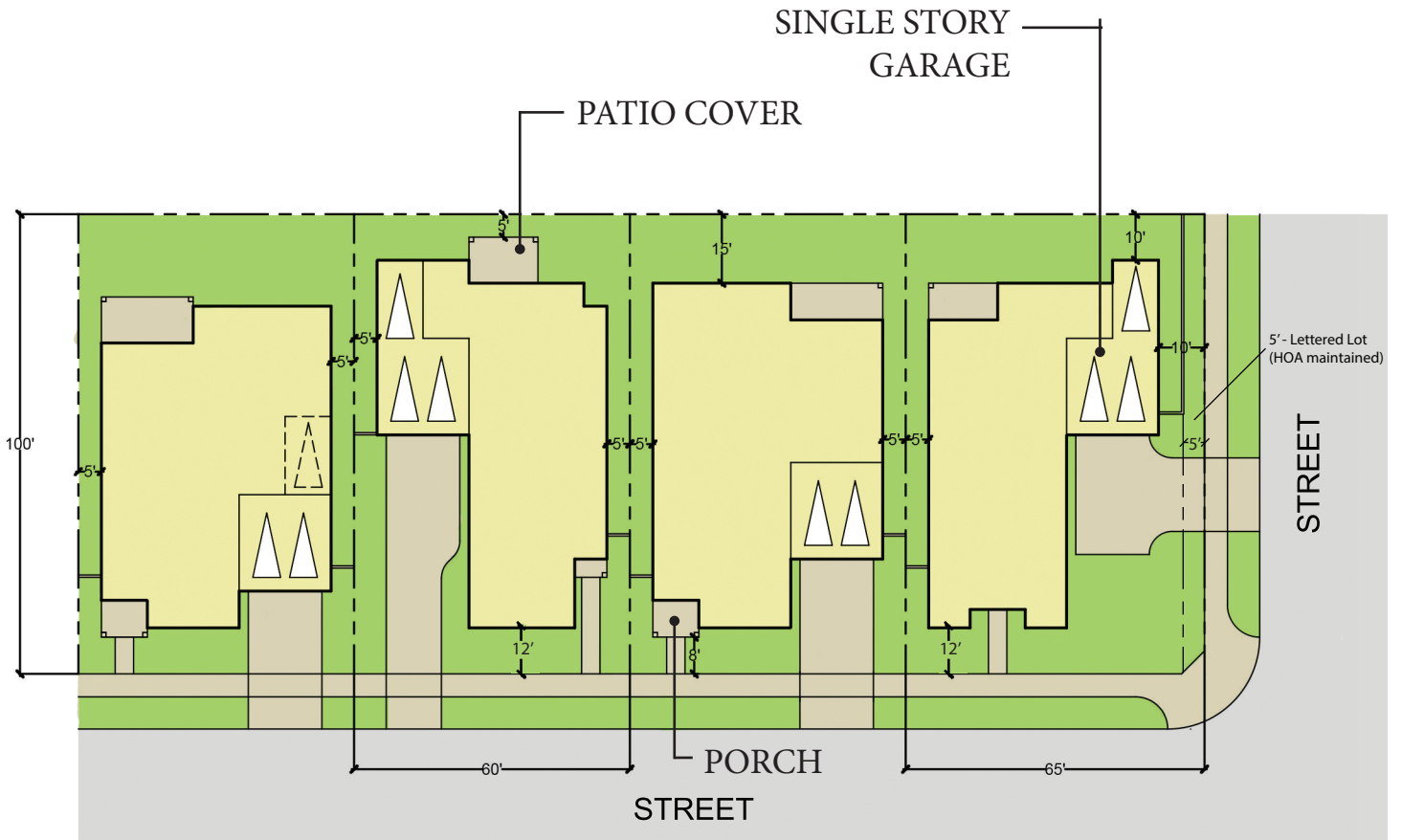


65' x 105' CONVENTIONAL SFD

<b>SFD CONVENTIONAL HOMES - 65 x 105</b>	
Density (DU/AC)	3.1-6.0
<b>Lot Criteria</b>	
Minimum Lot Width at Front PL for Standard Lot	65'
Minimum Lot Width on Corner	70'
Minimum Lot Width on Knuckles and Curves at Front Property Line <sup>(9)</sup>	35'
Min. Lot Width at Front Building Setback Line for Cul-de-Sac or Knuckle Lots	60'
Minimum Lot Depth <sup>(7)</sup>	105'
Minimum Lot Area (sq. ft.) <sup>(12)</sup>	6,825
<b>Minimum Setbacks <sup>(1)</sup></b>	
Front Setback <sup>(8)</sup>	
• Living Area	12'
• Porch w/ Single Story Plate <sup>(2)</sup>	10'
• Street Facing Garage <sup>(11)</sup>	18'-24'
• Side on Garage	10'
Side Setback	
• From Interior PL	5'/7'
• From Street (back of sidewalk)	10'
• Patio Cover/2nd Story Deck	5'
Rear Setback	
• Main Structure 1st Floor	20'
• Garage (Single Story Plate Line)	10'
• Patio Cover	5'
<b>Lot Coverage</b>	
Maximum Coverage	50%
<b>Maximum Building Height<sup>(3)</sup></b>	
Main Structure	35'
<b>Walls, Fences, and Hedges</b>	
Maximum Height within Front Building Setback <sup>(4)</sup>	3'
Maximum Height at Interior or Rear Property Line <sup>(5)(10)</sup>	6'
<b>Parking<sup>(6)</sup></b>	
Minimum Number of On-site Parking Spaces Required Per Unit	2

*Footnotes:*

1. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements.
2. The minimum depth of a porch shall be 7 feet, with an area of 70 square feet of clear space. The porch depth may be reduced to 5 feet, where appropriate to mass and scale of the building, subject to Planning Department review and approval.
3. Architectural projections may exceed the maximum building height by an additional 10%.
4. Solid masonry walls or wood fencing materials may be permitted subject to a 3 feet minimum setback from the front property line. Fences, walls, hedges or similar view obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed three feet in height in any required front yard.
5. Walls may exceed 6 feet in height and pilasters may exceed six feet six inches in height only for noise attenuation purposes subject to an Acoustical Study and Planning Department approval. Up to 2 feet retaining wall may be incorporated with the 6 feet maximum wall so that maximum exposed wall shall not exceed 8 feet.
6. All required parking spaces to be located within an enclosed garage with a minimum clear dimension of 20' x 20' for two spaces and 10' x 20' for single or tandem spaces. Required parking may be provided as tandem parking subject to the approval of a parking study submitted by the applicant for Planning Director approval. Tandem garage spaces shall be 10' x 38' min.
7. Minimum lot depth for cul-de-sac or knuckle lots can be five (5) feet less than standard minimum lot depth as set forth in Lot Criteria.
8. Front Setback lines that exceed the minimum front setback shall be shown on the Tentative Tract Map.
9. "Flag" lots are discouraged but may be permitted subject to the approval of the Planning Director.
10. Rear and side yard walls may be allowed up to 9 feet high if grading requires retaining conditions.
11. Garage setback should be varied between 18'-24' as approved by the Planning Department.
12. The minimum lot size at corner lots and lots at knuckle and cul-de-sac conditions may be reduced by 5% to accommodate the corner landscape lettered lot and/or the lot depth.



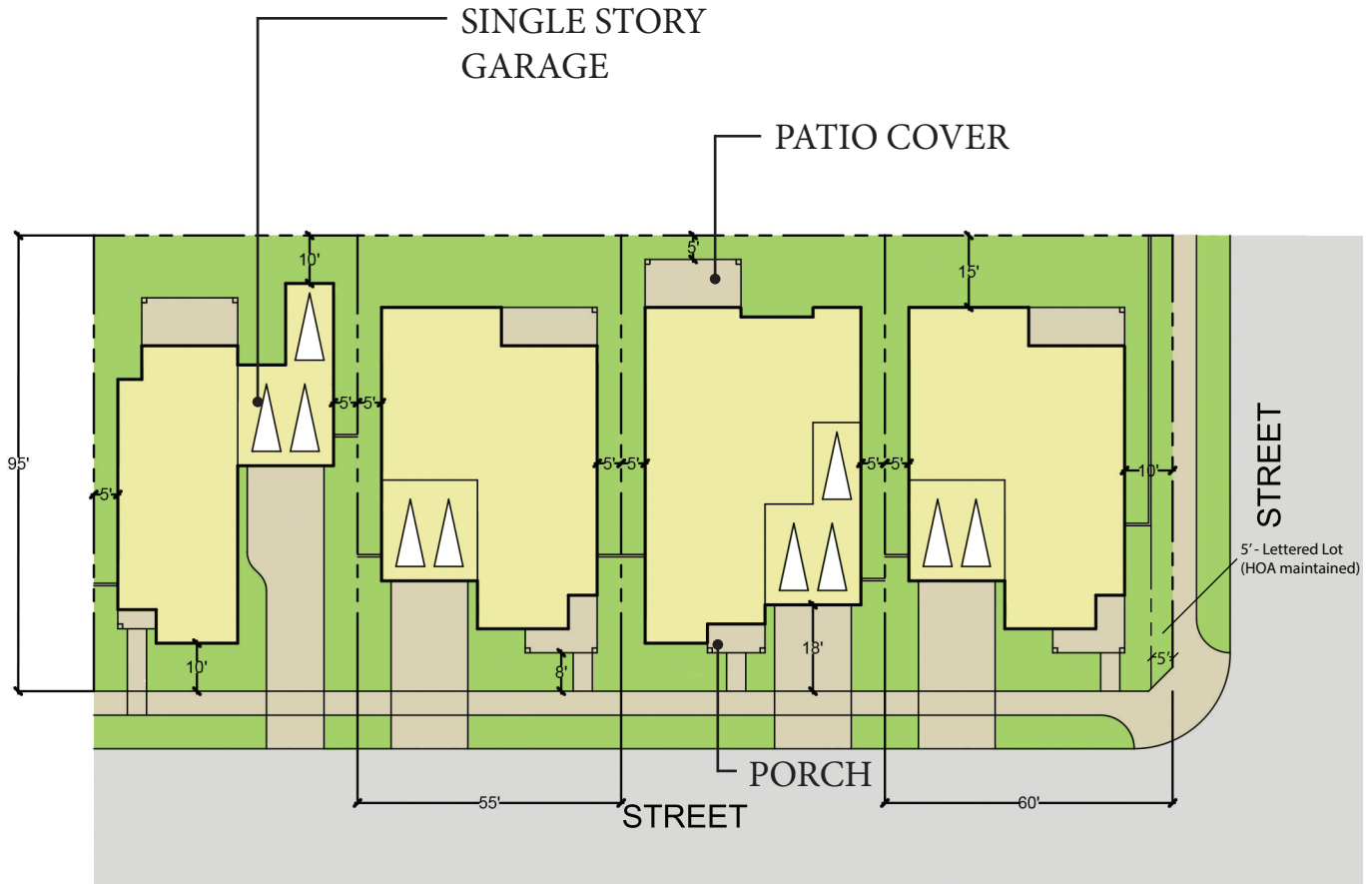
60' x 100' CONVENTIONAL SFD

<b>SFD CONVENTIONAL HOMES - 60 x 100</b>	
Density (DU/AC)	3.6-6.5
<b>Lot Criteria</b>	
Minimum Lot Width at Front PL for Standard Lot	60'
Minimum Lot Width on Corner	65'
Minimum Lot Width on Knuckles and Curves at Front Property Line <sup>(9)</sup>	35'
Min. Lot Width at Front Building Setback Line for Cul-de-Sac or Knuckle Lots	55'
Minimum Lot Depth <sup>(7)</sup>	100'
Minimum Lot Area (sq. ft.) <sup>(12)</sup>	6,000
<b>Minimum Setbacks <sup>(1)</sup></b>	
Front Setback <sup>(8)</sup>	
• Living Area	12'
• Porch w/ Single Story Plate <sup>(2)</sup>	10'
• Street Facing Garage <sup>(11)</sup>	18'-24'
• Side on Garage	10'
Side Setback	
• From Interior PL	5'/5'
• From Street (back of sidewalk)	10'
• Patio Cover/2nd Story Deck	5'
Rear Setback	
• Main Structure 1st Floor	20'
• Garage (Single Story Plate Line)	10'
• Patio Cover	5'
<b>Lot Coverage</b>	
Maximum Coverage	55%
<b>Maximum Building Height <sup>(3)</sup></b>	
Main Structure	35'
<b>Walls, Fences, and Hedges</b>	
Maximum Height within Front Building Setback <sup>(4)</sup>	3'
Maximum Height at Interior or Rear Property Line <sup>(5)(10)</sup>	6'
<b>Parking <sup>(6)</sup></b>	
Minimum Number of On-site Parking Spaces Required Per Unit	2

*Footnotes:*

1. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements.
2. The minimum depth of a porch shall be 7 feet, with an area of 70 square feet of clear space. The porch depth may be reduced to 5 feet, where appropriate to mass and scale of the building, subject to Planning Department review and approval.
3. Architectural projections may exceed the maximum building height by an additional 10%.
4. Solid masonry walls or wood fencing materials may be permitted subject to a 3 feet minimum setback from the front property line. Fences, walls, hedges or similar view obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed three feet in height in any required front yard.
5. Walls may exceed six feet in height and pilasters may exceed six feet six inches in height only for noise attenuation purposes subject to an Acoustical Study and Planning Department approval. Up to 2 feet retaining wall may be incorporated with the 6 feet maximum wall so that maximum exposed wall shall not exceed 8 feet.
6. All required parking spaces to be located within an enclosed garage with a minimum clear dimension of 20' x 20' for two spaces and 10' x 20' for single or tandem spaces. Required parking may be provided as tandem parking subject to the approval of a parking study submitted by the applicant for Planning Director approval. Tandem garage spaces shall be 10' x 38' min.
7. Minimum lot depth for cul-de-sac or knuckle lots can be five (5) feet less than standard minimum lot depth as set forth in Lot Criteria.
8. Front Setback lines that exceed the minimum front setback shall be shown on the Tentative Tract Map.
9. "Flag" lots are discouraged but may be permitted subject to the approval of the Planning Director.
10. Rear and side yard walls may be allowed up to 9 feet high if grading requires retaining conditions.
11. Garage setback should be varied between 18'-24' as approved by the Planning Department.
12. The minimum lot size at corner lots and lots at knuckle and cul-de-sac conditions may be reduced by 5% to accommodate the corner landscape lettered lot and/or the lot depth.

DEVELOPMENT REGULATIONS



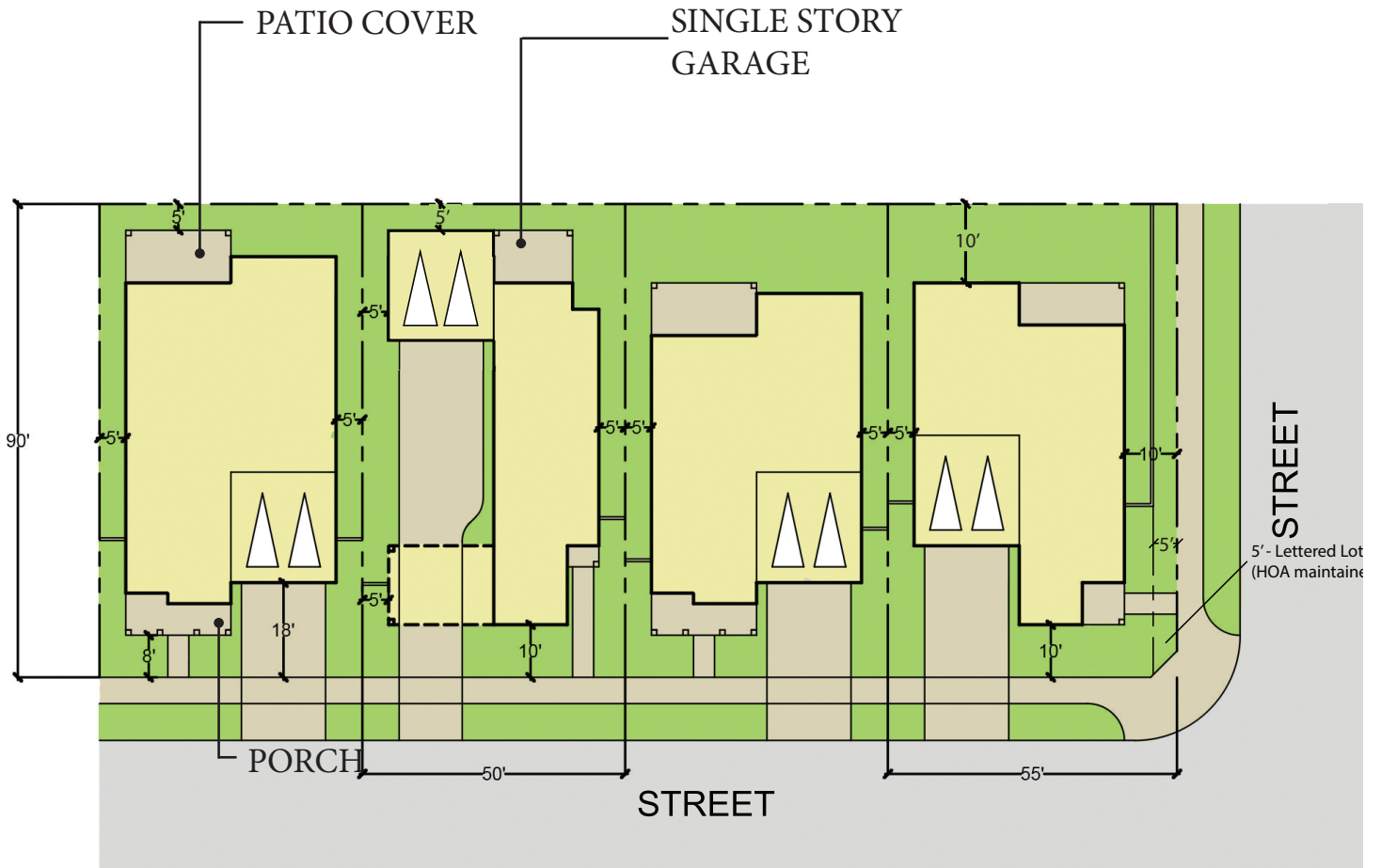
55' x 95' CONVENTIONAL SFD

<b>SFD CONVENTIONAL HOMES - 55 x 95</b>	
Density (DU/AC)	4.1-7.0
<b>Lot Criteria</b>	
Minimum Lot Width at Front PL for Standard Lot	55'
Minimum Lot Width on Corner	60'
Minimum Lot Width on Knuckles and Curves at Front Property Line <sup>(9)</sup>	35'
Min. Lot Width at Front Building Setback Line for Cul-de-Sac or Knuckle Lots	50'
Minimum Lot Depth <sup>(7)</sup>	95'
Minimum Lot Area (sq. ft.) <sup>(12)</sup>	5,225
<b>Minimum Setbacks <sup>(1)</sup></b>	
Front Setback <sup>(8)</sup>	
• Living Area	10'
• Porch w/ Single Story Plate <sup>(2)</sup>	8'
• Street Facing Garage <sup>(11)</sup>	18'-24'
• Side on Garage	10'
Side Setback	
• From Interior PL	5'
• From Street (back of sidewalk)	10'
• Patio Cover/2nd Story Deck	5'
Rear Setback	
• Main Structure 1st Floor	15'
• Garage (Single Story Plate Line)	10'
• Patio Cover	5'
<b>Lot Coverage</b>	
Maximum Coverage	55%
<b>Maximum Building Height <sup>(3)</sup></b>	
Main Structure	35'
<b>Walls, Fences, and Hedges</b>	
Maximum Height within Front Building Setback <sup>(4)</sup>	3'
Maximum Height at Interior or Rear Property Line <sup>(5)(10)</sup>	6'
<b>Parking <sup>(6)</sup></b>	
Minimum Number of On-site Parking Spaces Required Per Unit	2

*Footnotes:*

1. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements.
2. The minimum depth of a porch shall be 7 feet, with an area of 70 square feet of clear space. The porch depth may be reduced to 5 feet, where appropriate to mass and scale of the building, subject to Planning Department review and approval.
3. Architectural projections may exceed the maximum building height by an additional 10%.
4. Solid masonry walls or wood fencing materials may be permitted subject to a 3 feet minimum setback from the front property line. Fences, walls, hedges or similar view obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed three feet in height in any required front yard.
5. Walls may exceed six feet in height and pilasters may exceed six feet six inches in height only for noise attenuation purposes subject to an Acoustical Study and Planning Department approval. Up to 2 feet retaining wall may be incorporated with the 6' feet maximum wall so that maximum exposed wall shall not exceed 8 feet.
6. All required parking spaces to be located within an enclosed garage with a minimum clear dimension of 20' x 20' for two spaces and 10' x 20' for single or tandem spaces. Required parking may be provided as tandem parking subject to the approval of a parking study submitted by the applicant for Planning Director approval. Tandem garage spaces shall be 10' x 38' min.
7. Minimum lot depth for cul-de-sac or knuckle lots can be five (5) feet less than standard minimum lot depth as set forth in Lot Criteria.
8. Front Setback lines that exceed the minimum front setback shall be shown on the Tentative Tract Map.
9. "Flag" lots are discouraged but may be permitted subject to the approval of the Planning Director.
10. Rear and side yard walls may be allowed up to 9 feet high if grading requires retaining conditions.
11. Garage setback should be varied between 18'-24' as approved by the Planning Department.
12. The minimum lot size at corner lots and lots at knuckle and cul-de-sac conditions may be reduced by 5% to accommodate the corner landscape lettered lot and/or the lot depth.

DEVELOPMENT REGULATIONS



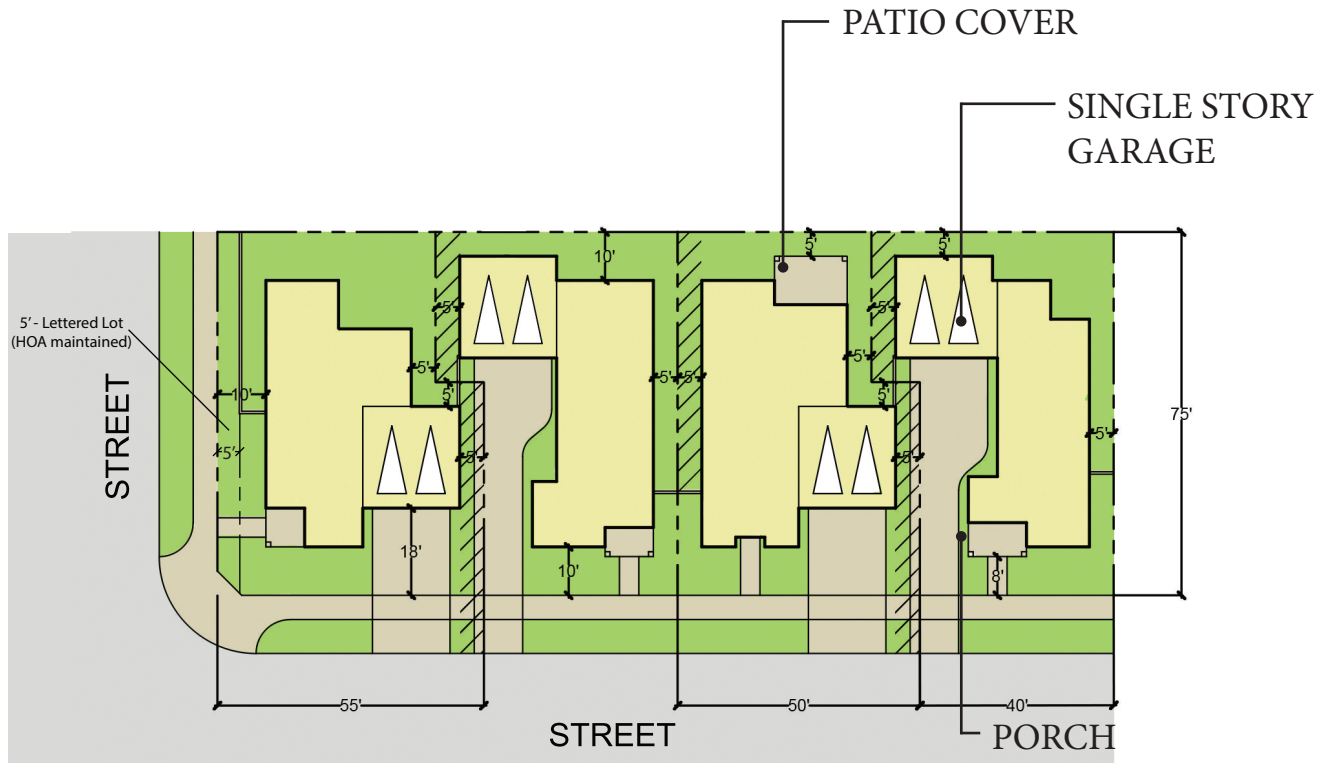
50' x 90' CONVENTIONAL SFD



<b>SFD CONVENTIONAL HOMES - 50 x 90</b>	
Density (DU/AC)	5.1-8.0
<b>Lot Criteria</b>	
Minimum Lot Width at Front PL for Standard Lot	50'
Minimum Lot Width on Corner	55'
Minimum Lot Width on Knuckles and Curves at Front Property Line <sup>(9)</sup>	35'
Min. Lot Width at Front Building Setback Line for Cul-de-Sac or Knuckle Lots	45'
Minimum Lot Depth <sup>(7)</sup>	90'
Minimum Lot Area (sq. ft.) <sup>(12)</sup>	4,500
<b>Minimum Setbacks <sup>(1)</sup></b>	
Front Setback <sup>(8)</sup>	
• Living Area	10'
• Porch w/ Single Story Plate <sup>(2)</sup>	8'
• Street Facing Garage <sup>(11)</sup>	18'-24'
• Side on Garage	10'
Side Setback	
• From Interior PL	5'/5'
• From Street (back of sidewalk)	10'
• Patio Cover/2nd Story Deck	5'
Rear Setback	
• Main Structure 1st Floor	10'
• Garage (Single Story Plate Line)	5'
• Patio Cover	5'
<b>Lot Coverage</b>	
Maximum Coverage	55%
<b>Maximum Building Height <sup>(3)</sup></b>	
Main Structure	35'
<b>Walls, Fences, and Hedges</b>	
Maximum Height within Front Building Setback <sup>(4)</sup>	3'
Maximum Height at Interior or Rear Property Line <sup>(5)(10)</sup>	6'
<b>Parking <sup>(6)</sup></b>	
Minimum Number of On-site Parking Spaces Required Per Unit	2

*Footnotes:*

1. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements.
2. The minimum depth of a porch shall be 7 feet, with an area of 70 square feet of clear space. The porch depth may be reduced to 5 feet, where appropriate to mass and scale of the building, subject to Planning Department review and approval.
3. Architectural projections may exceed the maximum building height by an additional 10%.
4. Solid masonry walls or wood fencing materials may be permitted subject to a 3 feet minimum setback from the front property line. Fences, walls, hedges or similar view obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed three feet in height in any required front yard.
5. Walls may exceed six feet in height and pilasters may exceed six feet six inches in height only for noise attenuation purposes subject to an Acoustical Study and Planning Department approval. Up to 2 feet retaining wall may be incorporated with the 6 feet maximum wall so that maximum exposed wall shall not exceed 8 feet.
6. All required parking spaces to be located within an enclosed garage with a minimum clear dimension of 20' x 20' for two spaces and 10' x 20' for single or tandem spaces. Required parking may be provided as tandem parking subject to the approval of a parking study submitted by the applicant for Planning Director approval. Tandem garage spaces shall be 10' x 38' min.
7. Minimum lot depth for cul-de-sac or knuckle lots can be five (5) feet less than standard minimum lot depth as set forth in Lot Criteria.
8. Front Setback lines that exceed the minimum front setback shall be shown on the Tentative Tract Map.
9. "Flag" lots are discouraged but may be permitted subject to the approval of the Planning Director.
10. Rear and side yard walls may be allowed up to 9 feet high if grading requires retaining conditions.
11. Garage setback should be varied between 18'-24' as approved by the Planning Department.
12. The minimum lot size at corner lots and lots at knuckle and cul-de-sac conditions may be reduced by 5% to accommodate the corner landscape lettered lot and/or the lot depth.

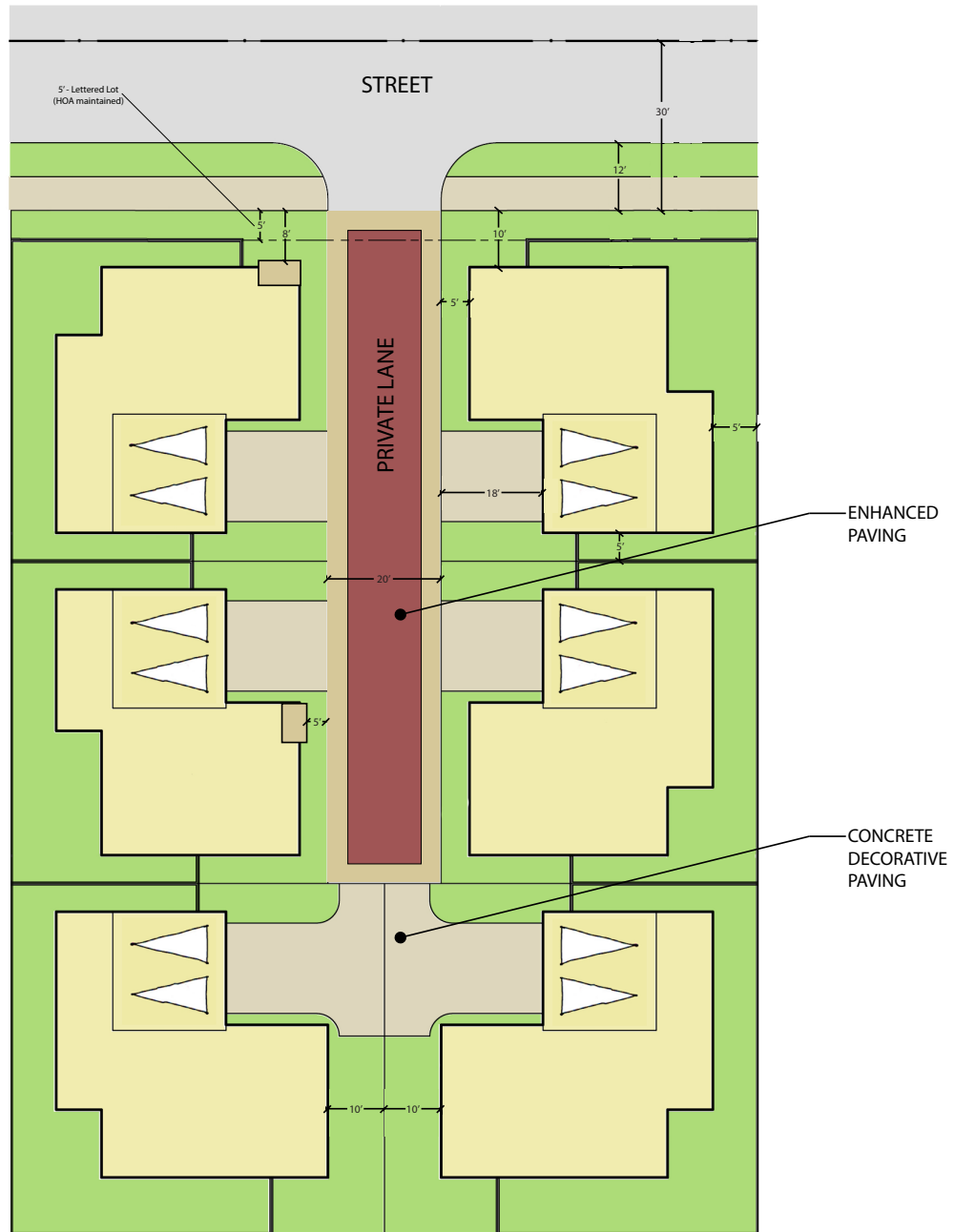


SFD Z-LOT HOMES

SFD Z-LOT HOMES	
Density (DU/AC)	6.0-9.0
Lot Criteria	
Minimum Lot Width at Front PL for Standard Lot	40'
Minimum Lot Width on Corner	45'
Minimum Lot Width on Knuckles and Curves at Setback Line <sup>(9)</sup>	25'
Min. Lot Width at Front Building Setback Line for Cul-de-Sac or Knuckle Lots	35'
Minimum Lot Depth <sup>(7)</sup>	75'
Minimum Lot Area (sq. ft.) <sup>(12)</sup>	3,000
Minimum Setbacks <sup>(1)</sup>	
Front Setback <sup>(8)</sup>	
• Living Area	10'
• Porch w/ Single Story Plate <sup>(2)</sup>	8'
• Street Facing Garage <sup>(11)</sup>	18'
• Side on Garage	10'
Side Setback	
• From Interior PL	5'
• From Street (back of sidewalk)	10'
• Patio Cover/2nd Story Deck	5'
Rear Setback	
• Main Structure 1st Floor	10'
• Garage (Single Story Plate Line)	5'
• Patio Cover	5'
Lot Coverage	
Maximum Coverage	55%
Maximum Building Height <sup>(3)</sup>	
Main Structure	35'
Walls, Fences, and Hedges	
Maximum Height within Front Building Setback <sup>(4)</sup>	3'
Maximum Height at Interior or Rear Property Line <sup>(5)(10)</sup>	6'
Parking <sup>(6)</sup>	
Minimum Number of On-site Parking Spaces Required Per Unit	2

Footnotes:

1. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements.
2. The minimum depth of a porch shall be 7 feet, with an area of 70 square feet of clear space. The porch depth may be reduced to 5 feet, where appropriate to mass and scale of the building, subject to Planning Department review and approval.
3. Architectural projections may exceed the maximum building height by an additional 10%.
4. Solid masonry walls or wood fencing materials may be permitted subject to a 3 feet minimum setback from the front property line. Fences, walls, hedges or similar view obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed three feet in height in any required front yard.
5. Walls may exceed six feet in height and pilasters may exceed six feet six inches in height only for noise attenuation purposes subject to an Acoustical Study and Planning Department approval. Up to 2 feet retaining wall may be incorporated with the 6 feet maximum wall so that maximum exposed wall shall not exceed 8 feet.
6. All required parking spaces to be located within an enclosed garage with a minimum clear dimension of 20' x 20' for two spaces and 10' x 20' for single or tandem spaces. Required parking may be provided as tandem parking subject to the approval of a parking study submitted by the applicant for Planning Director approval. Tandem garage spaces shall be 10' x 38' min.
7. Minimum lot depth for cul-de-sac or knuckle lots can be five (5) feet less than standard minimum lot depth as set forth in Lot Criteria.
8. Front Setback lines that exceed the minimum front setback shall be shown on the Tentative Tract Map.
9. "Flag" lots are discouraged but may be permitted subject to the approval of the Planning Director.
10. Rear and side walls may be allowed up to 9 feet high if grading requires retaining conditions.
11. Garage setback should be varied between 18'-24' as approved by the Planning Department.
12. The minimum lot size at corner lots and lots at knuckle and cul-de-sac conditions may be reduced by 5% to accommodate the corner landscape lettered lot and/or the lot depth.



SFD CLUSTER HOMES

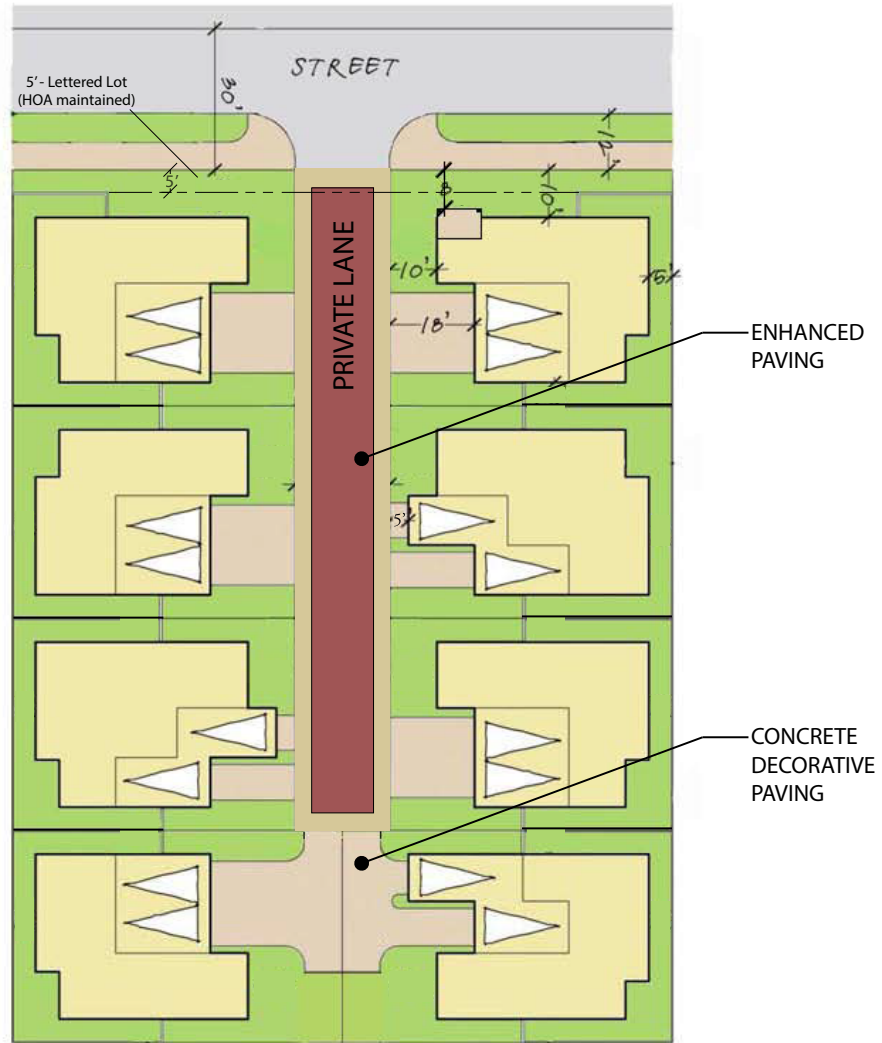
CLUSTER HOMES	
Density (DU/AC)	10.0 - 14.0
Lot Criteria	
Min. Lot Area in sq. ft. <sup>(11)</sup>	2,700
Minimum Setbacks <sup>(1)(2)</sup>	
Note: For non-street-fronting buildings, minimum building separation requirements apply to front, side, and rear rather than street setback requirements.	
Streetside Setbacks	
• Living Area	10'
• Porch w/Single Story Plate <sup>(3)</sup>	8'
• Street or Private Lane Facing Garage <sup>(10)</sup>	18'
Front Setbacks (Non-Street-Facing)	
• Living Area	5'
• Porch w/Single Story Plate	5'
Side Setback	
• From Interior PL <sup>(4)</sup>	5'
• From Street or Parking Lot	10'
• Patio Cover / 2nd Story Deck	5'
Rear Setback	
• Main Structure 1st Floor	5'
• Garage (Single Story Plate Line)	5'
• Patio Cover / 2nd Story Deck	5'
Lot Coverage	
Max. Coverage	60%
Minimum Building Separation	
Between Main Structures Rear to Rear	10'
Between Main Structures Front to Front	20'
Between Structures Side to Side <sup>(1)(4)</sup>	10'
Between Main Structures Front to Side	10'
Between Garage Doors <sup>(9)(10)</sup>	30'-56'

CLUSTER HOMES	
Maximum Building Height <sup>(5)</sup>	
Main Structure	35'
Walls, Fences and Hedges	
Maximum Height within Front Building Setback <sup>(6)</sup>	3'
Maximum Height at Interior or Rear Property Line <sup>(7)</sup>	6'
Parking <sup>(8)</sup>	
Min. Number of Parking Spaces Required Per Unit	2

\* Private lane is cluster homes will incorporate enhanced paving per approval.

Footnotes:

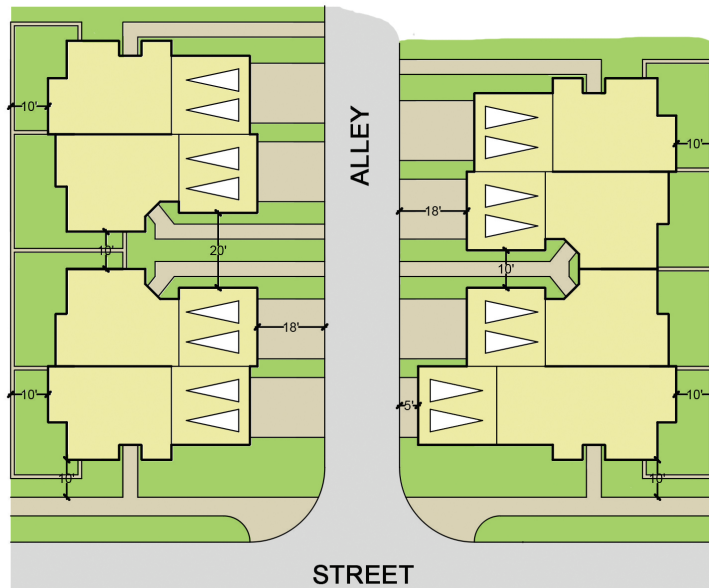
1. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements.
2. All front and corner side setbacks are measured from the back of sidewalk. All other setbacks measured from Property Line unless noted otherwise.
3. The minimum depth of a porch shall be 7 feet, with an area of 70 square feet of clear space. The porch depth may be reduced to 5 feet, where appropriate to mass and scale of the building, subject to Planning Department review and approval.
4. Setback may be reduced to 4' and minimum side to side building separation may be reduced to 8' if side yards are combined into one yard with 8' wide clear area.
5. Architectural projections may exceed the maximum building height by an additional 10%.
6. Solid masonry walls or wood fencing materials may be permitted subject to a 3' minimum setback from the front property line. Fences, walls, hedges or similar view obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed three feet in height in any required front yard.
7. Walls may exceed six feet in height and pilasters may exceed six feet six inches in height only for noise attenuation purposes subject to an Acoustical Study and Planning Department approval. Up to 2'-0" retaining wall may be incorporated with the 6' maximum wall set that maximum exposed wall shall not exceed 8'.
8. All parking spaces to be within an enclosed garage with a minimum clear dimension of 20' x 20' for two spaces and 10' x 20' for single or tandem spaces. Resident parking may be provided as tandem parking subject to the approval of a parking study submitted by the applicant for Planning Director approval.
9. Measured from foundation, not recessed garage door. Eaves and second floor projections may encroach up to 18 inches.
10. Driveways may be <5' or >18'. No driveways between 5'-18' allowed.
11. The minimum lot size at corner lots and lots at knuckle and cul-de-sac conditions may be reduced by 5% to accommodate the corner landscape lettered lot and/or the lot depth.



SFD CLUSTER HOMES (ALT. 1)

This page intentionally left blank.

# DEVELOPMENT REGULATIONS



## CONVENTIONAL DUPLEX/TOWNHOMES

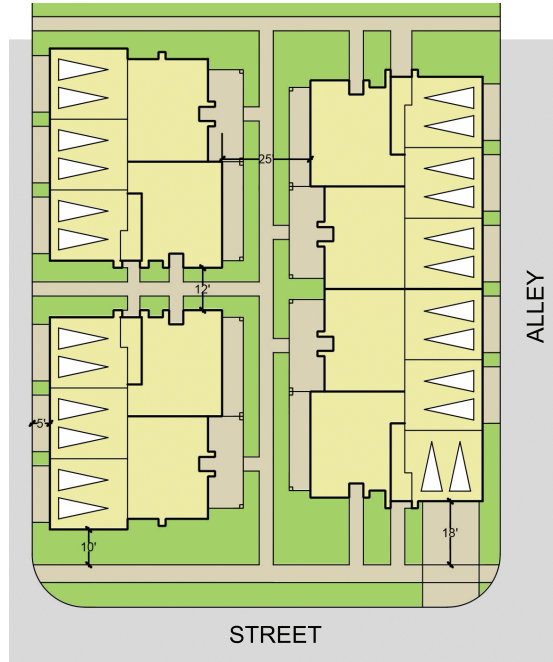


CONVENTIONAL DUPLEX/TOWNHOMES	
Density (DU/AC)	11.0-14.0
Lot Criteria	
Min. Lot Size <sup>(11)</sup>	5,000 S.F.
Minimum Setbacks <sup>(1) (2)</sup>	
Streetside Setback	
• Living Area	10'
• Porch with Single Story Plate Line <sup>(3)</sup>	8'
• Front Facing Garage <sup>(10)</sup>	18' from Back of Sidewalk or P.L.
Minimum Building Separation	
Front to Front	25' (2 story)
Side / Side	10'
Rear / Rear <sup>(4) (9)</sup>	20'
Front to Side	20' (2 story)
Between Balconies	15'
Between Garden Walls less than 3' in Height	10'
Lot Coverage	
Max. Coverage	55%
Maximum Building Height <sup>(5)</sup>	
Main Structure	35'
Walls, Fences and Hedges	
Maximum Height at Front of Building <sup>(6)</sup>	3'
Maximum Height at Side or Rear of Building <sup>(7)</sup>	6'
Private Open Space	
Ground Floor Units:	
Min. Square Footage per Dwelling Unit	150
Min. Linear dimension	10'
Upper Unit Balconies:	
Min. Square Footage per Dwelling Unit	50
Min. Linear dimension	5'

Parking <sup>(8)</sup>
Min. Resident Parking Required
Reference Development Code for parking requirements.
Min. Guest Parking Required
Reference Development Code for parking requirements.

- Footnotes:*
1. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements.
  2. All front and corner side setbacks are measured from the back of sidewalk. All other setbacks measured from Property Line unless noted otherwise.
  3. The minimum depth of a porch shall be 7 feet, with an area of 70 square feet of clear space. The porch depth may be reduced to 5 feet, where appropriate to mass and scale of the building, subject to Planning Department review and approval.
  4. Alley loaded with units facing paseo or greenbelt.
  5. Architectural projections may exceed the maximum height by an additional 10%.
  6. Solid masonry walls or wood fencing materials may be permitted subject to a 3 feet minimum setback from the front property line. Fences, walls, hedges or similar view obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed three feet in height in any required front yard.
  7. Walls may exceed six feet in height and pilasters may exceed six feet six inches in height only for noise attenuation purposes subject to an Acoustical Study and Planning Department approval. Up to 2 feet retaining wall may be incorporated with the 6 feet maximum wall so that maximum exposed wall shall not exceed 8 feet.
  8. All parking spaces to be within an enclosed garage with a minimum clear dimension of 20' x 20' for two spaces and 10' x 20' for single or tandem spaces. Resident parking may be provided as tandem parking subject to the approval of a parking study submitted by the applicant for Planning Director approval.
  9. Measured from foundation not recessed garage door. Eaves and second floor projections may encroach up to 18 inches
  10. Driveways may be <5' or >18'. No driveways between 5'-18' allowed.
  11. The minimum lot size at corner lots and lots at knuckle and cul-de-sac conditions may be reduced by 5% to accommodate the corner landscape lettered lot and/ or the lot depth.

DEVELOPMENT REGULATIONS



ALLEY LOADED ROWTOWNS/ CONDOMINIUMS

ALLEY LOADED ROWTOWNS/ CONDOMINIUMS	
Density (DU/AC)	16.0-22.0
Lot Criteria	
Min. Lot Size <sup>(1)</sup>	5,000 S.F.
Minimum Setbacks <sup>(1) (2) (3)</sup>	
Streetside Setback	
• Living Area / Garage	10' (2 story)
• Porch with Single Story Plate Line <sup>(4)</sup>	8'
• Garage to 20' Alley	5'
Minimum Building Separation	
Front to Front	25' (2 story)
Side / Side	12' (2 story)
Rear / Rear <sup>(5) (10)</sup>	30'
Front to Side	20'
Between Covered Porches Front to Front	10'
Between Balconies	15'
Between Garden Walls less than 3' in Height	10'
Lot Coverage	
Max. Coverage	50%
Maximum Building Height <sup>(6)</sup>	
Main Structure	35'
Walls, Fences and Hedges	
Maximum Height at Front of Building <sup>(7)</sup>	3'
Maximum Height at Side or Rear of Building <sup>(8)</sup>	6'
Minimum Private Open Space Ground Floor Dwellings	150 sq. ft.
Private Open Space	
Ground Floor Units:	
Min. Square Footage per Dwelling Unit	150
Min. Linear dimension	10'
Upper Unit Balconies:	

Min. Square Footage per Dwelling Unit	50
Min. Linear dimension	5'
Parking <sup>(9)</sup>	
Min. Resident Parking Required	

Reference Development Code for parking requirements.

Min. Guest Parking Required	
Reference Development Code for parking requirements.	

*Footnotes:*

1. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements.
2. All front and corner side setbacks are measured from the back of sidewalk. All other setbacks measured from Property Line unless noted otherwise.
3. Building elements less than 35 feet in height, which are part of a building of 45 feet in height, shall be considered 2 story building elements and subject to the 2 story setback requirement.
4. The minimum depth of a porch shall be 7 feet, with an area of 70 square feet of clear space. The porch depth may be reduced to 5 feet, where appropriate to mass and scale of the building, subject to Planning Department review and approval.
5. Alley loaded with units facing paseo or greenbelt.
6. Architectural projections may exceed the maximum height by an additional 10%.
7. Solid masonry walls or wood fencing materials may be permitted subject to a 3 feet minimum setback from the front property line. Fences, walls, hedges or similar view obstructing structures or plants that reduce safe ingress or egress of vehicles or pedestrians shall not exceed three feet in height in any required front yard.
8. Walls may exceed six feet in height and pilasters may exceed six feet six inches in height only for noise attenuation purposes subject to an Acoustical Study and Planning Department approval. Up to 2 feet retaining wall may be incorporated with the 6 feet maximum wall so that maximum exposed wall shall not exceed 8 feet.
9. All parking spaces to be within an enclosed garage with a minimum clear dimension of 20' x 20' for two spaces and 10' x 20' for single or tandem spaces. Resident parking may be provided as tandem parking subject to the approval of a parking study submitted by the applicant for Planning Director approval.
10. Measured from foundation, not recessed garage door. Eaves and second floor projections may encroach up to 18 inches.
11. The minimum lot size at corner lots and lots at knuckle and cul-de-sac conditions may be reduced by 5% to accommodate the corner landscape lettered lot and/or the lot depth.

## **6.7 Landscape Standards**

### **6.7.1 General Provisions**

1. All landscape and irrigation plans for streetscapes and graphic designs with regard to the identity of Armstrong Ranch, neighborhood identity, or entry monuments shall conform to the Design Guidelines and regulations as set forth herein and shall be subject to review and approval by the City of Ontario at the time of Development Plan review. The form and content of landscape plans for streets, parks, and other common areas shall conform to the requirements of the City's Development Plan application requirements.
2. The landscape streetscape improvements for the master plan streets within the project shall establish a landscape theme reminiscent of the regional landscape character of the surrounding area and shall conform to the City of Ontario TOP Streetscape Master Plan.
3. Landscape streetscape improvements for non Master Plan streets within Armstrong Ranch including collector, local streets, and alleys shall conform to the landscape treatment described for these streets within Section 7.10 "Design Guidelines for Landscape Architectural Character," of this Specific Plan.
4. The design and improvement of all parks, including landscape and irrigation plans, within Armstrong Ranch shall be reviewed and approved by the City at the time of Development Plan review and shall conform with the requirements of the City's Parks and Maintenance Department.
5. Installation of landscaping and automatic irrigation within the front and street-side yards of all residential areas shall be provided by the home-builder and maintained in a healthy condition at all times. At a minimum, the developer shall install turf, groundcover, and appropriate shrubs and trees in the front yards of homes within residential areas. Within residential single family detached conventional home areas a minimum of two 24" box trees shall be installed of which one shall be a shade tree. A variety of landscape designs shall be provided by the developer to the homeowner. Areas not used for hardscape shall be planted. All landscape plans shall be reviewed and approved by the City at the time of Development Plan review.
6. All manufactured and cut/fill slopes exceeding three (3) feet in height shall be planted with an effective mixture of ground cover, shrubs, and trees installed by the developer. Such slopes shall also be irrigated as necessary to comply with any required fuel modification requirements established by the City erosion control requirements per the Landscape Standards.

### **6.7.2 Landscape Standards**

1. Landscaping within the project shall be provided in accordance with the Design Guidelines utilizing plant materials specified on the Plant Palette Matrix included in Section 7, "Design Guidelines" established for the Armstrong Ranch Specific Plan.
2. Boundary landscaping shall be required adjacent to the project site. Landscaping shall generally

be placed along the entire perimeter property line along City Master Plan streets and shall conform to the City of Ontario Streetscape Master Plan.

3. Landscaping and automatic irrigation systems within the public rights-of-way of the project shall be installed by the developer.
4. Freestanding, decorative perimeter walls and view fencing shall be provided within, and at the perimeter of the project site as specified in the Wall and Fence Master Plan contained within, Section 7, “Design Guidelines,” of the Armstrong Ranch Specific Plan. Such walls and fences will be constructed concurrently with the construction of improvements required for development of the neighborhoods of the project.
5. Walls and Fencing – Perimeter Walls and fencing shall be constructed of a design consistent with the “Wall Details” exhibits located within Section 7, “Design Guidelines,” of the Armstrong Ranch Specific Plan. If perimeter walls are constructed they shall not exceed six feet in height from finished grade. If required for sound attenuation, perimeter walls may exceed six feet in height, subject to the recommendations of an acoustical study and approval by the Planning Department. Perimeter walls shall be constructed of either decorative masonry or other permanent, durable, low maintenance material. Thematic perimeter fencing shall be constructed of all durable materials, which may include materials with a wood-like appearance, or tubular steel subject to City approval. In no instance shall wooden fencing be permitted along perimeters. Individual residential lot side and rear yard walls and fencing shall not exceed six feet in height from highest finished grade. Side and rear walls may exceed six feet (6’) in height if required by the City for sound attenuation pursuant to the recommendations of an Acoustical Report, or if grading requires. Maximum combo wall with retaining is 9’ which will allow a retaining condition of 3’. Walls and fencing within the residential front yard setback area shall not exceed three feet in height. Side and rear yard walls shall be of decorative masonry construction on both sides or of other permanent low maintenance materials as approved by the Planning Department. Materials used for construction of front yard fences are subject to approval by the Planning Department. View fencing may be of a decorative wrought iron, tubular steel/aluminum glass panels, or other durable material approved by the City.
6. All perimeter wall and fence materials throughout the project shall be of uniform manufacture with colors specified for the overall design theme as discussed in Section 7.15 “Community Walls and Fencing,” of this Specific Plan.
7. The developer shall provide site inspection of all construction and installation of open space areas in accordance with City of Ontario requirements.
8. Non-toxic, non invasive vegetation shall be utilized adjacent to all public open space areas.

## 6.8 Signage

A Master Sign Program shall be submitted by the developer of Armstrong Ranch and approved by the City of Ontario pursuant to the City’s Development Code to address residential project entries, residential neighborhood identification signs, and way finding signs within the project. No project

signs shall be permitted in the public right-of-way. All other signs shall be subject to the approval of a sign permit pursuant to the City's Development Code. All traffic signs regulating, warning, and/or guiding traffic on public roads shall conform to latest edition of the California MUTCD. All traffic-control signs, whether on public or private property, shall conform to the California MUTCD. All monumental signed and other neighborhood signage will reflect the historical character of Armstrong Ranch.

### **6.8.1 Master Sign Program Contents**

All sign programs shall address, at a minimum, the following:

1. Permitted signs.
2. Prohibited signs.
3. The hierarchy of signage.
4. Definition of types of signs.
5. Locations and dimensions for monument signs, neighborhood identification signs, and public facilities signs.
6. Locations and dimensions of directional signage.
7. Provisions for size, location, and duration of display of temporary signs.
8. Permitted sign types, styles, construction materials, colors, and lettering styles.
9. Requirements for a sign permit application.
10. Procedures for obtaining approval of a sign permit.
11. Procedures for amending the sign program.

## **6.9 Lighting**

### **6.9.1 Street Lights along Public Streets**

Streetlights along public streets, within the project shall be LED lighting. Design of fixtures shall be approved by the City as part of the City's Development Plan Review.

### **6.9.2 Alley Lighting Fixtures**

Alley lighting fixtures shall be on sensors for automatic nighttime lighting. Style and specifications for alley lights shall be approved by the City as part of the City's Development Plan Review.

### **6.9.3 Lighting within Parks, Paseos, Tot Lots and Other Recreational Areas**

Lighting within parks, paseos, tot lots and other recreational areas shall be approved by the City as part of the City's Development Plan Review of these facilities.

### 6.10 Park Furniture

Park furniture, including but not limited to, benches, barbecues and picnic tables shall be approved as part of the City’s Development Plan Review of parks, and other public gathering places.

### 6.11 Bus Shelters

Bus shelters shall be installed in a number of locations as per the OmniTrans Bus Stop Design Guidelines, and as approved by the City Engineer. The shelters shall be compatible with the architectural character established at the project entries to Armstrong Ranch.



### 6.12 Mailboxes

Within residential Planning Areas, mailboxes shall be clustered and installed in locations and in a design approved by the City as part of the City Development Plan Review of each residential project within Armstrong Ranch. The location of all mailboxes shall be approved by the U.S. Post Office.

This page was intentionally left blank.