

II. REGULATIONS FOR DEVELOPMENT

The Regulations for Development set forth permitted uses and development standards for each of four “Development Districts” within the Specific Plan Area. The Regulations for Development will serve as an important source for the Overlay District Ordinance that will translate the unique characteristics of this project into the City’s Zoning Ordinance.

A. Location of Districts

The Specific Plan Area contains four Development Districts that are characterized by different land uses and design objectives. The location and extent of these Districts is described in Figure 9.

B. Intent of Districts

Entertainment District

The “Entertainment District” will be located at the northern end of Main Street to serve as a focal point for the community and the region. The 8-acre Entertainment District will likely include a multiplex cinema, a bookstore, a record store, a cafe, and a restaurant. These uses will add vitality to the neighborhood with day-to-evening activity and publicly-accessible amenities. Other commercial uses are permitted, but must maintain the active, pedestrian-oriented focus of Main Street and the parks.

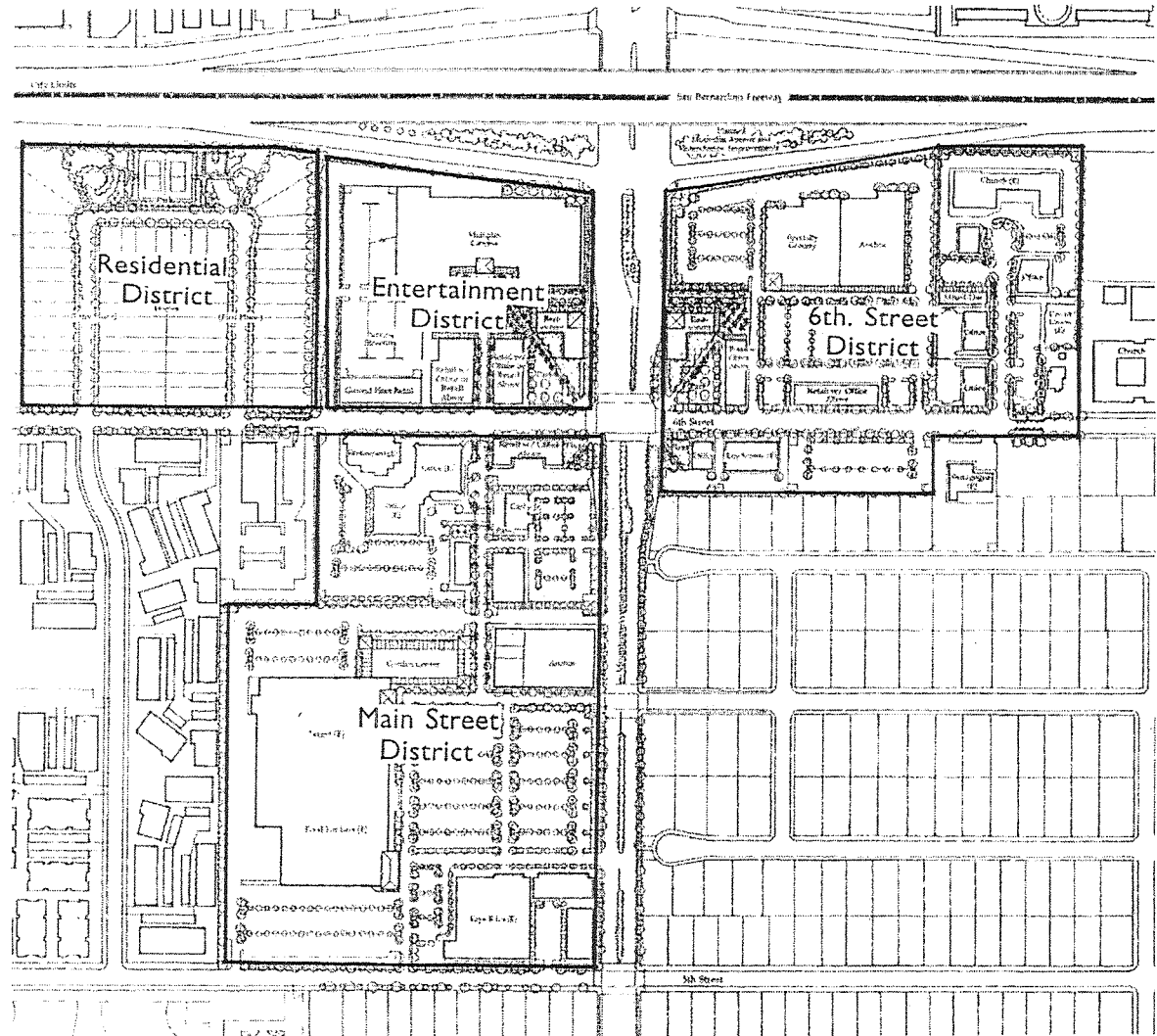


Figure 9, Districts. The Specific Plan Area is comprised of four different Districts, each with its own unique requirements and characteristics.

Within the Entertainment District, the Main Street will end in a plaza that offers attractive features, such as fountains and seating, and special paving that will slow vehicles. A parking structure will satisfy the District's requirements while avoiding large expanses of surface parking. Where the parking structure faces Sixth Street, attractive storefronts and entrances will front onto the sidewalk.

Direct connections and comfortable pedestrian environments will link the Entertainment District with surrounding areas, encouraging many local trips to be made on foot and reducing use of the car. Office employees will walk to restaurants for lunch, residents will walk to see movies, and visitors will stroll the whole length of Main Street. Streets will be tree-lined, and parks and plazas will offer a shady respite in this sometimes hot and arid climate. In addition, entries, windows and arcades will face streets and open spaces and make these areas active, safe and interesting.

Main Street District

South of the Entertainment District, the "Main Street District" will include the improvement and redevelopment of parcels in a way that is pedestrian-friendly and enhances the positive identity of the area. The Main Street District will focus revitalization onto Main Street as it extends from the Entertainment District to the existing Target Center.

With the construction of an attractive Main Street, new buildings can be built along it incrementally. New development will place the primary entrances of new buildings onto the pedestrian-oriented Main Street, while parking ar-

reas will generally face Mountain Avenue. The Covington-Crowe office complex will be encouraged to redevelop the portion of its parking lot that abuts the new Main Street with new retail or office space. Within the Target Center, an additional anchor store is allowed, as well as an expanded garden center, small shops and new landscaping. These improvements will strengthen Main Street and Hawthorne Street as interesting and comfortable places to walk. Where Main Street meets Hawthorne Street, a tower of architectural merit will establish a visible landmark at Main Street's southern end.

Sixth Street District

To the east, the "Sixth Street District" encourages a pedestrian-oriented environment east of Mountain Avenue with a variety of goods and services that will serve the surrounding neighborhood while also taking advantage of the Plan Area's excellent regional access.

Anchor stores will support retail activity in the District and should contain uses that support the surrounding neighborhood, such as a specialty grocery store, a linen store or a children's goods store. A diagonal walkway through the gateway park will end in a plaza across from the anchor store entrance, with views terminating in a tower element for the area. A restaurant and other commercial use will be encouraged to face into the gateway park.

Retail shops, professional offices or live-work units should ultimately front onto Sixth Street and transform this auto-dominated collector into a comfortable place to walk. Buildings will also be encouraged to address Palmetto Avenue as redevelopment takes place.

Just south of these commercial uses, existing institutional uses along Sixth Street are encouraged to address the street with entries and windows, and mitigate the aesthetic impacts of parking lots through landscaping and street-facing buildings.

Residential District

At the westernmost portion of the planning area, Dahlia and Elderberry Courts will be redeveloped to transform an area of blighted housing into a pedestrian-oriented "Residential District" that offers home-ownership opportunities. Affordable single-family homes will help establish a safe and attractive neighborhood. A range of lot sizes are permitted, with smaller lots possible only through the Conditional Use Permit process to ensure development of high merit. A small park will be included for recreation.

Residential development and forms of other development will be required to conform with design guidelines that require entrances and windows to face tree-lined streets, and that the visual impact of garage doors be minimized. Deep lots will provide a unique opportunity to recess garages behind the front of homes while also allowing for deep yards.

C. Permitted and Special Uses

The following table indicates permitted (P) and conditional (C) uses within each Development District. The term “permitted” means that the

use is allowed in the particular district as long as all other requirements are met. The term “conditional” means that a Conditional Use Permit must first be granted by the Director of Planning

or Planning Commission. District abbreviations used in this table include: ED - Entertainment District, MS - Main Street District; Sixth - Sixth Street District; and RD - Residential District.

Table 1, Permitted and Special Uses

Land Use Type	ED	MS	Sixth	RD
Commercial Uses				
Amusement enterprises including billiard halls, pinball & video arcades, but excluding driving ranges, miniature golf courses, and go-cart tracks. (1)	C	C	C	-
Bars and cocktail lounges.	C	C	C	-
Churches and other religious institutions.	C	C	C	
Cinemas, theaters and auditoriums, except sports assembly, exhibit halls, and convention halls.	P	-	-	-
Dance halls and discotheques.	C	C	-	-
Eating places and restaurants: with outdoor seating and incidental beer and wine sales, subject to requirements on pages 22-24 (2), with drive-thru or drive up services, with entertainment, bar or cocktail lounge. (3)	P - C	P C C	P - C	- - -
Finance services including banks, savings & loans, credit services, excludes drive-through facilities.	-	C	C	-
Finance, insurance & real estate services, including security & commodity brokers & dealers, insurance & real estate agents and brokers, not including banks, savings & loans, & credit services.	P	P	P	-
Food stores, including supermarkets, meat & fish stores, fruit & vegetable stores, candy stores, bakeries, health food stores, and catering establishments. (2)	P	P	P	-
Convenience food stores. (3)	C	C	C	-
Furniture & home furnishing retail sales, incl. household appliances, electronic equipment & office furniture.	-	-	P	-
Garden supplies, excluding hay, grain & bulk feed sales and storage.	-	P	-	-
General merchandise retail including mail order houses, variety stores, dry goods stores, but excluding vending machine operators and direct selling organizations.	-	P	P	-
Health clubs and gymnasiums.	-	P	P	-
Indoor recreation including ice and roller skating rinks, and bowling alleys.	C	C	C	-

(1) A Conditional Use Permit must be approved in compliance with applicable regulations of the Development Code and in conformance with the following:

- a. All video games, pinball machines and similar devices are to be located to be visible at all times by one or more employee of the business.
- b. Hours of operation may be imposed as a condition of the Conditional Use Permit.
- c. Provision of full or part time on-site security personnel may be imposed as a condition of the conditional use permit.
- d. No video arcade shall be conducted on any property within 1,000 feet of a public or private elementary or secondary school.

(2) Conditional Use Permit required for Sixth Street District south of Sixth Street.

(3) Prohibited in Sixth Street District, south of Sixth Street.

Land Use Type	ED	MS	Sixth	RD
Commercial Uses (con't.)				
Miscellaneous retail trade including florists, tobacco shops, newspapers & magazines, camera & photo supplies, gifts, optical goods, pet sales & supplies, books, stationery, art & hobby supplies, antiques, stamps & coins, jewelry sales & minor repair, and excluding fireworks.	P	P	P	-
Personal services including clothes laundering, photographic services, barber & beauty services, dry cleaning and shoe repairs, but excluding industrial laundering, funeral parlors, and coin-operated laundries.	P	P	P	-
Professional services including medical & health offices & clinics, engineering & design services, legal and counseling services, but excluding laboratories, hospitals, sanitariums and rest homes.	P	P	P	-
Public & Quasi-Public Uses				
Community-serving centers & facilities, including daycare and senior, recreation & teen centers.	P	P	-	C
Cultural facilities including libraries and art galleries.	P	P	P	C
Semipublic facilities, and institutions not providing sleeping accommodations including the following: churches and other religious institutions, non-profit social service organizations, philanthropic and charitable institutions private clubs and lodges.	- - - -	- C C C	- C C C	- - - -
University, college, community college, and professional schools (except truck driving schools).	-	P	P	-
Residential Uses				
Accessory Rental Units, subject to requirements on page 26, 27 and 108.	-	-	-	C
Attached single-family dwelling units.	-	-	-	C
Detached single-family dwelling units.	-	-	-	P
Family care facility for six (6) persons or less.	-	-	-	P
Mixed Use: residential units above ground-floor commercial space (e.g. retail or employment), subject to requirements on page 21, 22 and 102.	C	C	C	-
Temporary Uses (also subject to Development Code and "Temporary Use Provisions" on pages 24 to 25)				
Christmas tree or pumpkin lot sales, not to exceed 30 calendar days per year per type of sale.	-	P	P	-
Farmers markets including the sale of vegetables, fruit, baked goods, and other agricultural products, once a week and limited to 6 hours per week; administrative guidelines may be established by the City Planner.	C	C	C	-
Outdoor display and sales of merchandise, subject to temporary use provisions of Development Code.	P	P	P	-
Other Uses				
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.	C/P	C/P	C/P	C/P

D. Commercial Development Standards

The following regulations apply to the Entertainment, Main Street, and Sixth Street Districts.

Commercial Intensities

Commercial development should be dense enough to create a high level of pedestrian activity and allow buildings to line streets without interruption. At the same time, intensities should not exceed what can be accommodated by streets and intersections, nor should the scale of development overwhelm surrounding neighborhoods. The intensities called for here strike an appropriate balance.

Commercial intensities shall conform with the acceptable range described in Table 2. For a given parcel, the FAR is determined by taking the gross floor area of all buildings and dividing it by the total area of that parcel. Parking structures are not counted as buildings and streets are not considered to be part of the site. Park and plaza areas should be included within the overall site area.

Table 2, Allowable Commercial Intensities

Development District	Minimum FAR	Maximum FAR
Entertainment District	0.30	0.45
Main Street District	0.25	0.40
Sixth Street District	0.25	0.35

Note: the overall (average) FAR for all commercial districts is less than 0.40, when the maximum FARs are applied.

Commercial Building Setbacks

Commercial building setbacks shall be as described in Table 3 and Figure 10.

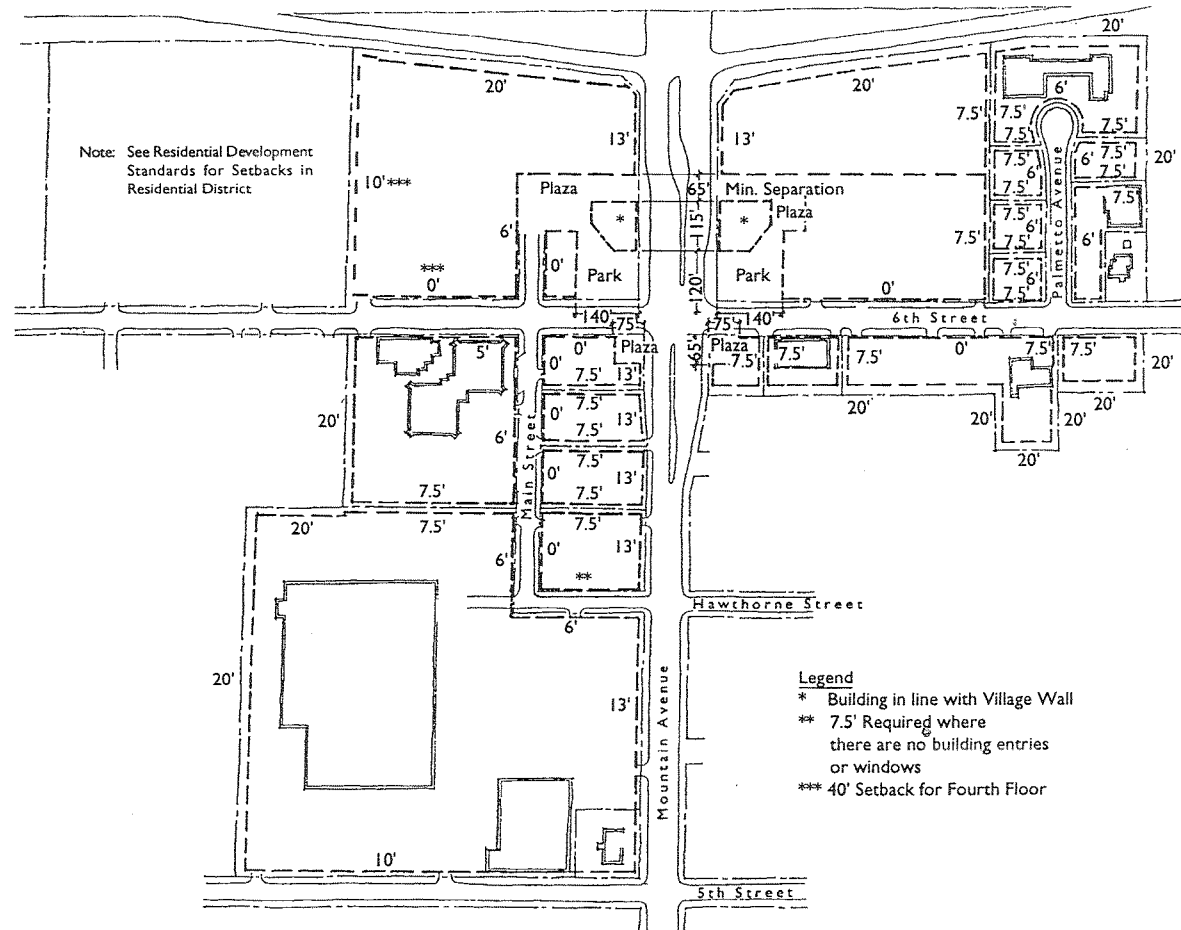


Figure 10, Commercial Building Setbacks. This diagram graphically depicts the minimum building setbacks called for in Table 3. (Setback requirements for the Village Wall are separate and appear on pages 40 and 41.)

Table 3, Commercial Building Setbacks

Type	Building Location	Building Setback (1,2,3)
Street- & freeway-facing setbacks	Along Mountain Avenue	13 feet, except restaurant facades north of Sixth which shall be set back at least 5 feet and aligned with Village Wall (4) and parking lots which require a 10' setback.
	Along Sixth Street	0 feet, except: south of Sixth and west of Main, the setback shall be 5 feet (4); and, north of Sixth and west of Main, stories higher than 35 feet above Sixth Street (4th levels) shall be set back at least 40 feet from the property line
	Along Fifth Street	10 feet (4)
	Along Main Street (east side)	0 feet
	Along Main Street (west side)	6 feet (5)
	Along Palmetto Avenue	6 feet (4)
	Along the freeway right-of-way	20 feet(4) - refer to Table 4
	Interior setbacks (side and rear)	Where Entertainment District abuts Residential District
Where commercial district abuts an existing residential area		20 feet (4)
Interior property lines between commercial parcels		7.5 feet (4)
Setbacks creating parks, plazas & view corridors	Restaurant buildings north of Gateway Parks north of Sixth	120 feet from northern edge of Sixth Street (6)
	View corridor between restaurant buildings north of Gateway Parks and cinema or other building further north	Keep clear between 135 feet and 200 feet from northern edge of Sixth Street (arcades excepted) (6)
	Buildings forming western and eastern edge of Gateway Parks	140 feet from nearest edge of Mountain Avenue (6)
	Buildings south of Gateway Plazas south of Sixth Street	65 feet from southern edge of Sixth Street (6)
	Buildings forming western and eastern edge of Gateway Plazas	75 feet from nearest edge of Mountain Avenue (6)

- (1) All setbacks are measured from the property line.
- (2) Permitted encroachments include: the Village Wall may encroach to within 5 feet of most street-facing property lines; and 2 feet from the north side of Sixth Street; eaves may encroach up to 2 feet, and may extend up to 2 feet into street rights-of-way, but not beyond interior property lines; pilasters and other minor ornamentation may encroach up to 8 inches, but not beyond property lines.
- (3) Building doorways shall be set back at least 4 feet from property lines.
- (4) Landscaping required within building setback (see Table 4 and Page 21).
- (5) Setback required to accommodate 6-foot sidewalk.
- (6) Landscaping required; see "Parks & Plazas," pages 71-79.

Commercial Building Height

A building's height shall be the measured distance between existing grade and the highest point of the building.

The maximum allowable height for new construction in the Entertainment, Main Street and Sixth Street Districts is 2 1/2 stories (35 feet), with the following exceptions:

in the Entertainment District, the cinema and parking structure may be up to 45 feet in height, when set back at least 40 feet from Sixth Street and the western property line;

towers designated in the Tower Locations diagram (Figure 15) may be up to 70 feet in height in the Entertainment District and 60 feet in height in the Main Street and Sixth Street Districts, with minor projections less than one foot in width permitted to exceed the allowable height by five feet (see also Figure 17); and,

minor architectural features such as clock towers, stairwell towers, cupolas, and roof ridges may exceed the allowable height by up to 10 feet, but may not have a footprint exceeding 150 square feet.

Minimum Height

Commercial and mixed-use buildings shall have a *minimum* height of 20 feet to help spatially define streets and open spaces. Parapets may be used to meet this requirement. Minor structures and building elements are exempt, such as canopies, arcades, kiosks, gazebos and bus shelters.

Commercial Parking

Amount of Parking. The minimum parking ratios to be applied shall be as provided below. For uses not noted, standards contained within the Development Code shall be applied.

- cinema one space per every 3.5 seats;
- health club one space per every 250 square feet;
- restaurants one space per 75 square feet of public service area, with outdoor dining space exempt up to 25% of the restaurant's built floor area;
- retail one space per 250 square feet.

On-street parking that immediately abuts a project may be included to meet parking requirements.

With the approval of the Planning Commission, a portion of the required parking spaces for a use may be provided on an adjacent or nearby lot through a Shared Parking Agreement. The investigation used to generate the supporting information shall generally follow the format established by the Urban Land Institute (U.L.I.) in their publication "Shared Parking." In granting parking reductions for shared use of parking facilities, the Planning Commission shall make one or more of the following findings:

- a. that the parking study justifies the reduction based upon the presence of two or more adjacent land uses which, because of their substantially different operating hours or peak parking characteristics, will allow joint use of the same parking facilities;

- b. that the building or use for which an application is being made is located within 300 feet of the off-street parking facility;
- c. that the parking study indicates that there are public transportation facilities and/or pedestrian circulation opportunities which justify the requested reduction of parking facilities;
- d. that a program will be established by the applicant that will require employees to park in an underutilized off-site location, thereby lessening demand for parking on-site; and/or,
- e. that the parking study finds that clustering of complementary land uses will reduce the number of trips (because trips can meet multiple purposes) and permit a reduced number of parking spaces.

Farmers markets that utilize parking lots should not occur during periods of peak parking demand (late afternoon and evenings for most retail and entertainment uses). The farmers market may be limited in size by the City Planner if insufficient parking results from the farmers market.

Parking Lot Dimensions and Design. Parking lot and circulation standards for surface parking areas shall be governed by the Parking Ordinance of the Ontario Development Code. Dimensions and design of the Entertainment District parking structure may result from separate findings.

Parking Lot Landscaping. Parking lot landscaping shall be consistent with the City standard. Guidelines for parking lot landscaping also apply and are described on pages 88 to 89.

Bicycle Parking. A bicycle rack or other secure bicycle parking facility shall be provided for all commercial projects. Four (4) secured spaces shall be provided for the first 50,000 square feet of floor area, with one (1) additional space for each additional 50,000 square feet of floor area. Bike spaces shall be distributed so as to adequately serve common destinations.

Bicycle parking facilities shall be located at convenient locations near main building entrances. Bicycle racks shall not create an obstruction to pedestrian movement near building entrances or along pathways.

Bicycle parking facilities shall be configured to allow adequate spacing for access to the bicycles and the locking device when the facilities are occupied. General space allowances shall include a two-foot width and six-foot length per bicycle, and a five-foot deep maneuvering space behind the bicycle.

On-Site Landscaping

At least 15% of a site shall be landscaped. Parks, plazas and required landscaped setbacks shall count toward this requirement. See also guidelines for "On-Site Landscaping" (pages 88-89).

Table 4, Landscaped Setbacks

Location	Minimum
between buildings & streets	same as building setback (1,2)
between parking lots & streets	10 feet
adjacent to existing residential areas (except for Entertainment District)	10 feet
adjacent to the freeway	20 feet
interior property lines	one-half of building setback (3)

(1) Building entrances & plazas shall be counted as landscaping when having high-quality design as determined by the City Planner; setback may contain Village Wall (see page 39-41).

(2) Building setback along west side of Main Street shall ultimately be used for sidewalk

(3) Pedestrian paths and features shared by adjacent properties, such as entrances, plazas & shared driveways, shall be permitted within this setback.

Fences and Walls

To allow open views and emphasize landscaping, walls and fences shall not exceed 42 inches in height, except:

- adjacent to existing residential areas and where the Residential District abuts the Entertainment District, a solid 8-foot masonry wall is required;
- to surround outdoor dining terraces that occur on private property in the Entertainment, Main Street and Sixth Street Districts, walls up to 4-feet may be used but shall be accom-

panied by vines and foundation planting; and,

- the Village Wall shall not exceed a height of 3 feet, except where column, pilaster and entry signage are provided as described on pages 39 to 50.

Mixed-Use Buildings

For the purpose of this Specific Plan, mixed-use projects are defined as developments which combine both commercial and residential uses vertically within the same site within the same structure, with office or residential uses on upper floors and retail on the ground floor. Residential units may be condominiums, apartments, or live-work units (when living space above corresponds with and is connected directly to shop space below).

Mixed-use projects offer the community a number of benefits that include: contributing to the interest and vitality of the Mountain Village District, additional security by placing "eyes on the street," and adding spatial definition to the streets, parks or plazas they abut.

At the same time, the development of mixed-use projects can present unique design issues not encountered in more conventional single use (e.g. all commercial) projects. The primary design issue related to mixed use projects is the need to successfully balance the requirements of residential uses such as the need for privacy and security, with the needs of commercial uses for access, visibility, parking, loading, and possibly extended hours of operation.

Approval. Residences are only allowed over retail after first obtaining a Conditional Use Permit approved in compliance with the applicable regulations of the Development Code and in conformance with the standards of this section.

Projects consisting of commercial space on the ground floor with residential units above (vertical mix) are only permitted with a Conditional Use Permit. Horizontal mixing that propose commercial structures on the front portion of the lot with residential uses placed at the rear of the lot is not allowed.

Density and Intensity. The provisions of dwelling units shall not cause the project to exceed the maximum allowable Floor Area Ratio for the District in which it is contained. In addition, the number of units shall not exceed 11 dwelling units per net acre.

Nuisance Mitigation. All roof-mounted equipment shall be screened in accordance with the requirements of the Development Code. Special consideration shall be given to the location and screening of noise generating equipment such as refrigeration units, air conditioning, and exhaust fans, and their impact on building residents. Noise reducing screens and insulation may be required where such equipment has the potential to impact residential uses.

Parking. One parking space shall be provided per unit. Shared parking allowances may be provided, subject to the provisions outlined under "Commercial Parking," pages 20-21.

Residential parking shall be located immediately adjacent to building entrances for residences over retail. Covered parking is strongly encouraged.

Sidewalk Cafes

Sidewalk Cafes. A sidewalk cafe is any group of tables and chairs, and its authorized decorative and accessory devices, situated and maintained upon the public sidewalk or along the private porches and arcades for use in connection with the consumption of food and beverage sold to the public from or in an adjoining indoor restaurant.

Limitations and Requirements. A sidewalk cafe may be permitted only in the Entertainment District, Main Street District and the Sixth Street District, which allow indoor restaurants and only if the sidewalk cafe is situated adjacent to an indoor restaurant as specified below, and the sidewalk cafe's operation is incidental to and a part of the operation of such adjacent indoor restaurant. A sidewalk cafe may be permitted only after issuance of an Encroachment Permit by the City. A site plan describing the layout and all proposed improvements for the outdoor cafe area shall be submitted to the Planning Department for review and approval prior to issuance of an Encroachment Permit, subject to the following conditions:

1. Existing indoor restaurants must conform to all sections of the Municipal Code in order to be eligible for approval of sidewalk services.

2. A sidewalk cafe may be located on the public sidewalk immediately adjacent to and abutting the indoor restaurant which operates the cafe, provided that the area in which the sidewalk cafe is located extends no farther along the sidewalk's length than the actual sidewalk frontage of the operating indoor restaurant and all other applicable provisions of this section are fulfilled.

3. an indoor restaurant may be permitted to operate only one sidewalk cafe and each sidewalk cafe shall be confined to a single location on the sidewalk.

4. A sidewalk cafe may be permitted only where the sidewalk or porch is wide enough to adequately accommodate both the usual pedestrian traffic in the area and the operation of the proposed cafe. There shall be a minimum 48" clear distance free of all obstructions, in order to allow adequate pedestrian movement.

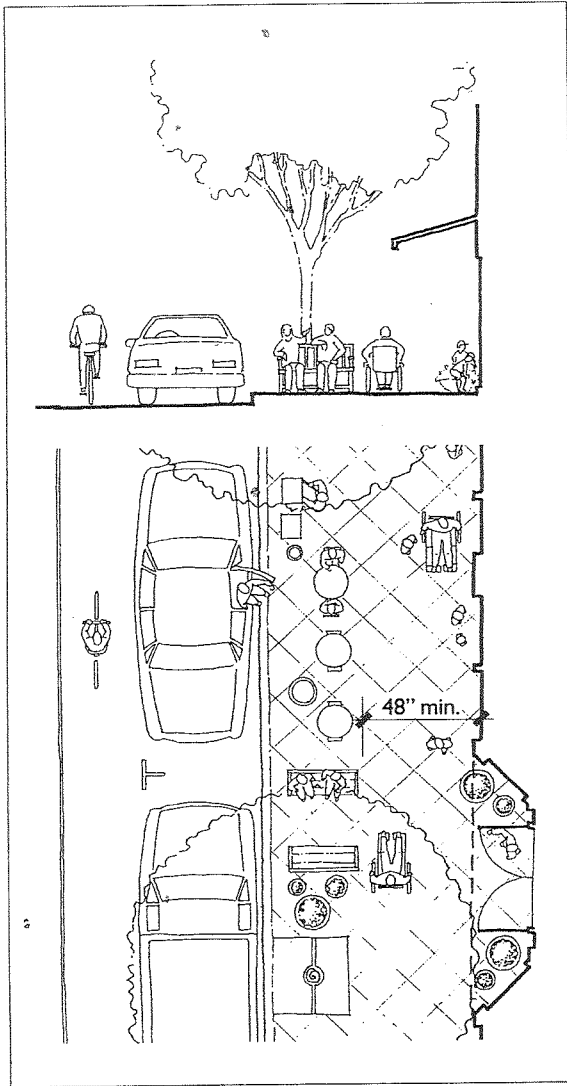


Figure 11, Sidewalk Cafes. Sidewalk cafes should accommodate for free movement of normal pedestrian traffic and the operation of the proposed sidewalk cafe by allowing a minimum 48" clear distance free of any obstructions.

5. All outdoor dining furniture, including tables, chairs, umbrellas, and planters, shall be movable. Umbrellas must be secured with a minimum base of not less than 60 pounds. Outdoor heaters, amplified music, or speakers shall be reviewed at the time of application for an Encroachment Permit.
6. No signing shall be allowed at any outdoor cafe except for the name of the establishment on an awning or umbrella valance.
7. A sidewalk cafe may serve only food and beverages prepared or stocked for sale at the adjoining indoor restaurant and provided that the service of beer or wine, or both is solely for on-premise consumption by customers within the area of the sidewalk cafe.
 - a. The area in which the sidewalk cafe is authorized is identified in a manner which will clearly separate and delineate from the areas of the sidewalk which will remain open to pedestrian traffic.
 - b. The sidewalk cafe operation is duly licensed, or prior to the service of any beer or wine at the cafe, will be duly licensed, by State authorities to sell beer or wine, or both, for consumption within the area of the sidewalk cafe.
8. The outdoor preparation of food and busing facilities are prohibited at sidewalk cafes. The presetting of tables with utensils, glasses, napkins, condiments, and the like is prohibited. All exterior surfaces within the cafe shall be easily cleanable and shall be kept clean at all times by the permittee.
9. Trash and refuse storage for the sidewalk cafe shall not be permitted within the outdoor dining area or on adjacent sidewalk areas and the permittee shall remove all trash and litter as they accumulate. The permittee shall be responsible for maintaining the outdoor dining area, including the sidewalk surface and furniture and adjacent areas in a clean and safe condition.
10. Hours of operation shall be identical to those of the indoor restaurant. All furniture used in the operation of an outdoor cafe shall be removed from the sidewalk and stored indoors whenever the indoor restaurant is closed.
11. The city shall have the right to prohibit the operation of a sidewalk cafe at any time because of anticipated or actual problems or conflicts in the use of the sidewalk area. Such problems and conflicts may arise from , but are not limited to, scheduled festivals and similar events, parades, repairs to the street or sidewalk, or emergencies occurring in the area. To the extent possible, the permittee will be given prior written notice of any time pe-

riod during which the operation of the sidewalk cafe will be prohibited by the City.

12. The sidewalk cafe will not require the provision of additional off-street parking.

Temporary Use Provisions

Permitted uses. The temporary use permit is intended to allow for the short-term placement of activities on private property with appropriate regulations so that such activities will be compatible with surrounding uses. The following temporary uses may be permitted, subject to the issuance of a temporary use permit.

1. Christmas tree and pumpkin sales in the Main Street District and Sixth Street District provided such activity shall be permitted for a period not to exceed thirty (30) consecutive calendar days. For charitable/nonprofit organizations, with an exemption number, locations and other zones will be considered.
2. Outdoor display and sales of merchandise (i.e. parking lot sales, sidewalk sales) in the Entertainment, Main Street, and Sixth Street Districts in conjunction with a current on-site retail business, subject to the following conditions:
 - i. Each sale is limited to a maximum of four (4) consecutive days;
 - ii. No sale for any single business or any other business located on the same lot

or parcel, or within a shopping center, shall be permitted within thirty (30) days of another sale;

- iii. A maximum of four (4) events per calendar year per shopping center and/or site shall be permitted;
- iv. The applicant must obtain written authorization from the property owner.

Application and fees. An application for a temporary use permit shall be filed with the Planning Department. Applications shall be submitted a minimum of fifteen (15) days prior to the event. Applications shall be accompanied by a Site plan and/or building elevations and any other documentation prescribed in the application form, and the required fee.

Review process. The Planning Department shall refer the application and all accompanying plans, drawings and other documents to the Redevelopment Agency, Engineering Department, Building Department, Police Department, Fire Department, Code Enforcement and any other City Department deemed appropriate. A valid business license shall be obtained for parking lot sales, Christmas tree and pumpkin sales, prior to issuance of a temporary use permit.

Conditions of Approval. In approving an application for a temporary use permit, the City Planner or his/her designee may impose condi-

tions deemed necessary to ensure that the permit will be in accordance with the findings required by the following provisions. These conditions may involve any pertinent factors affecting the operation of such temporary event, or use, and may include but are not limited to:

- a. Provision for temporary parking facilities, including vehicular ingress and egress;
- b. Regulation of nuisance factors such as, but not limited to, prevention of glare or direct illumination on adjacent properties, noise, vibration, smoke, dust, dirt, odors, gases, and heat;
- c. Regulation of temporary structures and facilities, including placement, height, and size, location of equipment and open spaces, including buffer areas and other yards;
- d. Provision for solid, hazardous and toxic waste collection and disposal;
- e. Provision for security and safety measures.

Required Findings. The following findings shall be made as a condition for approval, as described above.

- a. The City Planner or his/her designee may approve or conditionally approve a temporary use permit only when the following findings can be made in an affirmative manner:

- b. The operation of the requested use at the location proposed and within the time period specified will not jeopardize, endanger, or otherwise constitute a detriment to the public health, safety, or general welfare;
- c. The proposed site is adequate in size and shape to accommodate the temporary use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the site;
- d. The proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the kind of quantity of traffic that the temporary use will or could reasonably generate; and
- e. Adequate parking to accommodate vehicular traffic to be generated by the use will be available.

Signage for Temporary Uses. A requirement that the approval of the temporary use permit is contingent upon compliance with applicable provisions of this Specific Plan and the Municipal Code. Any other conditions which will ensure the operation of the proposed temporary use in an orderly and efficient manner and in accordance with the intent and purpose of this section.

Condition of Site after Temporary Use. Each site occupied by a temporary use shall be left free of debris, litter, or any other evidence of the

temporary use upon completion or removal of the use, and shall thereafter be used pursuant to the provisions of the zoning ordinance.

Revocation. A temporary use permit may be revoked or modified by the City Planner if any one of the following findings can be made:

- a. That circumstances have changed so that one (1) or more findings of fact contained in this section can no longer be made;
- b. That the temporary use permit was obtained by misrepresentation or fraud;
- c. That one (1) or more conditions of the temporary use permit have not been met; or
- d. That the use is in violation of any statute, ordinance, law, or regulation.

E. Residential Development Standards

Residential Density

Development in the Residential District shall have an overall density of *5.1 to 11 units per acre*. Calculations of residential densities shall *not* include the area of streets or parks, and as such are *net* densities.

Residential Building Heights

The maximum allowable height in the Residential District shall be 2 1/2 stories (35 feet), to be measured from existing grade to the highest point of the building.

Residential Building Setbacks

In the Residential District, the building setbacks in Table 5 and Figure 11 shall apply.

Table 5, Residential Building Setbacks (1)

Description	Min.
Front (primary facade)	15'
Front (porch) (2)	9'
Front (bay window) (2)	12'
Front (garage & accessory unit)	20'
Front (common area - primary facade)	10'
Sixth Street	18' min., 20' avg.
Corner side (interior)	15'
Interior side	5'
Rear (primary unit)	20'
Rear (garage & accessory unit)	5'
Building Separation (primary unit & accessory structure)	6'

(1) Measurements are setbacks from property lines except where indicated as a separation between structures. Refer to also to General Provisions and Exceptions of the Development Code for standards regulating projections.

(2) Porches shall be at least 50 square feet and be at least 6 feet in any directions.

(3) Garages shall be set back at least 5 feet behind the primary front facade. The primary facade must comprise at least half of the overall width of the residence and does not include projections such as bay windows and porches. Detached garages and accessory units shall be separated from the primary unit at least 6 feet.

(4) Side yard setback may be reduced with attached townhomes, duplexes, and "zero lot line" homes, if conditionally approved. "Zero lot line" homes provide a side setback on one side and no setback on the other side, where minimum separation between buildings shall be 6 feet and a 6-foot wide maintenance easement must be recorded on the deed of the adjoining property.

(5) Rear setback may be reduced with garages and accessory unit homes, if conditionally approved and where a 5-foot wide maintenance easement must be recorded on the deed of the adjoining property. See page 106 for additional guidelines for the design of the accessory units.

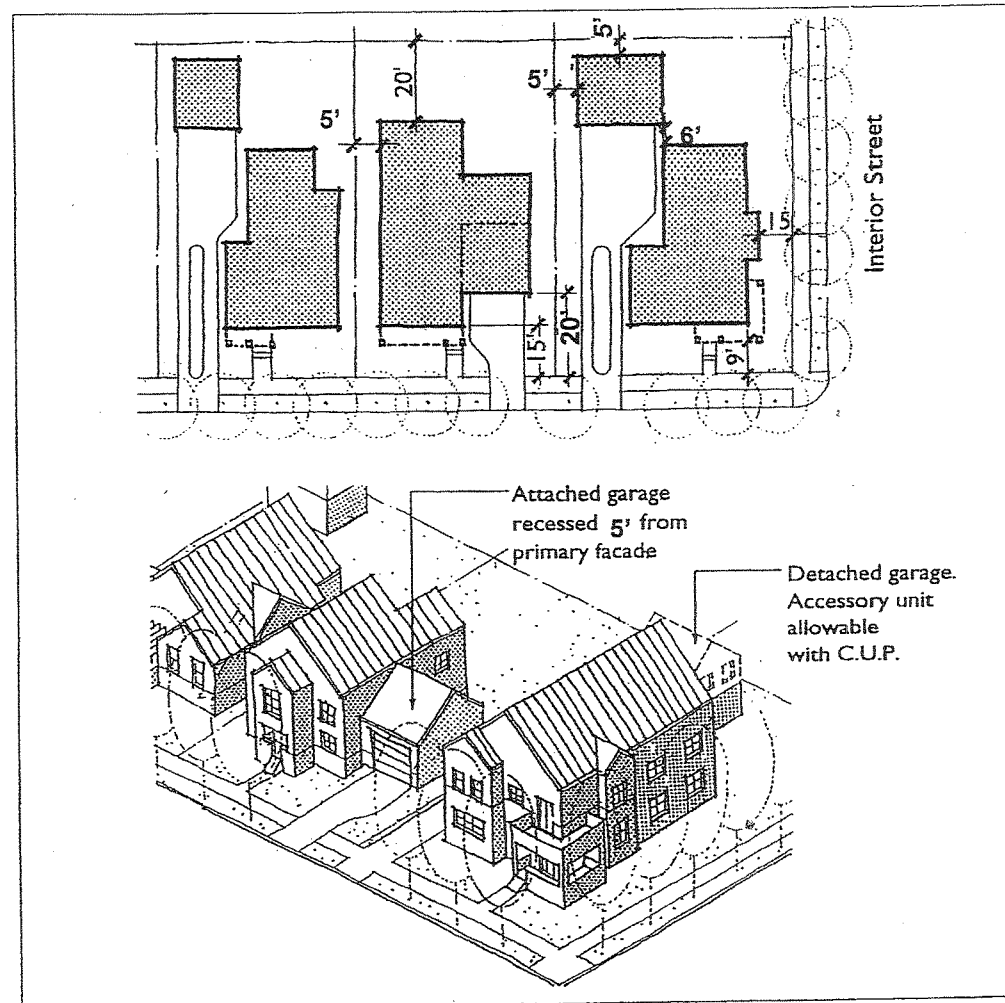


Figure 12, Residential Building Setbacks. This figure graphically depicts the minimum setback requirements set forth in Table 5. Note that the garage can be situated in two basic positions: attached to the house but setback at least 5 feet from the front facade or detached and near the rear of the lot.

Lot Size and Housing Type

Lots and housing types in the Residential District shall conform with the requirements set forth in Table 6.
(Also see Figure 12)

Table 6, Lot Standards

Requirements	Permitted Condition	Conditional Approval Required (1)
Minimum Average Lot Size (2)	6,000 square feet	4,500 square feet
Minimum Lot Size	5,000 square feet	2,500 square feet
Minimum Lot Width	45'	25' (3)
Minimum Lot Depth	80'	90' (4)
Housing Type	Detached Single-Family	Small-Lot Detached Single-Family, Attached Single-Family (Townhomes) and Accessory Dwellings (5,6)
Private Open Space	Not Applicable	200 square feet per unit

(1) May be permitted with a Conditional Use Permit (CUP), if an exceptional level of design and consideration for the neighborhood can be demonstrated.

(2) A variety of lot sizes may be used to meet the minimum average lot size, provided that not more than 50% of the lots are less than the minimum average lot size.

(3) The minimum lot width shall be increased by 9 feet on corner lots fronting interior street and 14 feet on the lots abutting Sixth Street.

(4) Where lots abut the Entertainment District, the minimum lot depth shall be increased 20 feet.

(5) Accessory dwellings are in addition to the primary residence on the same lot. They may be attached or detached. In accordance with State law, accessory or "second" units shall be considered a residential use and shall not be considered to exceed the allowable density for the lot upon which it is permitted (see page 23). A second unit may only be established in the Residential District after first obtaining a Conditional Use Permit approved in compliance with applicable regulations on the Development Code and in conformance with the following standards:

- a. only one accessory dwelling is permitted on each lot;
- b. accessory dwellings shall only be established with detached single-family units on lots exceeding 4,500 square feet;
- c. accessory dwellings shall not encroach into required setbacks;
- d. accessory dwelling entrances shall be separated from the main dwelling;
- e. one on-site parking space is required, in addition to parking required for the main dwelling;
- f. detached accessory dwellings shall not have a floor area exceeding 800 square feet and shall be less than 30% of the main dwelling unit; and
- g. detached accessory dwellings shall generally conform with the design guidelines described on page 106, and shall have an architectural character consistent with the main dwelling through consistent use of materials, roof form, bay windows, etc.

(6) Stacked-flat apartment buildings are not permitted.

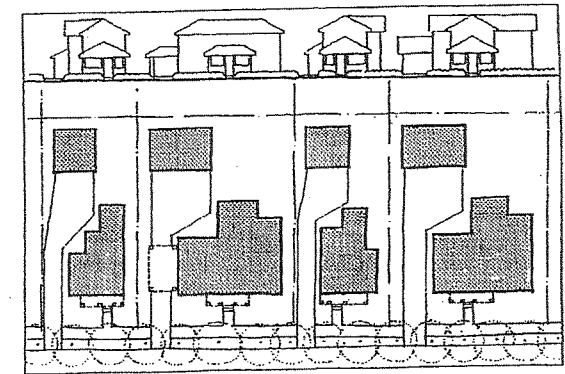


Figure 13, Lot Size Averaging and Varying Lot Widths. Different lot widths avoid the appearance of "Cookie-cutter" subdivisions by allowing residential models to be more varied.

On-Site Parking

On-site parking requirements contained within the Development Code shall be applied. One additional parking space shall be provided for an accessory dwelling.

Trash and Service Equipment

Trash and service equipment, including satellite receiving dishes, transformers, and other ground-mounted equipment, shall be located in rear or side yard areas, and enclosed or screened from view by landscaping or fencing.

Fence and Walls

In the Residential District, walls and fences shall not exceed 42 inches in height, except:

- a 6-foot privacy wall or fence may be located along the interior lot lines but not within front setbacks or where buildings face side streets; and,
- where the Residential District abuts the freeway, a taller sound wall may be required.

F. Open Space

Open Space. Parks and plazas shall be established in the locations indicated in the Open Space Diagram (Figure 14). These spaces shall be publicly-accessible and have the minimum area described in Table 7. Farmers markets and seasonal festivals are conditionally permitted within open spaces with the adequate provision of parking, emergency vehicle access, pedestrian access, and maintenance as determined by the City Planner. Recommended practices and schematic designs for these open spaces are contained within the Guidelines for Development.

Table 7, Open Space Requirements

<i>Development District</i>	<i>Park or Plaza Location</i>	<i>Minimum Area (1)</i>
Entertainment District	Park at the corner of Mountain Ave. and Sixth Street	0.35 ac
	Plaza at north end of Main Street (2)	0.65 ac
Main Street District	Plaza at the corner of Mountain Ave. and Sixth Street	0.10 ac
	Plaza on Main Street	0.05 ac
Sixth Street District	Park at the corner of Mountain Ave. and Sixth Street	0.35 ac
	Plaza at the corner of Mountain Ave. and Sixth Street	0.10 ac
Residential District	Park within neighborhood	1.35 ac

(1) Private dining areas, yards and other open spaces where public access is restricted shall not be counted towards these requirements.

(2) Vehicular drop-off areas may be counted toward plaza acreage if special pavers and other design features slow traffic and make the area a pedestrian-oriented zone, but should not comprise more than 25% of the total plaza area.

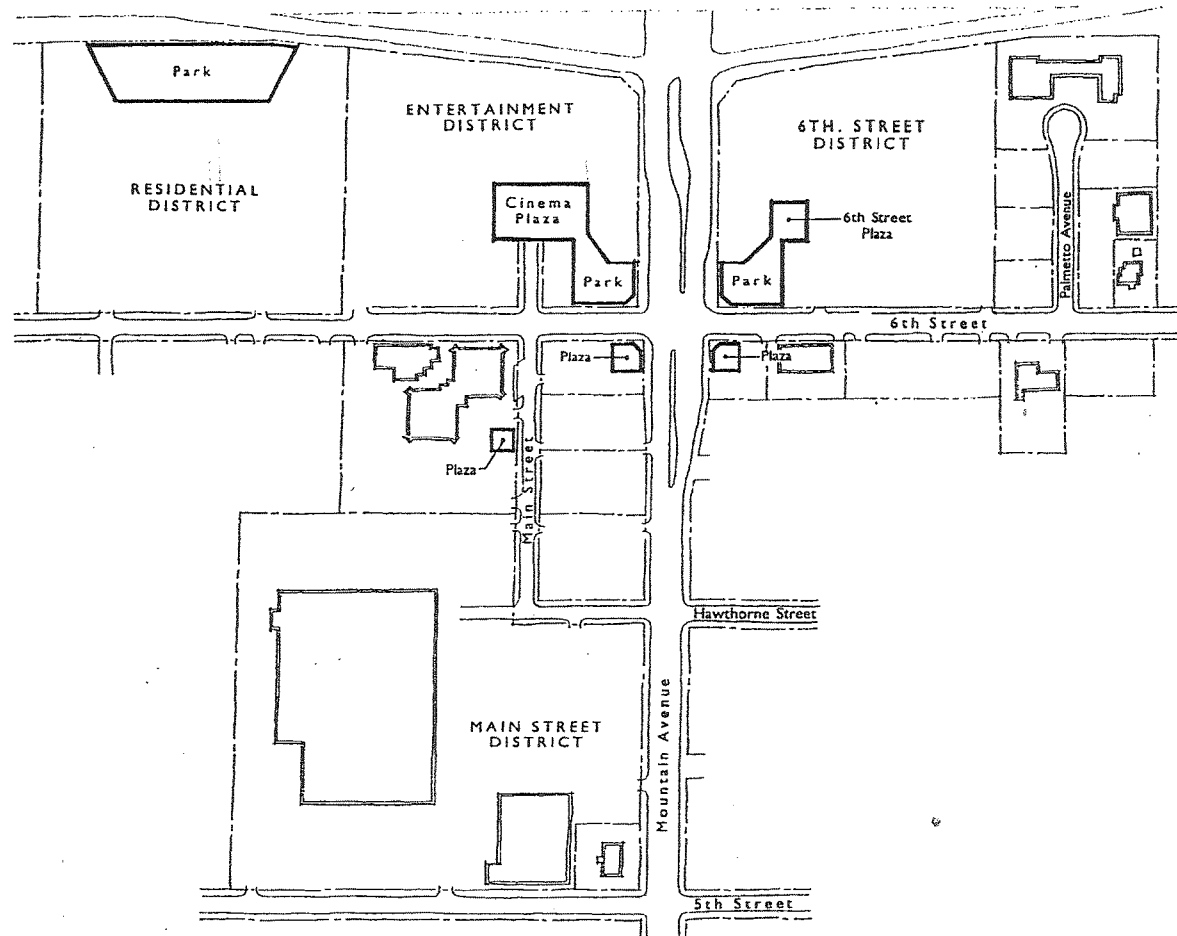


Figure 14, Open Space Diagram. These parks and plazas are called for within Mountain Village.

G. Lighting

Lighting will help establish Mountain Village's unique identity and help transform Mountain Avenue into a memorable boulevard. Light fixtures and their orientation, height and spacing are critical to serving both the night-time activities of motorists and pedestrians. The architectural and landscaped character of the district is also enhanced through appropriate lighting, which can be used to dramatic effect.

Because the character and quality of lighting should be coordinated throughout Mountain Village, unified requirements and guidelines for light standards have been developed and apply to both public and private projects. Specifications for street lamps, parks, parking lots, and pathways are described under "Lighting" (pages 51 to 53).

H. Signage

Signage standards and guidelines apply to commercial uses in the Specific Plan Area and encourage high-quality signs compatible with the architectural and landscape concepts envisioned for the Specific Plan Area. They seek to establish a consistent treatment that avoids visual clutter, relates to the pedestrian in scale, and permits business viability.

General Standards

Prohibited Signs. Signs prohibited by the City's Development Code shall not be allowed, except where explicitly permitted by the language of the Specific Plan. Specifically, the following shall be prohibited:

- a. no tenant signs will be permitted which do not directly relate to the name or primary service or function of the given tenant activity;
- b. signs consisting of visible moving parts or simulate movement by means of fluttering, rotating or reflecting devices;
- c. signs with flashing, blinking, or moving lights, or any other moving lights, or any other illuminating device that has changing light intensity, brightness, or color, except for parts designed to give public service information such as time, date, temperature, or similar information;
- d. individual commercial signs placed on public property;
- e. signs projecting into the public right-of-way, with the exception of traffic control signage, temporary banners mounted to light standards, and pedestrian-oriented signs positioned and mounted as described in Table 8;
- f. vehicle mounted or portable signs which advertise, identify or provide directions to a use or activity, that are not related to the vehicle's lawful making of deliveries of sales or of merchandise or rendering of services;
- g. bench signs;
- h. billboards;
- i. roof-mounted signs;
- j. "canister" signs;
- k. signs which project above a parapet or the highest point of a roof; and,
- l. hand-painted wall or ground signs of a permanent nature.

Directional Signs. Directional signs shall be limited to communicating the general location and

direction of amenities or facilities, such as parking lots, exits, delivery and loading areas. Directional signs should not exceed 6 square feet in display area and 42 inches in height.

Public traffic safety signs may be placed throughout the plan area by the City of Ontario and other public agencies charged with the responsibility of traffic safety.

Temporary Signs. Temporary signs intended for seasonal events, holidays or special events may be attached to light standards within the public right-of-way or project from building faces (see Figure 21).

On light standards, banners should not exceed a width of 2 feet; for light standards of up to 16 feet in height, banners should not exceed 3 feet in length, with one additional foot of banner length permitted for every additional foot in pole height, up to a 6-foot maximum length. Banners mounted on buildings shall not exceed a width of 3 feet and a height of 6 feet. The ability of existing poles to withstand wind-related stress shall be determined by the Engineering Department.

All banners shall be removed or replaced within 30 days of installation. Banner signs shall be replaced when they show signs of unattractive wear and/or fading as determined by the City. The property owners association or similar entity and not the City shall be responsible for installation, maintenance and removal of banners.

Banners, pennants, flags, and any other advertising devices, except floodlights and inflatable statuary, or "rooftop" balloons, may be placed on an occupant's property for the purpose of an-

nouncing the opening of a new business, subject to the following:

- a. the total area of all temporary signs and advertising devices shall not exceed the area of permanent signs for the use permitted by these sign criteria (see above);
- b. no temporary sign shall be located in a manner not permitted for permanent signs;
- c. no temporary sign shall pose a hazard to the safe movement of traffic and shall not block the visibility of permanent signs on adjacent properties; and
- d. the temporary signs may remain in place for a period not to exceed 30 days after the date of installation of the sign.

To apply for review and approval of temporary banner signs, the applicant shall submit a sign application to the City of Ontario Planning Department with the following information:

- a. purpose/intent of sign;
- b. materials that clearly describe the proposed sign;
- c. display dates for the sign; and,
- d. three (3) sets of sign drawings for approval by the property owners association approving agent and the City of Ontario showing sign locations, size, layout, design, colors, letter styles, and materials. For pole banners, information on sign installation shall also be provided.

All other temporary signs including marketing and real estate signs shall comply with all appli-

cable sign provisions of the Ontario Development Code.

Glare and Excessive Light. To avoid glare and excessive light, illumination for signs are subject to the same requirements as other forms of on-site lighting as described on pages 51 to 53.

Sign Construction. Attractive and long-lasting signage shall be encouraged through the following provisions.

- a. All signs shall be made of materials compatible with exterior building colors, materials, and finishes and be of high quality fabrication. The scale and proportion of graphics shall be compatible with the building's architectural character.
- b. Signs are to be free of all labels and fabricator's advertising, except for those required by code.
- c. All electrical signs and their installation must comply with all local building and electrical codes.
- d. All electrical service to sign lights shall be fully concealed. No sign shall have exposed wiring, raceways, ballasts, conduit, or transformers.
- e. All exterior letters exposed to the weather shall be mounted at least 3/4" from the building wall to permit proper dirt and water drainage. All bolts, fastenings and chips shall be of stainless steel, aluminum, brass, bronze or other non-corrosive materials. No black iron materials of any type will be permitted.

- f. Any damage caused during sign installation shall be repaired by the Sign Contractor.
- g. Owners/Occupant shall be fully responsible for the operations of their sign contractor.
- h. All sign illumination systems shall minimize the energy needed by utilizing contemporary energy saving techniques and materials.
- i. Sign materials shall be limited to metal, concrete, glass and acrylic materials with UV inhibitors. All materials shall be of high quality, durability and require low-maintenance.
- j. Wall-mounted signs should be constructed of cut-channel letters.
- k. Wall-mounted signs may not project more than 8" from face of structure the sign is attached to.
- l. Freestanding Monument signs should be integrated with landscaping and the village wall to minimize visual mass.

Lettering. Typography and graphics shall be constructed of durable materials capable of being permanently maintaining, such as metal lettering, framed panels or engraved masonry.

Any advertisement text, symbols, or other indications displayed on the sign face shall be limited to not more than five (5) words, letters, numbers, figures, symbols, or other indications used as a substitute for words.

Sign and Letter Height. Signs shall not be more than 5 feet in height. Letters shall not exceed a height of 24 inches for Gateway and Project identity signs, and shall not exceed a height of 12 inches for tenant signs.

Sign Program Provisions

Certain deviations from the sign standards of this specific plan may be granted through the approval of a Sign Program, limited to maximum sign area and maximum number of signs permitted.

Within any commercial district, a sign program may be approved for commercial centers and complexes having two (2) or more separate uses/occupants and having a site area of at least eight (8) contiguous acres.

The sign program shall be filed, processed and acted upon concurrently with the corresponding commercial center development plan application. All sign programs shall be reviewed for approval by the Planning Commission.

An application for a modification to a previously approved sign program shall be reviewed and acted upon by the Zoning Administrator.

Signage Types and Standards

A master program for signage and graphics has been developed for the Mountain Village Specific Plan to ensure a high quality visual environment, project identity and cohesiveness. Proposed signage within the planning area shall conform to the following regulations.

Several types of signs are permitted in the Mountain Village Area. Regulations pertaining to each type are summarized in Table 8 on the following page. A brief description of each sign type is noted here.

Gateway Signs. Signage that is civic in emphasis and announces the arrival into the Mountain Village District. Commercial project and tenant names shall be absent.

Major Towers. Towers of high architectural merit are called for at critical visual focal points and to announce the District from the freeway. Signage would be permitted on towers on parcels adjacent to the freeway— with strict limits on their height, location and character.

Major towers for each commercial district may not exceed a height of 70 feet.

Guidelines regulating the design and character of the towers appear on page 96.

Village Wall Signs. Project identity signage and tenant signs are permitted at "project entries" (the most commonly used vehicular entries into commercial projects). These signs shall be integrated into the Village Wall.

Building Face and Projecting Signs. These signs announce project and tenant names, individual tenants at a distance, while respecting the architectural character and human-scale of Mountain Village.

Pedestrian-Oriented Signs. These small-scale signs announce individual tenants along pedestrian walkways.

Table 8, Signage Standards

Signage Types & Requirements	Location	Maximum Number per Project	Maximum Area per Sign Face	Construction & Materials	Illumination Requirements
Gateway Signs	Locate only as in Figure 15	Two per corner of intersection.	20 square feet; limited to naming "Mountain Village District" only.	Integrated or consistent with Village Wall (1); limited to metal or acrylic letters or panels only; durable finish.	External illumination only with source screened from view; no internal illumination or neon.
Major Towers (see previous page)	Locate only as in Figure 15 and 18	2 per tower for parcels over 8.0 acres.(6).	50 sq. ft. within ED & SD; an additional 100 sq. ft. permitted for vertical projecting cinema marquee not to exceed 4 feet in width.	Consistent with architectural style & treatments of adjacent buildings; see also guidelines on page 98.	External illumination preferred (with source screened from view); internal illumination & neon subject to review (3).
Village Wall—project name requirements	Locate at major project entries as in Figures 19 and 20 (4). Setback 5' from property line.	One per major project entry, up to 3 total per parcel. (10)	20 square feet per major project entry'	Integrated or consistent with Village Wall (1); limited to metal or acrylic letters or panels only; durable finish.	External illumination only with source screened from view; no internal illumination or neon.
Village Wall-tenant name requirements	Locate at major project entries in Figure 19 and 20 (4). Setback 5' from property line.	One per tenant per major project entry, up to 3 total.	3 square feet per tenant, in addition to freestanding project identity sign.	Integrated or consistent with Village Wall (1); limited to metal or acrylic letters or panels only; durable finish.	External illumination only with source screened from view; no internal illumination or neon.
Building Face or Projecting Signs —Street-Facing Tenants (11)	Integrated within building facade as in Figure 21 and 22.	One per tenant per street-facing building elevation (7).	One sq. ft. per linear foot of building face with a max. of 50 sq. ft. per building face(6, 8).	Integrated and consistent with adj. architecture (5); limited to metal or acrylic letters or panels only; durable finish.	External illumination preferred (with source screened from view); internal illumination & neon subject to review (3).
Building Face or Projecting Signs - Shared Entry & Facade (8)	Integrated within building facade as in Figure 21 and 22	One per tenant per street-facing building face, up to 2 per tenant, plus 2 building I.D. signs per building (7).	Building I.D.: one square foot per linear foot of building face with a maximum of 50 square feet per building elevation(6, 8); tenant I.D.: one sign up to 25 square feet.	Integrated and consistent with adj. architecture; limited to metal or acrylic letters or panels only; durable finish.	External illumination preferred (with source screened from view); internal illumination & neon subject to review (3).
Pedestrian-Oriented Signs	Flanging, projecting, awning & window signs adj. to walkways as in Figure 22 (9).	One per tenant.	10 square feet; painted window sign not to be more than 50% opaque.	Metal or acrylic letters or panels, or painted on window or awning.	External illumination or neon only with source screened from view; no internal illumination.

(1) Also refer to guidelines for the design of the Village Wall, pages 39 to 50.

(2) Projecting and hanging signs shall be at least 8 feet above pedestrians paths and 13 feet above lanes that may be used by trucks or emergency vehicles.

(3) Internally illuminated signs not allowed unless a high level of quality can be demonstrated through review and approval by the Ontario Planning Department.

(4) Major project entries are located at the most common point of vehicular entry, parcels under 8 acres are limited to one "major project entry;" parcels over 8 acre are permitted two such entries; pertains also to signage at entry to Residential District.

(5) Cinema signs include a marquee and tower projecting sign. Precise number, height, illumination and construction materials shall be submitted and presented in a Sign Program, subject to final approval by the City and ORA.

(6) Signage should be integrated into building details along cornices, base treatments, entrances, or centered within building recesses. Signs should not obscure architectural elements such as pilasters, cornice lines, capping or the edge of openings.

(7) Wall signs are limited to on-site business identification only.

(8) Addresses conditions where multiple tenants share a building entry and exterior identity (e.g. each tenant does not occupy a separate facade or bay); each tenant may be provided with a sign with an area up to a building sign shall announce the building's name and up to 4 individual tenants shall be allowed; the overall area of these signs shall not exceed 75 square feet.

(9) Projecting signs place panels perpendicular to and projecting from a facade to identify a business. Such signs shall be made of metal or wood with lettering raised or incised, and painted.

(10) Prior to construction of the Village Wall, each property may be permitted one (1) monument sign, as interim signage, not exceeding 4' in height and 24 s.f.. in area, setbacks 5' from p.l. Said signage would lie required to be removed upon completion of the Village Wall.

(11) Deviations from sign standards may be granted through the approval of a sign program. See Sign Program for regulations.

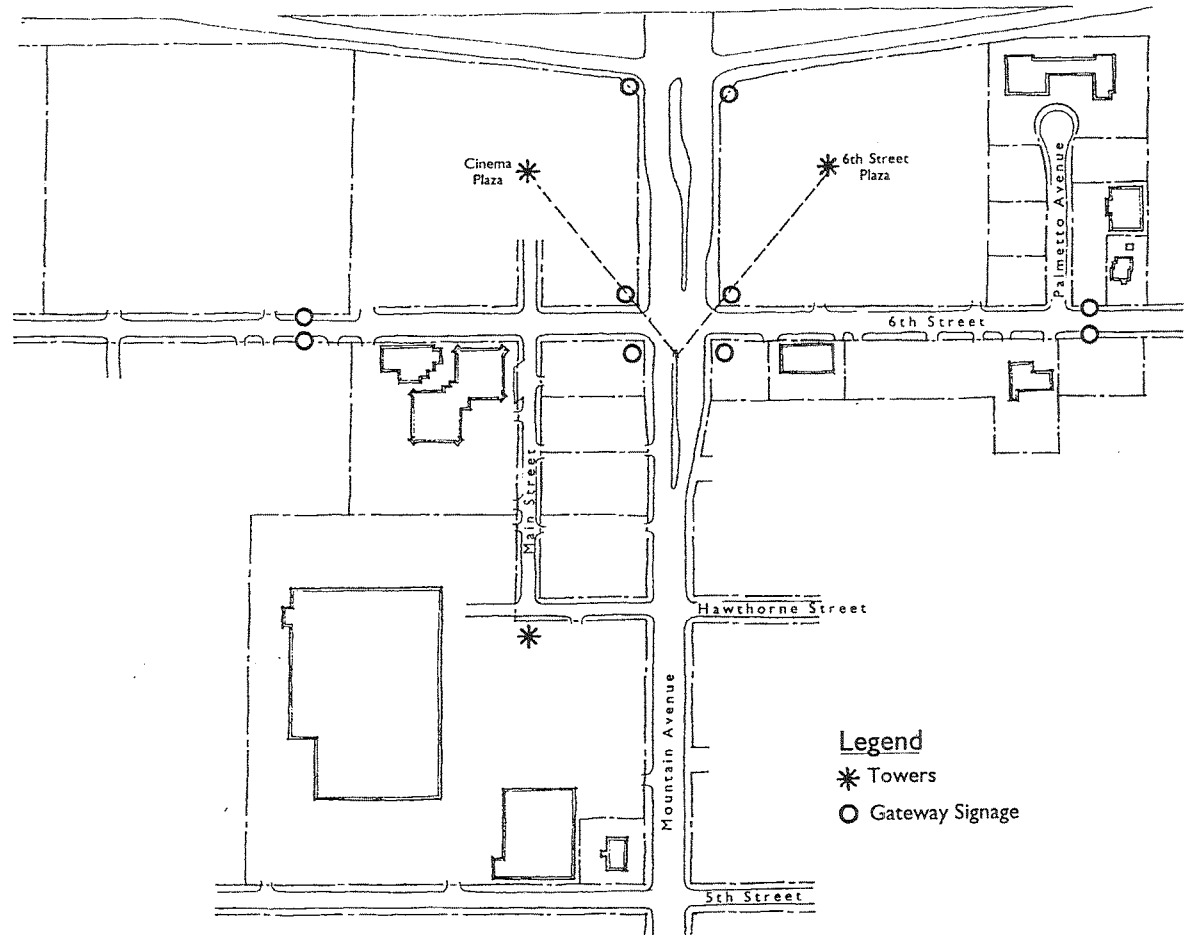


Figure 15, Tower and Gateway Sign Locations. Towers and gateway signs are permitted only in the locations noted.

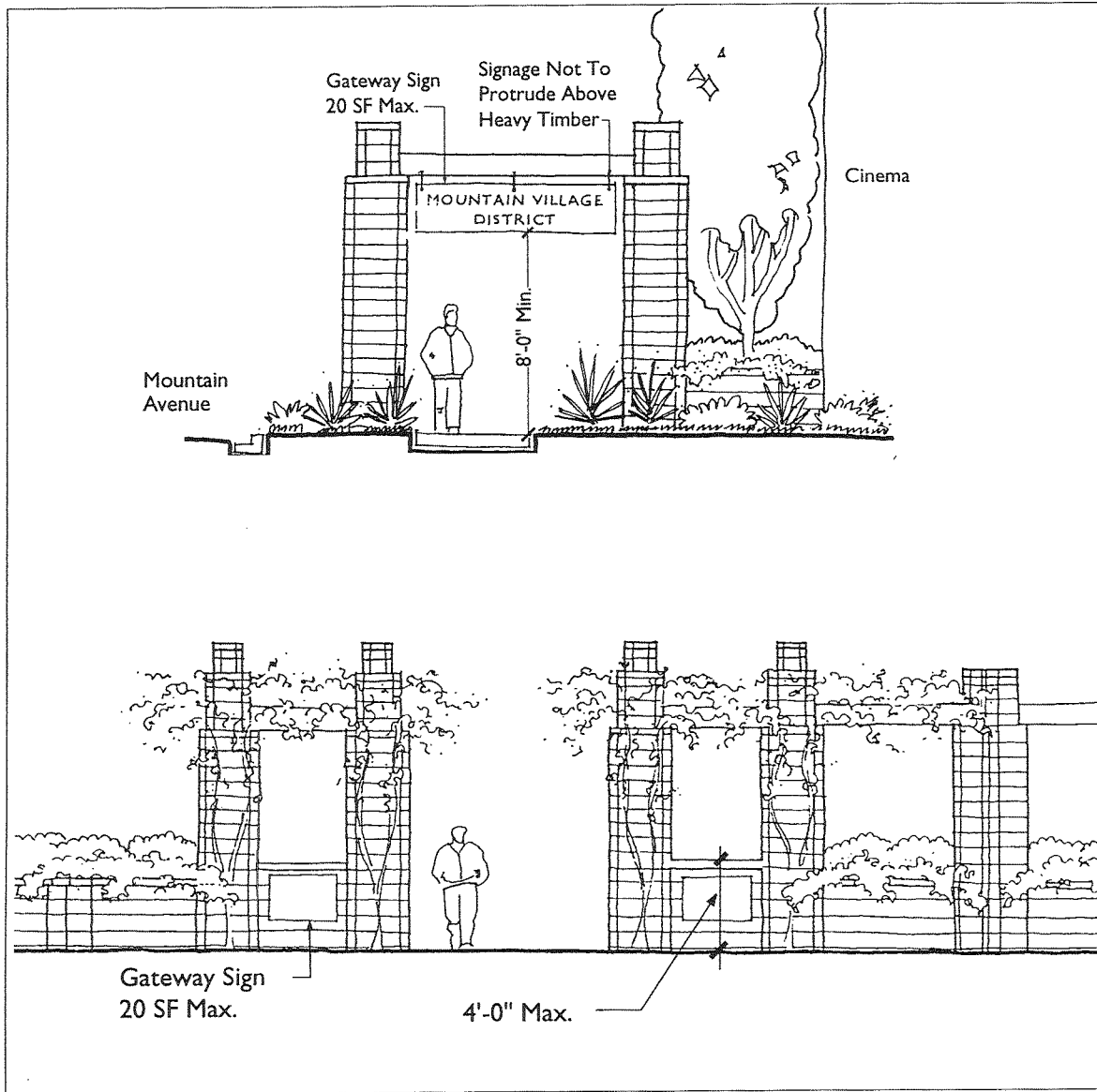


Figure 16, Gateway Signs at Mountain and Freeway, and at Sixth Street Gateways. Gateway signage will serve as an important identification feature for persons and motorists entering the Mountain Village area. Attractive pylons will make the entry a memorable place and will tie into the Village Wall. These signs shall announce the Mountain Village District; project and tenant names shall not appear on these signs.

Figure 17, Tower Signage, Height and Mass. Towers should have a clearly defined and well-proportioned base, middle and top.

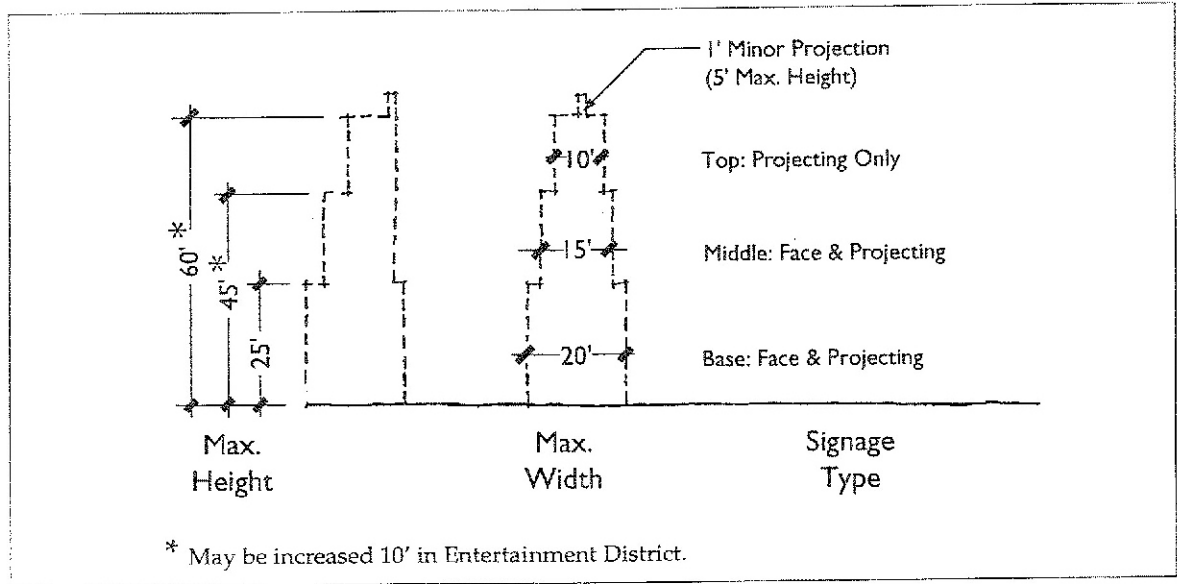
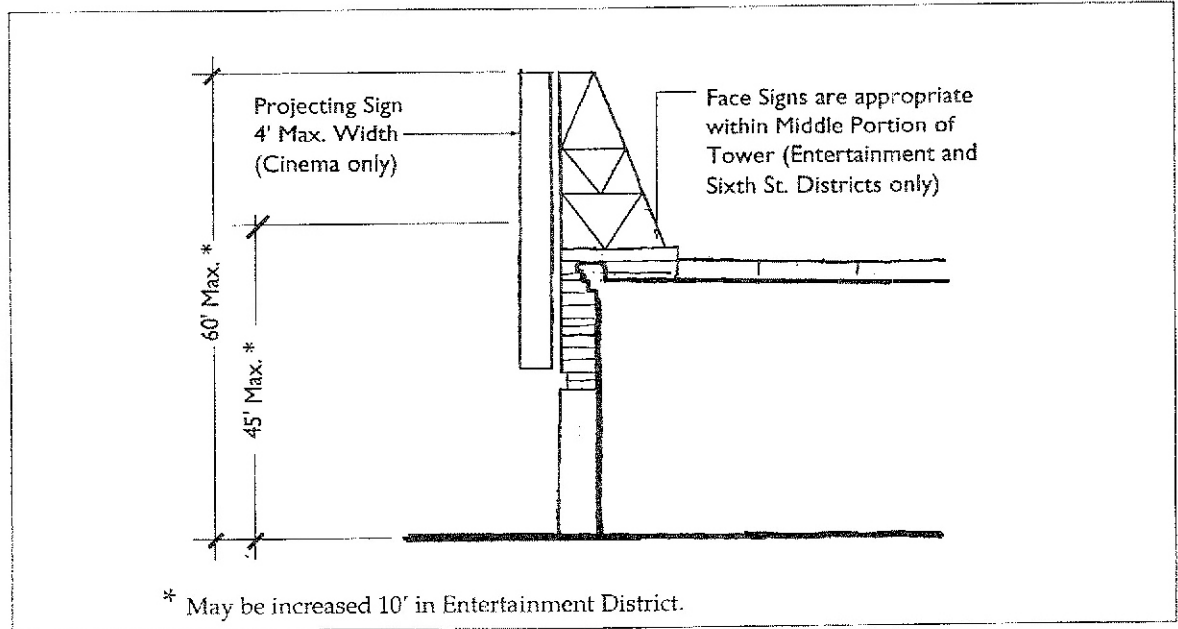


Figure 18, Tower Signage, Placement. Towers form critical visual focal points for persons looking from a distance into the project area. Limits on designs have been set to permit visibility from auto routes while remaining to the scale of the pedestrian.



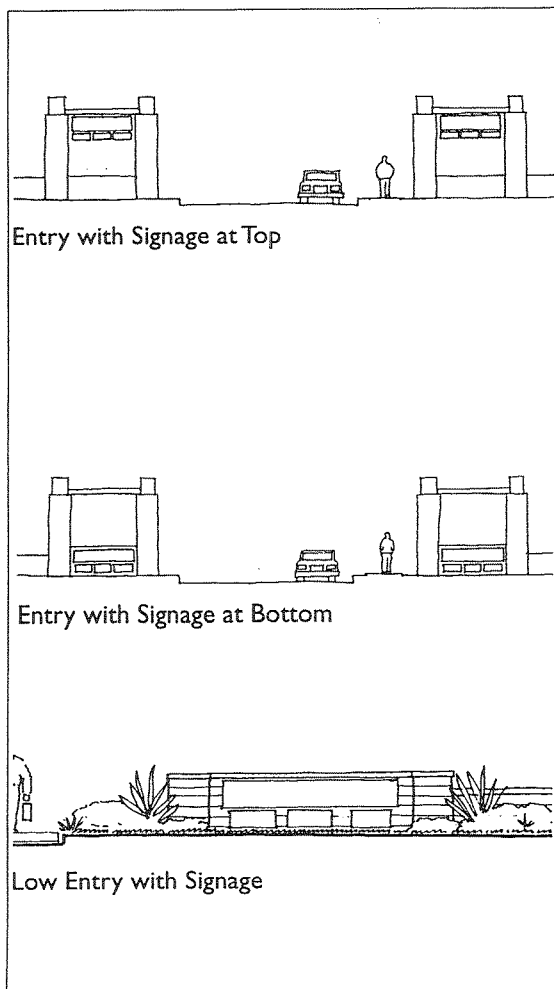


Figure 19, Village Wall Signs, Position at Project Entries. Village Wall Signs announce major entries to commercial projects. These “pylons” should be placed symmetrically about the most commonly used entry drives. For projects under 8 acres, one major entry may be flanked by Village Wall Signs; for projects over 8 acres; two major entries may be flanked by Village Wall Signs.

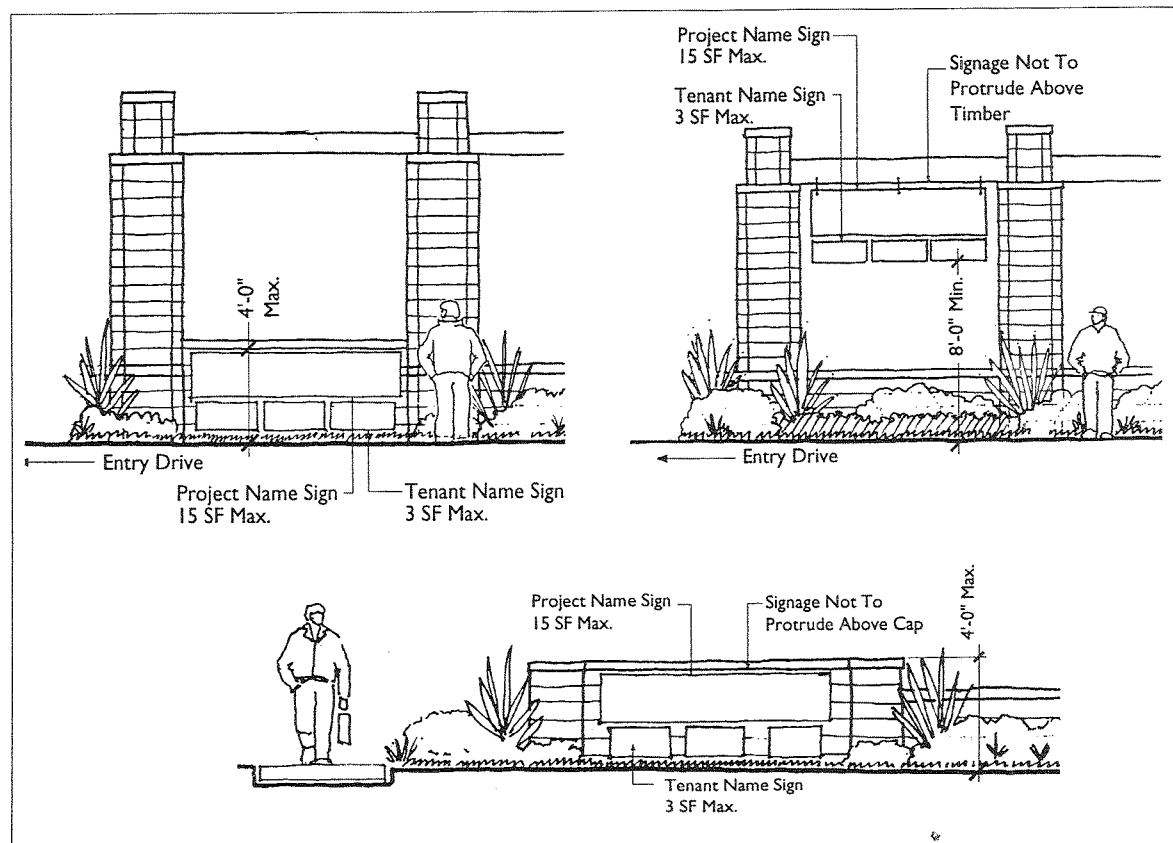


Figure 20, Village Wall Signs, Size and Placement. Project name signs and tenant signs should conform with the requirement set forth in Table 8. These signs should also be integrated with the Village Wall and appear as panels that either hang from the horizontal timber or are applied to the face of the low wall. (The low wall may be up to 48 inches in height to accommodate signs in these limited locations.)

Figure 22, Pedestrian-Oriented Signs. Signage that addresses pedestrian paths should be integrated into the architectural features of the building and be intimate in scale to respond to the environment of the pedestrian. They may be placed on walls, windows, awnings or projecting armatures.

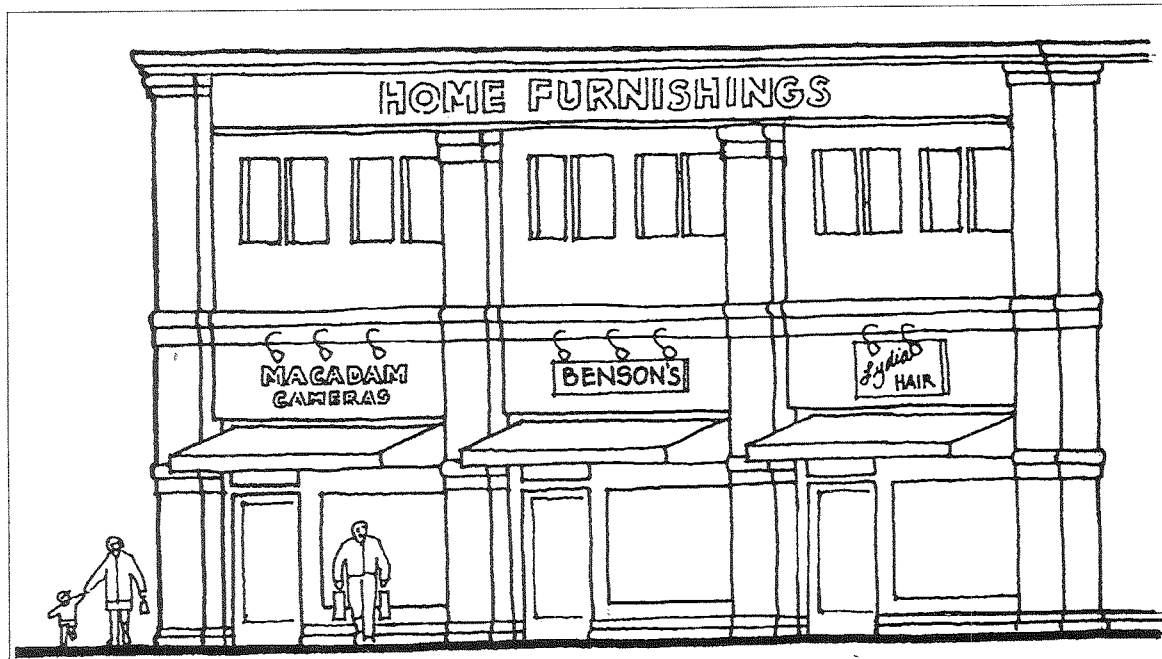
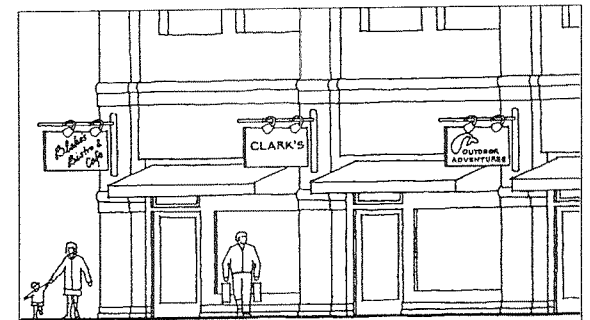
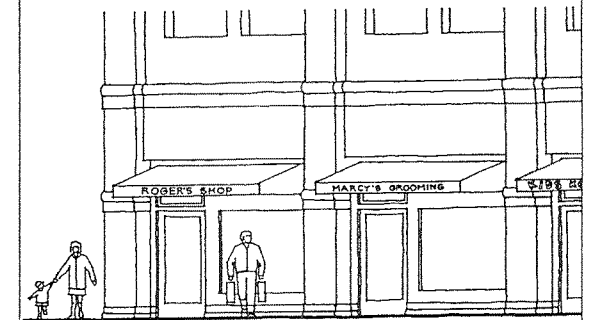


Figure 21, Building Face Signs. Building Face signage shall be integrated and respond to the architectural features of the building while being easily viewed by passing autos.



Projecting Sign



Awning Sign



Wall Mounted and Window Sign

Signage Approval & Maintenance

Design Review. An association comprising of property owners shall be organized to provide review of signs, temporary signs, banners and events. All signs, their methods of installation and schedule for display (if temporary signs) shall be reviewed and approved by the Development Standards Committee and the City of Ontario Planning Department prior to installation.

Submittal Requirements. Each owner/tenant will be responsible for the design, fabrication, and installation of individual signs. Owner/Tenant shall submit three (3) sets of professionally executed sign drawings for approval by the property owners association and the City of Ontario Planning Department. These drawings shall be of a scale of 1/8":1' or larger, showing sign locations, size, layout, design, colors, letter styles, and materials. All City permit and fee requirements for signs shall be met by the Owner/Tenant prior to installation of any sign.

Maintenance. All signs, together with all their supports, braces, and anchors, shall be properly maintained with respect to appearance, structural and electrical features. The display surface of all signs shall be kept neatly painted or posted at all times.

All signs shall be subject to the following maintenance provisions: (1) rust or other corrosion due to the elements shall be removed and the sign refinished; (2) cracked or broken sign faces shall be adequately repaired or replaced; and (3) malfunctioning lamps shall be replaced. Proper and timely maintenance of all signs will be enforced.

The City of Ontario or other appropriate public agency shall maintain all standard regulated traffic control signage consisting of regulatory, warning and guidance elements located on public rights-of-way, and easements within the Mountain Village Specific Plan.

The Property Owners Association shall maintain all project identification signs including gateway signs, and project identity tower signs, project identity freestanding signs and banner signs mounted to light standards affixed to buildings. All Owner(s)/Tenant(s) shall be responsible for the proper maintenance of their respective signs.