



Section 5. Development Regulations

5.1 Introduction

The provisions contained herein will regulate design and development within the Countryside Specific Plan area. The regulations contained herein provide for the development of residential uses and landscaping.

5.2 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 Article 2, “Definitions” unless otherwise specifically provided herein.

5.3 Applicability

The development regulations contained herein provide specific standards for land use development within the Countryside Specific Plan. 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’s health, safety, and general welfare. The adoption of the Countryside Specific Plan by ordinance, supersedes otherwise applicable City of Ontario zoning regulations unless stated herein to the contrary. Whenever the provisions and development standards contained herein conflict with those contained in the City of Ontario Development Code, the provisions of the Countryside Specific Plan shall take precedence. Where the Specific Plan is silent, City codes shall apply. These regulations shall reinforce specific site planning, architectural design, and landscape design guidelines contained in Section 6, “Design Guidelines” of the Specific Plan.

5.4 Administration

The Countryside Specific Plan is adopted by ordinance and will serve as the implementation tool for the General Plan as well as the zoning for the Specific Plan Area. The Countryside Specific Plan addresses general provisions, permitted uses, development standards, and design guidelines.

5.5 Methods And Interpretation

Development within the Countryside Specific Plan shall be implemented through the approval by the City of Ontario of tract maps and development plans. The administration process described below provides for the mechanisms for review and approval of development projects within Country-side consistent with the Specific Plan objectives.

5.6 General Site Development Criteria

The following general site development criteria shall apply to all land development proposed in Countryside.

- a) Gross Acres - Except as otherwise indicated, gross acres for all development areas are measured to the centerline of streets.
- b) Grading - Development within the Specific Plan Area shall utilize grading techniques as approved by the City of Ontario. Grading concepts shall respond to the design guidelines included in the 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.
- c) Building Modification - Additions and/or alterations permitted by this Specific Plan shall match the architectural style of the primary unit and shall be constructed of the same materials and colors as the primary unit.

- d) Utility Lines - All new public utility distribution lines of less than 66 kV shall be subsurface throughout the planned community.
- e) Technology - All homes shall accommodate the most modern technology for computer internet access, phone, fax, and television. Broadband fiber optics cable will be installed to all the properties per the approved Fiber Optic Master Plan.
- f) Density -The Countryside Land Use Plan allocates a number of total number of units to each residential neighborhood as indicated in Table 2, “Land Use Summary” included in Section 3, “Land Use,” of the Specific Plan. Variations in the number and type of dwelling units within each residential neighborhood may occur at the time of final design of the neighborhood depending upon the residential product identified for development. Changes in allocation of residential units up to a maximum of a net change of fifteen percent (15%) are permitted among the residential neighborhoods within the Specific Plan, provided that the total number of units established for the Specific Plan area is not exceeded.
- g) Maximum Number of Dwelling Units - The maximum number of residential dwelling units permitted within the Countryside Specific Plan shall be 819 dwelling units.
- h) Streets - Local Streets within residential neighborhoods shall be public. Neighborhood streets within Neighborhoods 5 and 6 shall be private.
- i) Alleys and drive aisles within residential neighborhoods shall be private.

5.7 Residential Development Standards

5.7.1 General

This category includes the development of single family detached dwelling units. The purpose of the residential standards for single family detached housing is to establish the minimum criteria for the development of these product types on individual lots within the neighborhoods specified within Countryside.

5.7.2 Permitted Uses

- a) Single family detached dwellings including live/work units and their accessory uses.
- b) Public or private parks, recreational buildings, greenbelts, or open space.
- c) Accessory uses to include the following:
 - Garages.
 - Granny Flats (i.e. Second Dwelling Units, in accordance the City’s Development Code.)
 - Home occupations.
 - Swimming pools, spas, sports courts, and other similar outdoor recreational amenities.
 - Patios and patio covers.
 - Storage, garden structures, cabanas, and greenhouses.
 - Monument signage.
 - Model home and subdivision sales trailers; temporary construction parking, offices, and facilities; real estate signs, signage indicating future development and directional signage in accordance with the City’s Development Code.
 - Second story additions to existing single story dwelling units.
 - Child care facilities/Day care facilities up to 7 children, in accordance with the City of Ontario Development Code.



Countryside

5.7.3 Conditionally Permitted Uses

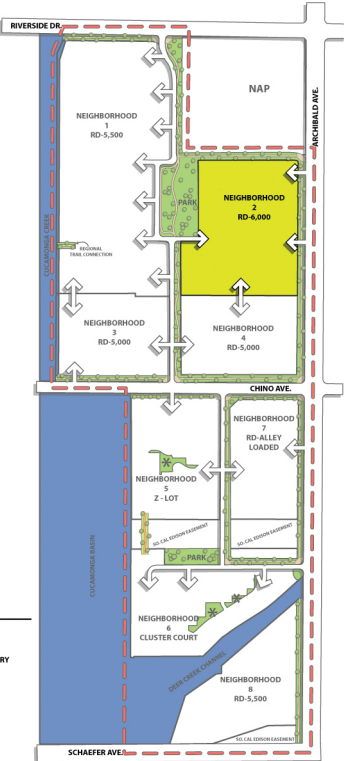
- a) Places of worship including but not limited to churches and synagogues.
- b) Child Care facilities / Day Care facilities – serving 8-14 children.

5.7.4 Temporary Uses

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

5.7.5 Free Standing Satellite Dish / Antennas

- a) Free standing satellite dishes and/or antennas are permitted pursuant to Article 32, Section 9.1.3289 of the City of Ontario Development Code.

Total Maximum Number of Dwelling Units	271	
Maximum Density (Net)	5.84 DU/NET AC	
LOT CRITERIA		
• Min. Lot Width at Front PL for Standard Lot	55'	
• Min. Lot Width at Front PL for Lots on Cul-de-sacs or Knuckles	35'	
• Min. Lot Width at Front Building Setback Line for Lots on Cul-de-sacs or Knuckles	55'	
• Min. Lot Width on Corner	60'	
• Min. Lot Depth on Standard Lot	100'	
• Min. Lot Depth on Corner Lot	100'	
• Minimum Lot Size	6,000 SF	
MINIMUM SETBACKS ⁽¹⁾		
• All front and corner side setbacks are measured from the property line at back of sidewalk. All other setbacks are measured from property line unless otherwise noted.		
FRONT -		RD 6,000
• Living Area – 1st Story	15'	
• Living Area – 2nd Story	20'	
• PORCH ⁽²⁾	12'	
• FRONT ENTRY GARAGE ⁽³⁾	20'	
• Side On Garage	15'	
SIDE ^{(4) (5)}		
• From Interior PL	5'	
• From Residential Street	10'	
REAR		
• Main Structure	20'	
• Garage (Single Story Plate Line)	10'	
• Patio Cover / 2nd Story Deck	5'	
LOT COVERAGE		
• Maximum Coverage	50%	
MAXIMUM BUILDING HEIGHT		
• Main Structure	35'	
WALLS, FENCES AND HEDGES		
• Maximum Height in Traffic Safety Site Area and/or Front or Corner Side Yard Areas	3' ⁽⁶⁾	
• Maximum Height at Interior or Rear Property Line	6' ^{(6) (7)}	
• Maximum Height of Retaining Walls	3'	
PARKING		
• Minimum Number of Parking Spaces Required	2 Garage Spaces (20' x 20')	

Footnotes: Please refer to Footnotes listed on Page 5-56.

Site Development Standards – RD 6,000

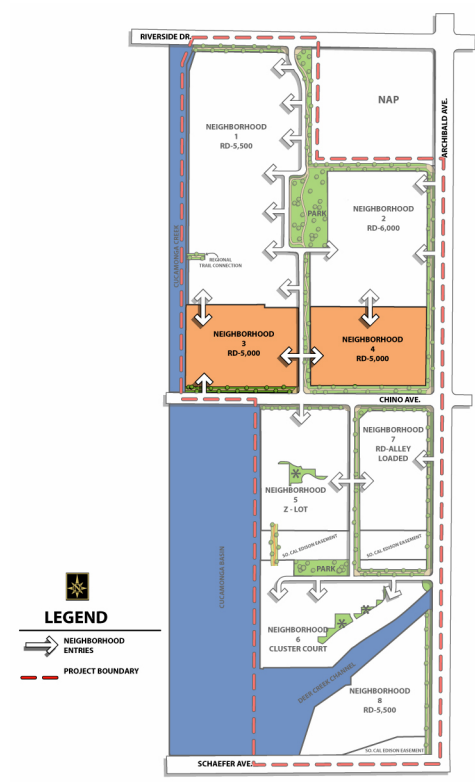


CountrySide

Total Maximum Number of Dwelling Units	258	
Maximum Density (Net)	5.56 DU/NET AC	
LOT CRITERIA		
• Min. Lot Width at Front PL for Standard Lot	50'	
• Min. Lot Width on Corner	60'	
• Min. Lot Width at Front PL for Lots on Cul-de-sacs or Knuckles	35'	
• Min. Lot Width at Front Building Setback Line for Lots on Cul-de-sacs or Knuckles	50'	
• Min. Lot Depth on Standard Lot	100'	
• Min. Lot Depth on Corner Lot	100'	
• Minimum Lot Size	5,500 SF	
MINIMUM SETBACKS ⁽¹⁾		
<ul style="list-style-type: none"> All front and corner side setbacks are measured from the property line at back of sidewalk. All other setbacks are measured from property line unless otherwise noted. 		
FRONT		RD 5,500
• Living Area – 1st Story	15'	
• Living Area – 2nd Story	20'	
• Living Area – 3rd Story	25'	
• Porch ⁽²⁾	10'	
• Front Entry Garage ^{(3) (8)}	18'	
• Side On Garage ⁽⁹⁾	10'	
SIDE ^{(4) (5)}		
• From Interior PL	5'	
• From Residential Street	10'	
REAR		
• Main Structure (1st Story)	20'	
• Main Structure (2nd Story)	20'	
• Garage (Single Story Plate Line)	10'	
• Patio Cover / 2nd Story Deck	5'	
LOT COVERAGE		
• Maximum Coverage	50%	
MAXIMUM BUILDING HEIGHT		
• Main Structure	35'	
WALLS, FENCES AND HEDGES		
• Maximum Height in Traffic Safety Site Area and/or Front or Corner Side Yard Areas	3' ⁽⁶⁾	
• Maximum Height at Interior and Rear Property Line	6' ^{(6) (7)}	
• Maximum Height of Retaining Walls	3'	
PARKING		
• Minimum Number of Parking Spaces Required	2 Garage Spaces (20' X 20')	

Footnotes: Please refer to Footnotes listed on Page 5-56.

Site Development Standards – RD 5,500

Total Maximum Number of Dwelling Units	143	
Maximum Density (Net)	5.99 DU/NET AC	
LOT CRITERIA		
• Min. Lot Width at Front PL for Standard Lot	45'	
• Min. Lot Width at Front PL for Lots on Cul-de-sacs or Knuckles	35'	
• Min. Lot Width at Front Building Setback Line for Lots on Cul-de-sacs or Knuckles	45'	
• Min. Lot Width on Corner	50'	
• Min. Lot Depth on Standard Lot	90'	
• Min. Lot Depth on Corner Lot	90'	
• Minimum Lot Size	5,000 SF	
MINIMUM SETBACKS ⁽¹⁾		
• All front and corner side setbacks are measured from the property line at back of sidewalk. All other setbacks are measured from property line unless otherwise noted.		
FRONT		RD 5,000
• Living Area – 1st Story	15'	
• Living Area – 2nd Story	18'	
• Living Area – 3rd Story	25'	
• Porch with Swing in Garage ⁽²⁾	10'	
• Front Entry Garage ^{(3) (8)}	18'	
• Side On Garage ⁽⁹⁾	10'	
SIDE ⁽⁴⁾		
• From Interior PL ⁽⁵⁾	5'	
• From Residential Street	10'	
REAR		
• Main Structure 1st Floor	20'	
• Main Structure 2nd Floor	20'	
• Garage (Single Story Plate Line)	10'	
• Patio Cover / 2nd Story Deck	5'	
Lot Coverage		
• Maximum Coverage	50%	
MAXIMUM BUILDING HEIGHT		
• Main Structure	35'	
WALLS, FENCES AND HEDGES		
• Maximum Height in Traffic Safety Site Area and/or Front or Corner Side Yard Areas	3' ⁽⁶⁾	
• Maximum Height at Interior and Rear Property Line	6' ^{(6) (7)}	
• Maximum Height of Retaining Walls	3'	
PARKING		
• Minimum Number of Parking Spaces Required	2 Garage Spaces (20' x 20')	

Footnotes: Please refer to Footnotes listed on Page 5-56.

Site Development Standards – RD 5,000



Total maximum number of Dwelling Units	98	
Maximum Density (Net)	7.68 DU/NET AC	
LOT CRITERIA		
• Min. Lot Width at Front Setback Line	40'	
• Min. Lot Width at Front PL for Lots on Cul-de-sacs or Knuckles	35'	
• Min. Lot Width at Front Building Setback Line for Lots on Cul-de-sacs or Knuckles	40'	
• Min. Lot Depth on Standard Lot	85'	
• Minimum Lot Size	3,400 SF	
MINIMUM SETBACKS ⁽¹⁾		
• All front and corner side setbacks are measured from the property line at back of sidewalk. All other setbacks are measured from property line unless otherwise noted.		
FRONT		Z-LOT
• Living Area – 1st Story	10'	<p>The site development plan shows a rectangular lot bounded by Riverside Dr. to the north, Schaeffer Ave. to the south, and Archibald Ave. to the east. The lot is divided into eight neighborhoods (1-8) and a Neighborhood Access Point (NAP). Neighborhood 1 (RD-5,500) is at the top left. Neighborhood 2 (RD-6,000) is at the top right. Neighborhood 3 (RD-5,000) is in the middle left. Neighborhood 4 (RD-5,000) is in the middle right. Neighborhood 5 (Z-LOT) is a red-shaded area at the bottom center. Neighborhood 6 (RD-5,000) is at the bottom left. Neighborhood 7 (RD-Alley Loaded) is at the bottom right. Neighborhood 8 (RD-5,500) is at the bottom right. A central green area is labeled 'PARK'. A 'CLUSTER COURT' is shown at the bottom. A 'CUL-DE-SAC' is shown on the left. A 'CITY PARK' is shown at the bottom. A 'LEGEND' box is located below the plan, showing symbols for Neighborhood Entries, Project Boundary, and a sun icon. The plan also shows 'CALIFORNIA STATE HIGHWAY' and 'CITY PARK' labels.</p>
• Living Area – 2nd Story	15'	
• Living Area – 3rd Story	25'	
• Porch ⁽²⁾	8'	
• Front Entry Garage ⁽³⁾	18'	
• Side On Garage	N/A	
SIDE ⁽⁴⁾⁽⁵⁾		
• From Interior PL	4'	
• From Residential Street	10'	
REAR		
• Main Structure (1st Story)	10'	
• 2nd Story	20'	
• Garage (Single Story Plate Line)	5'	
• Patio Cover / 2nd Story Deck	5'	
LOT COVERAGE		
• Maximum Coverage	55%	
MAXIMUM BUILDING HEIGHT		
• Main Structure	35'	
WALLS, FENCES AND HEDGES		
• Maximum Height in Traffic Safety Site Area and/or Front or Corner Side Yard Areas	3'	
• Maximum Height Interior and Rear Property Line	6' ^{(6) (7)}	
• Maximum Height of Retaining Walls	3'	
PARKING		
• Min. No. of Parking Spaces Required	2 Garage Spaces (20' x 20')	

Footnotes: Please refer to Footnotes listed on Page 5-56.

Site Development Standards – RD Z-Lot

Section 5. DEVELOPMENT REGULATIONS



Total maximum number of Dwelling Units	141
Maximum Density (Net)	9.25 DU/NET AC
Maximum Number of Units per Cluster	4
LOT CRITERIA (refer to Cluster Exhibits A-C)	
• Min Lot Width at Front P/L	53'
• Min. Lot Width at Front PL for Lots on Cul-de-sacs or Knuckles	35'
• Min. Lot Width at Front Building Setback Line for Lots on Cul-de-sacs or Knuckles	53'
• Min Lot Width at Front P/L- Corner Lot	60'
• Min Lot Depth	54'

MINIMUM SETBACKS/FRONT OF CLUSTER (All setbacks measured from property line; refer to cluster exhibits a-c) ⁽¹⁾

FRONT	
• Living Area – 1st Story	10'
• Living Area – 2nd Story	15'
SIDE ⁽⁴⁾	4'
Side Corner Lot ⁽⁴⁾	10'
REAR	4'
Porch ⁽²⁾	8'
Garage	10'

MINIMUM SETBACKS/REAR OF CLUSTER (All setbacks measured from property line; refer to cluster exhibits a-c) ⁽¹⁾

FRONT	
• Living Area – 1st Story	4'
• Living Area – 2nd Story	9'
SIDE ⁽⁴⁾	4'
Rear	10'
Covered Entry	4'
Garage	10'

MINIMUM BUILDING SEPARATION

Front of Garage to Front of Garage	30'
Covered Entry to Covered Entry	8'
Garage	

Minimum Private Open Space	150 S.F./10' min. dimension
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LOT COVERAGE

• Maximum Coverage	55%
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MAXIMUM BUILDING HEIGHT

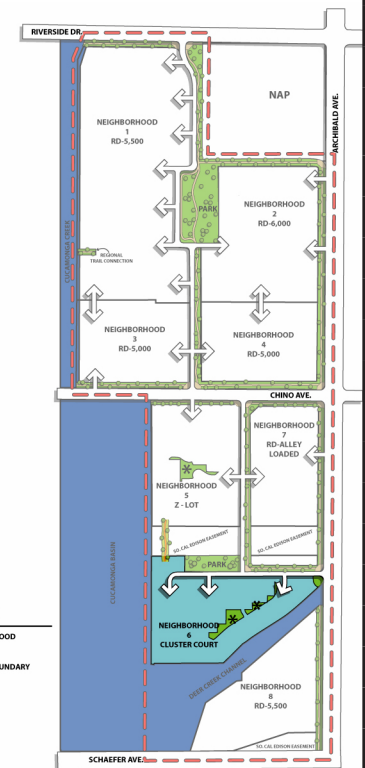
• Main Structure	35'
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WALLS, FENCES AND HEDGES

• Maximum Height in Traffic Safety Site Area and/or Front or Corner Side Yard Areas	3'
• Maximum Height at Interior and Rear Property Line	6' ⁽⁶⁾ ⁽⁷⁾
• Maximum Height of Retaining Walls	3' ⁽⁶⁾

PARKING

• Minimum Number of Parking Spaces Required	2 Garage Spaces (20' x 20')
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Footnotes: Please refer to Footnotes listed on Page 5-56.

Site Development Standards – RD Cluster Court



Total maximum Number of Dwelling Units	60	
Maximum Density (Net)	5.35 DU/NET AC	
LOT CRITERIA		
• Min. Lot Width at Front PL for Standard Lot	45'	
• Min. Lot Width at Front PL for Lots on Cul-de-sacs or Knuckles	35'	
• Min. Lot Width at Front Building Setback Line for Lots on Cul-de-sacs or Knuckles	45'	
• Min. Lot Width on Corner	50'	
• Min. Lot Depth on Standard Lot	65'	
• Min. Lot Depth on Corner Lot	65'	
• Minimum Lot Size	2,925 S.F	
MINIMUM SETBACKS ⁽¹⁾		
<ul style="list-style-type: none"> All front and corner side setbacks are measured from the property line at back of sidewalk. All other setbacks are measured from property line unless otherwise noted. 		
FRONT		RD ALLEY LOADED
• Living Area – 1st Story	12'	
• Living Area – 2nd Story	15'	
• Porch ⁽²⁾	8'	
• Porch Corner Lot Streetside	8'	
SIDE ⁽⁴⁾	4'	
• From Interior PL ⁽⁵⁾	5'	
• From Residential Street	10'	
REAR (FROM ALLEY R/W)		
• Main Structure (1st Story)	5'	
• Garage	5'	
• Patio Cover / 2nd Story Deck	5'	
LOT COVERAGE		
• Maximum Coverage	60%	
MAXIMUM BUILDING HEIGHT		
• Main Structure	35'	
WALLS, FENCES AND HEDGES		
• Maximum Height in Traffic Safety Site Area and/or Front or Corner Side Yard Areas	3' ⁽⁶⁾	
• Maximum Height at Interior and Rear Property Line	6' ⁽⁶⁾ ⁽⁷⁾	
• Maximum Height of Retaining Walls	3'	
PARKING		
• Minimum Number of Parking Spaces Required	2 Garage Spaces (20' x 20')	

Footnotes: Please refer to Footnotes listed on Page 5-56.

Site Development Standards – RD Alley Loaded

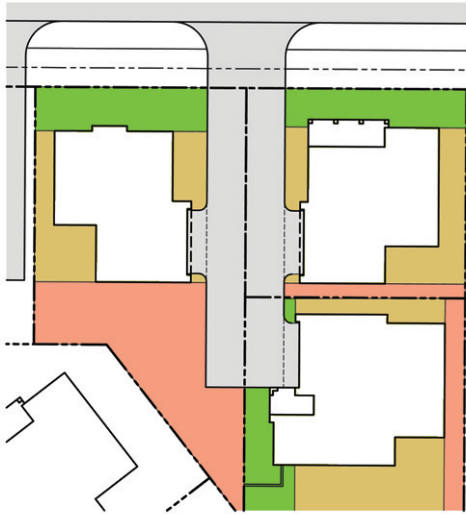


Exhibit A - Cluster Development 3-Pak

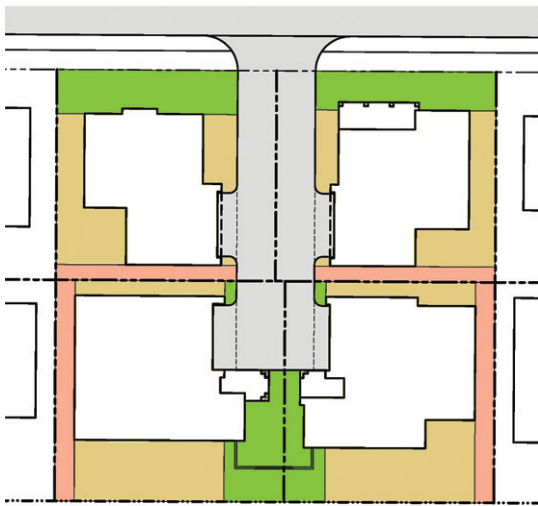


Exhibit B - Cluster Development 4-Pak



Exhibit C - Cluster Development Single

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. A minimum area of 70 square feet clear space is required.
3. When front entry garages are plotted adjacent to one another on adjoining lots, the front plane of one garage must be offset a minimum of 2-feet from the garage on the adjacent lot. Garages designed as non-forward facing garages shall be set back a minimum of 5-feet behind the main living area.
4. Side yard slopes may not encroach more than 50% into side yard setback areas.
5. Single story elements (Such as porches open on three sides, stairwells and porte cocheres) may project up to 3-feet into required yards. Porch elements with single story plate lines may project up to 6-feet into required corner side yard setback along residential streets; in no case shall such projection be closer than 5-feet from the back of sidewalk.
6. Solid masonry walls or wood fencing materials may be permitted on the front property line (or front parcel line in the case of RD-Cluster Court). 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 or corner sideyard setback.
7. Walls may exceed 6-feet in height for noise attenuation purposes subject to an acoustical study and City approval.
8. Front facing garages located forward of a porch or front facing building elevation plane shall be set back a minimum of 20-feet from the back of sidewalk.
9. Side on garages permitted only on lots with a minimum width of 53-feet.



Countryside

5.8 Landscape Standards

5.8.1 General Provisions

- a) All landscape plans, streetscape plans and graphic designs with regard to the identity of Countryside, neighborhood identity or entry monumentation 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.
- b) The Landscape/Streetscape improvements for the Countryside Specific Plan shall establish a landscape theme reminiscent of the regional landscape character of the surrounding area.

5.8.2 Landscape Standards

- a) Landscaping within the Countryside Specific Plan shall be provided in accordance with the Design Guidelines for Streetscapes and Entries utilizing plant materials specified in Section 6, “Design Guidelines” established for the Countryside Specific Plan.
- b) Boundary landscaping will be required adjacent to residential, commercial, and business park/light industrial areas. Landscaping shall generally be placed along the entire property line.
- c) Landscaping and irrigation systems, within the public rights-of-way of the Countryside Specific Plan area, shall be installed by the developer.
- d) Freestanding perimeter walls and view fencing shall be provided within and at the perimeter of the Specific Plan Area. Such walls and fences will be constructed concurrently with the construction of improvements required for development of the neighborhoods of the Specific Plan.
- e) Front yard landscaping and irrigation for RD-5,000, RD-5,500, and RD-6,000 homes shall be installed by the builder and maintained by the homeowner. Front yard landscaping and irrigation for RD Z-Lot, Alley Loaded, and RD Cluster Court homes shall be installed by the builder and maintained by a Homeowners’

Association (HOA). At a minimum, the builder shall install turf, trees and shrubs in the front yards of these areas.

f) Walls and Fencing

- Perimeter walls shall be constructed along the boundaries of Archibald Avenue, Riverside Drive, Chino Avenue and Schaefer Avenue a design consistent with the Wall and Fence Master Plan as discussed in Section 6, “Design Guidelines” and shall not exceed 6-feet in height from finished grade. Perimeter walls may exceed 6-feet in height if required for sound attenuation. Perimeter walls shall be constructed of either decorative masonry or other permanent, durable, low maintenance material approved by the City. Fencing utilized within the Specific Plan Area, such as split rail fencing, shall be constructed of durable materials with a wood-like appearance and will be subject to approval by the City.
 - Residential side and rear yard walls and fencing shall not exceed 6-feet in height from highest adjacent finished grade. Walls and fencing within the residential front yard setback area shall not exceed 3-feet in height. Walls shall be of masonry decorative construction or other permanent low maintenance materials approved by the City. Front yard fences may be constructed of any durable materials with a wood like appearance, subject to approval by the City. View fencing may be of a decorative wrought iron or other durable material approved by the City.
- g) All perimeter wall and fence materials throughout Countryside will be of uniform manufacture with colors specified for the overall design theme.
 - h) The developer will provide site inspection of all construction and installation of open space areas in accordance with City of Ontario requirements.
 - i) Non-toxic vegetation shall be utilized adjacent to all public open space areas.

5.9 Signage

A Master Sign Program shall be submitted by the developer(s) for Countryside and approved by the City of Ontario pursuant to Article 31 of the City's Development Code to address residential project entries, residential neighborhood identification signs, and way finding signs within Countryside. All other signs shall be subject to the approval of a sign permit pursuant to the City's Development Code. No project signs shall be permitted in the public right-of-way.

5.9.1 Master Sign Program Contents

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

- a) Permitted signs.
- b) Prohibited signs.
- c) The hierarchy of signage.
- d) Definition of types of signs.
- e) Locations and dimensions for monument signs, neighborhood identification signs, and public facilities signs.
- f) Locations and dimensions of directional signage.
- g) Provisions for size, location, and duration of display of temporary signs.
- h) Permitted sign types, styles, construction materials, colors, and lettering styles.
- i) Requirements for a sign permit application.
- j) Procedures for obtaining approval of a sign permit.
- k) Procedures for amendments to the sign program.