

Section 2

Regulations for Development

This Section sets forth the allowed uses and development standards for each of the residential land uses within the Specific Plan Area. The Regulations for Development will ensure that future development within the Specific Plan area will conform and contribute to realizing the goals and objectives of the Specific Plan.

2.1 Location of Development Areas

The Specific Plan Area contains Planned Residential and Garden Commercial I and II uses with a Planned Residential overlay for the Don Green Trust and City Global Investments, LLC owned parcels as shown in Exhibit 1-10, “Land Use Plan” and the 0.71 acre parcel directly west of the main project entry and east of the City Global Investments parcel.

2.2 Garden Commercial I: Regulations for Development

2.2.1 Garden Commercial I: Designation Intent and Purpose

The Garden Commercial I Land Use Designation is intended to provide necessary retail, office and service uses in close proximity to residents and employees within the Ontario Festival Specific Plan area, as well as surrounding neighborhoods and developments. It accommodates existing and proposed small-scale commercial centers that introduce minimal impacts on residential neighborhoods, and are integrated with adjacent uses to the extent feasible. More specifically, the purpose of this designation is as follows:

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

Pleasant, tree-lined sidewalk connections and comfortable pedestrian walkways will link the Garden Commercial I development area with adjacent residential neighborhoods and areas of employment, encouraging many local trips to be made on foot. For instance, office employees and residents from the surrounding areas will find lunchtime eating establishments and personal services within convenient walking distance. Moreover, shops and services will be oriented to activate streets, plazas, and public spaces, while attractive outdoor spaces will accommodate dining and other social activities.

2.2.2 Garden Commercial I: Permitted and Conditional Uses

The following table establishes the permitted (P) and conditionally permitted (C) uses within the Garden Commercial I Area. The term “permitted” means that the use is allowed by right of being within the correct zoning district, provided all other requirements are met. The term “conditional” means that the use is allowed within the land use district, subject to the grant of a Conditional Use Permit.

Table 2.1 Garden Commercial I: Permitted and Conditional Uses

Commercial Uses	Permit Type
Bars and cocktail lounges	C
Eating establishments and restaurants: With outdoor seating, With alcohol sales, With drive-thru or drive-up services (restricted to existing Airport Center at Archibald and Inland Empire Boulevard; not to be located between the building and the street, and subject to special standards in Article 13 of the Ontario Development Code), With bar and cocktail lounge.	P C C C
Finance services including banks, savings and loans, credit services.	P
Finance, insurance and real estate services, including security and commodity brokers and dealers, insurance and real estate agents and brokers, not including banks, savings and loans and credit services.	P
Food stores, including supermarkets, meat and fish, fruit and vegetable stores, candy stores, health food stores, catering establishments and similar establishments, specialty food such as coffee houses, delicatessens and similar establishments.	P
Food stores, convenience (food stores, convenience that include the sale of alcoholic beverages requires a CUP).	P/C
Furniture and home furnishing retail sales, including household appliances, electronic equipment and office furniture.	P
General merchandise retail including variety stores, dry goods stores, but excluding discount stores, vending machine operators and direct selling organizations.	P
Health clubs and gymnasiums (use in excess of 5,000 square feet requires CUP).	P/C
Indoor recreation including ice and roller skating rinks and bowling alleys.	C
Personal services including clothes laundering, photographic services, barber and beauty services, dry cleaning and shoe repairs, but excluding industrial laundering, funeral parlors and coin-operated laundries.	P
Professional services including medical and health offices and clinics, engineering and design services, legal and counseling services, but excluding laboratories, hospitals, sanitariums and rest homes.	P

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Retail sales (miscellaneous trade, including newspapers and magazines, books, gifts, stationery, florists, camera and photo supplies, optical goods and similar establishments.)	P
Public and Quasi-Public Uses	Permit Type
Churches and other religious institutions	C
Community-serving centers and facilities, including daycare and senior, recreation and teen centers.	C
Cultural facilities including libraries and art galleries.	P
Semipublic facilities and institutions not providing sleeping accommodations including the following: Non-profit social service organizations, Philanthropic and charitable institutions, Private clubs and lodges.	P P C
University, college, community college and professional schools (except truck driving schools).	C
Residential Uses	Permit Type
Mixed use, including apartments, condominiums and multiple family dwelling above commercial uses. (Residential uses are not permitted on the ground floor)	C
Temporary Uses (subject to the "Temporary Use Provisions" of the City of Ontario Development Code.)	Permit Type
Outdoor display and sales of merchandise, subject to temporary use provisions of City of Ontario Development Code.	C
Other Uses	Permit Type
Other uses which, in the judgment 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



Existing Commercial 1 Development

2.2.3 Garden Commercial I: Development Standards

The following standards are applicable to all development projects within the Garden Commercial I Land Use Designation of the Ontario Festival Specific Plan. Unless otherwise specified below, development projects shall meet the standards and requirements of the Ontario Development Code for Neighborhood Commercial projects. Existing commercial development shall be required to meet these standards only in the event of substantial reconstruction, as defined by the City of Ontario Development Code.

2.2.3(a) Lot Dimensions

All lots shall be large enough to accommodate the intended use; the minimum lot requirements for a development are as follows:

1. Minimum Lot Area: 10,000 square feet.
2. Minimum Lot Width: 80 feet.
3. Minimum Lot Depth: 80 feet.
4. Each lot shall meet the standards and guidelines contained herein, except that lots may share vehicular access and drive aisles, and the Planning Commission may further approve arrangements involving shared parking and open space, provided that the proposed development for an individual lot conforms with an approved master plan for the Garden Commercial I development area.

2.2.3(b) Building Envelope

1. FAR: The floor area ratio shall not exceed 0.40.
2. Setback from the Street: A minimum setback of 10 feet is required from a property line adjacent to a street, except that any portion of a building exceeding 30 feet in height shall be setback 20 feet from a property line adjacent to a street. In addition, any portion of a building containing a residential use shall also be setback 20 feet from a property line adjacent to a street. (Residential use is not permitted on the ground floor.)
3. Setback from an Interior Lot Line: A minimum setback of 10 feet is required from an interior lot line, except that a minimum setback of 20 feet is required from a property line shared with a residential use.
4. Permitted Encroachments: Canopies, awnings and similar features may encroach a maximum of 4 feet upon a required setback and/or required plaza space. Cornices, eaves, and similar architectural features may encroach upon a public sidewalk, required setback and/or required plaza space a maximum of 30 inches.
5. Building Height: The maximum allowable height for new construction shall be 55 feet, except that minor architectural features, such as clock towers and cupolas, may exceed the allowable height by

a maximum of 10 additional feet, provided that these features do not exceed 15 percent of the total building footprint and are not located within 50 feet of a residential property.

6. Building Separation: The minimum distance between structures shall be 25 feet.

2.2.3(c) Access & Parking Facilities

1. Parking facilities shall be setback a minimum of 10 feet from a property line adjacent to a street and an interior lot line shared with a residential use.

2. Parking facilities, including drive aisles, shall be setback a minimum of 10 feet from the building. The intervening space shall consist of attractive landscape treatment; this may include connecting paths and walkways, as well as decorative paving and hardscape associated with appropriately sited and useable outdoor spaces.

3. Parking areas shall be substantially screened to a height of 3 feet, so that their visibility from streets and residential areas is minimized. Screening may utilize plants, earth berming, low screen walls, or a combination of these screening techniques.

4. Access and parking facilities shall otherwise comply with the requirements of the Ontario Development Code, including requirements for parking stall and aisle dimensions.

2.2.3(d) Parking Requirements

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

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

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

2.2.3(e) Service Facilities

1. Service and loading facilities, including refuse collection facilities, shall be setback a minimum of 10 feet from a street property line and an interior lot line shared with a residential use. The intervening space between a residential use and service or loading facilities shall be landscaped, including plant materials that will buffer the residential use.

2. Service and loading facilities, including refuse collection facilities, shall be screened so that they are not visible from streets and residential uses.

3. Service and loading areas shall otherwise comply with the requirements of the Ontario Development Code and the intent of the applicable Design Guidelines within this Specific Plan, including the design and construction of exterior trash enclosures.

2.2.3(f) Walls & Fences

1. Adjacent the street: No wall or fence may be placed between the building and the street; walls are otherwise permitted along the street, provided that they do not exceed 3 feet in height and are setback a minimum of 5 feet with intervening landscape treatment. This shall not apply to walls integral to the building architecture that are used for screening service and loading facilities.

2. Adjacent to an interior lot line: A wall or fence may be placed along an interior lot line, provided it does not exceed 6 feet in height (or 3 feet in height within a required setback from the street). Decorative tubular steel, wrought iron, or similar decorative fencing may be substituted for block wall at locations where greater visibility is desired.

3. The materials and construction of walls and fences shall otherwise comply with the requirements of the City's Development Code, and the intent of the applicable Design Guidelines within this Specific Plan. Walls and fences shall not interfere with fire department operation. Access gates shall be provided and are subject to fire department approval.

2.2.3(g) Open Space

1. The area devoted to plazas and/or similar outdoor gathering spaces shall measure at least one square foot for every 100 square feet of gross floor area, provided that each space measures a minimum of 250 square feet with a minimum 15-foot dimension.

2. Plazas and similar outdoor gathering spaces shall allow for direct and/or convenient access from the sidewalk and shall be open to the sky, excepting landscape features, such as trellises and canopies.

3. Shared open space configurations will be considered in accordance with an approved master plan for the Garden Commercial I development area, provided that the arrangement allows for a logical distribution of useable outdoor spaces that better fulfills the intent of the design guidelines.

4. The design of plazas and similar outdoor spaces shall be in accordance with the intent of the Design Guidelines within this Specific Plan. Accordingly, plazas and similar outdoor spaces shall incorporate decorative landscape treatment, including but not limited to enhanced paving, and site accessories such as seating, potted plants and/or planters. Landscape features shall be compatible with the scale and architectural design of the building.

2.2.3(h) Landscape

1. Garden Commercial I development shall provide minimum landscape coverage of 18 percent, including landscaped setbacks and open space areas.

2. Minimum required setbacks (including building setbacks, and setbacks for parking and service facilities) shall be permanently landscaped in an attractive manner. Landscape within required setbacks shall consist of trees, shrubs, groundcover and/or other appropriate materials; this may include connecting paths and walkways, as well as decorative paving and hardscape associated with appropriately sited and useable outdoor spaces.
3. Shade canopy trees shall be planted within parking stalls at a ratio of one per every (10) parking stalls. Parking lot trees shall be provided within “finger” planters measuring at least 5 feet in width, exclusive of concrete curbs.
4. All irrigation systems shall have automatic controllers designed to properly water plant materials in accordance with the soil conditions. In addition, spray systems shall feature low gallonage, matched precipitation heads.
5. Property owners are responsible for continual maintenance of all landscape areas; dead or damaged plant material shall be removed from the site within 30 days of the date of damage.
6. On-site landscape shall otherwise comply with the requirements of the City’s Development Code, and the intent of the applicable Design Guidelines detailed within this Specific Plan.

2.2.3(i) Signage

Commercial development within the Garden Commercial I land use district shall comply with the Neighborhood Commercial sign requirements contained within the Ontario Development Code. Signs for the project shall not encroach into the public street right of way.

2.2.3(j) Lighting

1. Exterior light standards placed in planters located within or adjacent parking areas shall be spaced so that there is no conflict with parking lot trees.
2. Exterior light fixtures placed in planters located within or adjacent parking areas shall be set back from the face of the curb to allow for car overhang distances.
3. Lighting equipment (i.e., transformers, ballast boxes) shall be located in planter areas and screened from public view.

2.2.3(k) Streetscapes and Pedestrian Walkways

1. Decorative paving treatments shall be incorporated where vehicular drive aisles and concentrated pedestrian circulation meet. Vehicular points of ingress and egress shall clearly designate pedestrian crossings, and the design of medians shall not restrict or impede pedestrian circulation.

2.3 Garden Commercial II: Regulations for Development

2.3.1 Garden Commercial II: Designation Intent and Purpose

The Garden Commercial II Land Use Designation is intended to provide primarily administrative and business service offices designed for compatibility with adjacent or nearby residential development; support retail and services are also accommodated. This Land Use Designation requires well-designed professional and administrative office buildings that will serve as a buffer and provide a visually attractive and functionally appropriate transition to neighboring residential use. Additionally, this designation addresses the following:

1. Garden Commercial II development should promote linkages between residential and other nearby land uses, including an enhanced street environment.
2. Garden Commercial II development should allow for a limited amount of retail and service uses to conveniently support the day-to-day needs of employees and nearby residents.
3. Garden Commercial II development should incorporate modestly scaled outdoor spaces for use by employees.

Exhibit 3-3, “Garden Commercial 2 Examples” presents an illustrative site plan for new Garden Commercial II development. Please note that this site plan represents one potential development scenario; alternative site plans that meet the development standards and design guidelines contained herein will be considered.

2.3.2 Garden Commercial II: Permitted and Conditional Uses

The table on the following page shows permitted (P) and conditionally permitted (C) uses within the Garden Commercial II Area. The term “permitted” means that the use is allowed by right of being within the correct land use district, provided all other requirements are met. The term “conditional” means that the use is allowed within the land use district, subject to the grant of a Conditional Use Permit.

2.3.3 Garden Commercial II: Development Standards

The following standards are applicable to all new commercial development projects within the Garden Commercial II area. Unless indicated otherwise, Garden Commercial II development projects shall meet the requirements of the Ontario Development Code for administrative and professional office buildings.

2.3.3(a) Lot Dimensions

All lots shall be large enough to accommodate the intended use; the minimum lot requirements for a development are as follows:

1. Minimum Lot Area: 10,000 square feet.
2. Minimum Lot Width: 80 feet.
3. Minimum Lot Depth: 80 feet.
4. Each lot shall meet the standards and guidelines contained herein, except that lots may share vehicular access and drive aisles, and the Planning Commission may further approve arrangements involving shared parking and open space, provided that the proposed development for an individual lot conforms with an approved master plan for the Garden Commercial II development area.

2.3.3(b) Building Envelope

1. FAR: The floor area ratio shall not exceed 0.75
2. Setback from the Street: A minimum setback of 20 feet is required from a property line adjacent to Inland Empire Boulevard, and a minimum setback of 10 feet is required from a property line adjacent to any other street, except that a minimum setback of 10 feet shall be permitted along Inland Empire Boulevard for any building located at the corner of Inland Empire Boulevard and the proposed entrance boulevard to the project site.
3. Setback from an Interior Lot Line: A minimum setback of 10 feet is required from an interior lot line, except that a minimum setback of 20 feet is required from a property line shared with a residential use.
4. Permitted Encroachments: Canopies, awnings, balconies and similar features may encroach a maximum of 4 feet upon a required setback and/or required plaza space. Cornices, eaves, and similar architectural features may encroach upon a required setback and/or required plaza space a maximum of 30 inches.
5. Building Height: The maximum allowable height for new construction shall be 55 feet, except that minor architectural features, such as clock towers and cupolas, may exceed the allowable height by a maximum of 10 additional feet, provided that these features do not exceed 15 percent of the total building footprint and are not located within 50 feet of a residential property.
6. Building Separation: The minimum distance between structures shall be 25 feet.

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Table 2.2 Garden Commercial II: Permitted and Conditional Uses

Commercial Uses	Permit Type
Eating establishments and restaurants: With outdoor seating, With incidental beer and wine sales.	P ¹ P ¹ C
Finance services including banks, savings and loans, credit services.	P
Finance, insurance and real estate services, including security and commodity brokers and dealers, insurance and real estate agents and brokers.	P
Food stores, including specialty food such as coffee houses, delicatessens and similar establishments.	P ¹
Commercial Uses	Permit Type
Health clubs and gymnasiums (use in excess of 5,000 square feet requires CUP).	P/C
Personal services including photographic services, barber and beauty services, dry cleaning and shoe repairs, and similar establishments.	P ¹
Professional services including medical and health offices and clinics, engineering and design services, legal and counseling services, and similar establishments.	P
Retail sales (miscellaneous trade, including newspapers and magazines, books, gifts, stationery, florists, camera and photo supplies, optical goods and similar establishments.)	P ¹
Public and Quasi-Public Uses	Permit Type
Churches and other religious institutions.	C
Community-serving centers and facilities, including daycare and senior, recreation and teen centers.	C
University, college, community college and professional schools (except truck driving schools).	C
Temporary Uses (subject to the "Temporary Use Provisions" of the City of Ontario Development Code.)	Permit Type
Outdoor display and sales of merchandise, subject to temporary use provisions of City of Ontario Development Code.	C
Other Uses	Permit Type
Other uses which, in the judgment 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

1 The above uses are only permitted on the ground floor within the Garden Commercial II Land Use Designation.

2.3.3(c) Access and Parking Facilities

1. Parking facilities shall be setback a minimum of 20 feet from a property line adjacent to Inland Empire Boulevard, and a minimum of 10 feet from a property line adjacent to any other street or an interior lot line shared with a residential use.
2. Parking facilities, including a drive aisle, shall be setback a minimum of 10 feet from a building. The intervening space shall consist of attractive landscape treatment; this may include connecting paths and walkways, as well as decorative paving and hardscape associated with appropriately sited and useable outdoor spaces.
3. Parking areas shall be substantially screened to a height of 3 feet, so that their visibility from streets and residential areas is minimized. Screening may utilize plants, earth berming, low, decorative screen walls, or a combination of these screening techniques.
4. Access and parking facilities shall otherwise comply with the requirements of the Ontario Development Code, including requirements for parking stall and aisle dimensions.

2.3.3(d) Parking Requirements

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

1. A 20 percent reduction in the minimum number of required parking spaces so as to accommodate otherwise permitted uses, such as small eating establishments; this recognizes the opportunity for residents and employees within and adjacent the Specific Plan area to conveniently walk to these establishments.
2. Shared parking between adjacent lots and uses may be permissible, subject to a shared parking agreement and approval of the Planning Commission.

2.3.3(e) Service Facilities

1. Service and loading facilities, including refuse collection facilities, shall be setback a minimum of 10 feet from a property line adjacent to the street and an interior lot line shared with a residential use. The intervening space between a residential use and service or loading facilities shall be landscaped, including plant materials that will buffer the residential use.
2. Service and loading facilities, including refuse collection facilities, shall be screened so that they are not visible from streets and residential uses.
3. Service and loading areas shall otherwise comply with the requirements of the City of Ontario Development Code and the intent of the applicable Design Guidelines within this Specific Plan, including construction of exterior trash enclosures.

2.3.3(f) Walls & Fences

1. Adjacent the street: No wall or fence may be placed between the building and the street; walls are otherwise permitted along the street, provided that they do not exceed 3 feet in height and are setback a minimum of 5 feet with intervening landscape treatment. This shall not apply to walls integral to the building architecture that are used for screening service and loading facilities.

2. Adjacent an interior lot line: A wall or fence may be placed along an interior lot line, provided it does not exceed 6 feet in height (or 3 feet in height within a required setback from the street). Decorative tubular steel fencing, wrought iron, or similar decorative fencing may be substituted for block wall at locations where greater visibility is desired.

3. The materials and construction of walls and fences shall otherwise comply with the requirements of the City's Development Code, and the intent of the applicable Design Guidelines within this Specific Plan. Walls and fences shall not interfere with fire department operation. Access gates shall be provided and are subject to fire department approval.

2.3.3(g) Open Space

1. The area devoted to plazas and/or similar outdoor gathering spaces shall measure at least one (1) square foot for every 100 square feet of gross floor area, provided that each space measures a minimum of 250 square feet with a minimum 15-foot dimension.

2. Plazas and similar outdoor gathering spaces shall allow for direct and/or convenient access from the sidewalk, and shall be open to the sky, excepting landscape features, such as trellises and canopies.

3. Plazas shall include site accessories, including but not limited to planter areas and/or potted planters. Planters and/or potted planters can add a decorative element to the plaza while also providing the opportunity for shade trees. Pots should vary in size and shape depending on the architectural scale and style of the commercial development.

4. Shared open space configurations will be considered in accordance with an approved master plan for the Garden Commercial II development area, provided that the arrangement allows for a logical distribution of useable outdoor spaces that better fulfills the intent of the design guidelines.

5. The design of plazas and similar outdoor spaces shall be in accordance with the intent of the applicable Design Guidelines within this Specific Plan. Accordingly, plazas and similar outdoor spaces shall incorporate decorative landscape treatment, including but not limited to enhanced paving, and site accessories such as seating, potted plants and/or planters. Landscape features shall be compatible with the scale and architectural design of the building.

2.3.3(h) Landscape

1. Garden Commercial II development shall provide minimum landscape coverage of 15 percent, including landscaped setbacks and open space areas.
2. Minimum required setbacks (including building setbacks, and setbacks for parking and service facilities) shall be permanently landscaped in an attractive manner. Landscape within required setbacks shall consist of trees, shrubs, groundcover and/or other appropriate materials; this may include connecting paths and walkways, as well as decorative paving and hardscape associated with appropriately sited and useable outdoor spaces.
3. Shade canopy trees shall be planted within parking stalls at a ratio of one per every (10) parking stalls. Parking lot trees shall be provided within “finger” planters measuring at least six feet in width.
4. All irrigation systems shall have automatic controllers designed to properly water plant materials in accordance with the soil conditions. In addition, spray systems shall feature low gallonage, matched precipitation heads.
5. Property owners are responsible for continual maintenance of all landscape areas; dead or damaged plant material shall be removed from the site within 30 days of the date of damage.
6. On-site landscape shall otherwise comply with the requirements of the City’s Development Code, and the intent of the applicable Design Guidelines detailed within this Specific Plan.

2.3.3(i) Signage

Commercial development within the Garden Commercial II land use district shall comply with the Neighborhood Commercial sign requirements contained within the Ontario Development Code. Signs for the project shall not encroach into the public street right of way.

2.3.3(j) Lighting

1. Exterior light standards placed in planters located within or adjacent parking areas shall be spaced so that there is no conflict with parking lot trees.
2. Exterior light fixtures placed in planters located within or adjacent parking areas shall be set back from the face of the curb to allow for car overhang distances.
3. Lighting equipment (i.e., transformers, ballast boxes) shall be located in planter areas and screened from public view.

2.3.3(k) Streetscapes and Pedestrian Walkways

Decorative paving treatments shall be incorporated where vehicular drive aisles and concentrated pedestrian circulation meet. Vehicular points of ingress and egress shall clearly designate pedestrian crossings, and the design of medians shall not restrict or impede pedestrian circulation.

2.4 Planned Residential Regulations for Development

2.4.1 Planned Residential: Designation Intent and Purpose

The intent of the Planned Residential Land Use Designation is to ensure a dynamic residential community containing a mix of product types integrated through common open space areas, recreation facilities, pedestrian walkways, friendly streetscapes, and functional connections to adjacent commercial and employment areas. The Planned Residential development will provide residents the opportunity to walk to nearby shopping and dining facilities as well as employment areas. Product types within the Planned Residential area may include multi-family and single family detached units.

2.4.2 Planned Residential: Permitted Uses

The following table indicates permitted (P), conditionally permitted (C) and ancillary (A) uses, provided all other requirements are met within the Planned Residential Area. The term “permitted” means that the use is allowed by right of being within the correct zoning district. The term “conditional” means that a use is allowed subject to the grant of a Conditional Use Permit. The term “ancillary” means that the use is allowed as an incidental use to a permitted or conditionally permitted use.

Table 2.3 Planned Residential: Permitted and Conditional Uses

Residential Uses	Permit Type
Multiple-Family (attached) Dwellings	P
Single Family Residence, Detached	P
Home Occupations In accordance with the Ontario Development Code	P

2.4.3 Planned Residential: Development Standards

The following standards will be applicable to Planned Residential development within the Specific Plan. Unless otherwise indicated below, Planned Residential development projects shall meet the standards and requirements of the Ontario Development Code for residential developments at a residential density of up to 25 dwelling units per acre. The following criteria sets the standards for multiple-family and single-family detached units within the Planned Residential area.

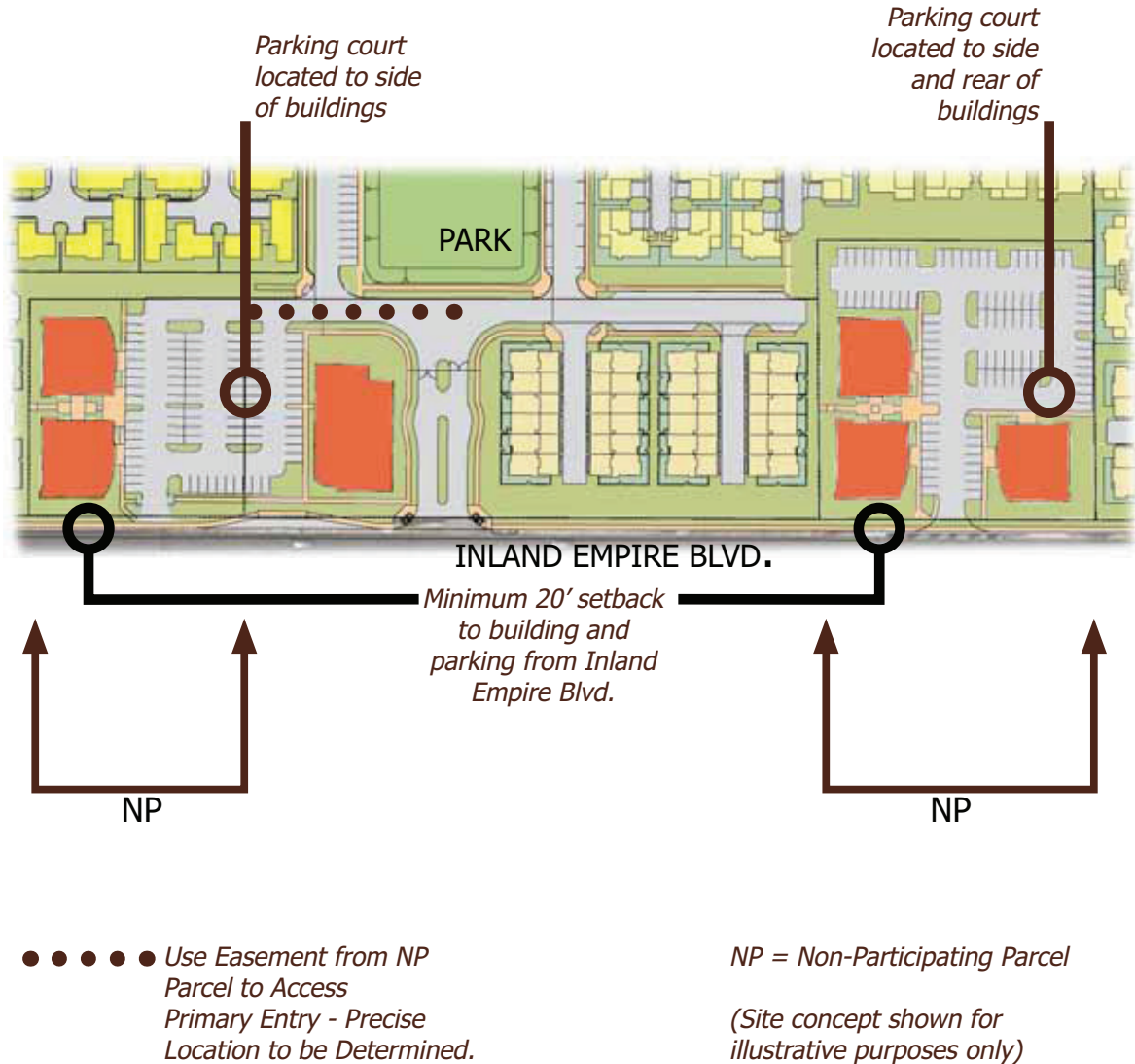
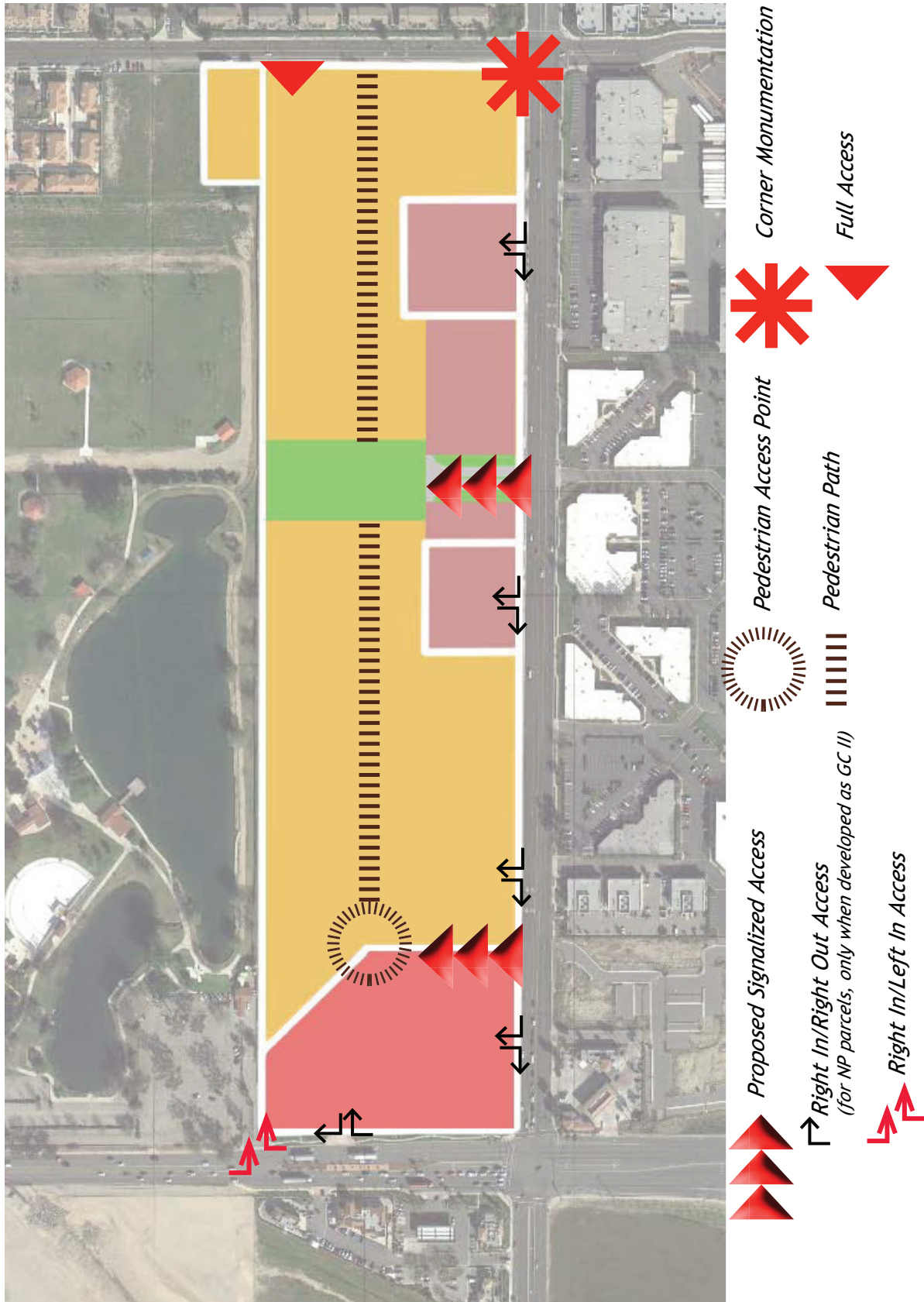


Exhibit 2-1

Garden Commercial II Examples

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Access and Pedestrian Circulation Concept

Exhibit 2-2

The total number of units permitted within the Planned Residential land use area may not exceed 472 units. To promote densification and a mix of housing types, no more than 65 percent of the total units constructed on site shall be single-family detached. The Planned Residential development shall be comprised of no less than 2 distinct product types and the architectural design of the products within the proposed development shall be varied to avoid monotonous streetscapes and to create visual interest. In a development consisting of between 100 – 160 single-family detached units, 4 different single-family detached models shall be provided. A significant difference in the massing and composition (not just the finish materials) shall be accomplished for the different models. For each model provided there shall be 3 elevations and 3 color schemes. Careful attention shall be given to units facing the main street through the residential development, so that adjacent units do not repeat the same elevation. If the development is proposed to exceed 160 single-family detached units, 2 distinct single family product types will be provided and the models and architectural styles shall be varied as described previously.

Multiple-family buildings are required to provide 2 different elevations each building. Single-family buildings shall provide differing elevations consistent with Ontario Development Code standards. An additional elevation shall be provided for every increment of 80 units, exceeding 160 units for each type of building. The elevations shall vary by incorporating changes in the roofline and materials, massing and composition. Three color schemes shall be provided for each elevation. Adjacent buildings shall not repeat the same elevation and color scheme. The spatial arrangement in a multiple-family development shall achieve integration by providing a fluid transition between product types. The transition shall be carried throughout the planned residential development, avoiding a calculated and drastic transition from one product type to another. A variable transition is a graceful method to address both product and community integration.

2.4.3(a) Multiple-Family (Attached) Dwellings

Lot Dimensions

The minimum lot area dimensions shall be in accordance with the City of Ontario Development Code requirements.

Building Envelope

1. Building Orientation: All multiple-family buildings shall have their front facades and entries facing common open space areas such as walkways and courtyards, or local streets.
2. Setback from the Street: A minimum setback of 20 feet is required from a property line adjacent Inland Empire Boulevard and Turner Avenue. A minimum setback of 10 feet is allowed from the property line adjacent any other street.
3. Building Separation: The minimum distance between structures shall be 24 feet. If opposing residential buildings are located across a walkway, the minimum separation shall be 30 feet.

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4. Setback from an Interior Lot Line: A minimum setback of 5 feet shall be required from an interior lot line.

5. The maximum building height, number of stories and permitted encroachments shall be in accordance with the City of Ontario Development Code for residential developments at a density of up to 25 dwelling units per acre.

6. Permitted encroachments:

- Porches and balconies may project a maximum of 5 feet into any required setback or separation area measuring 10 feet or greater.
- Cornices, eaves and similar architectural features may project a maximum of 30 inches into any required setback or separation area.
- Chimneys, towers and other decorative architectural elements, occupying no greater than 10 percent of the building area may exceed the maximum building height in accordance with the City of Ontario Development Code.
- Chimneys may project a maximum of 2 feet into any required setback or separation area.
- The total horizontal length of all projections on a given building elevation shall not exceed 50 percent of the total building elevation length and shall vary every 15 feet.

The above stated maximum percentage has been established as a measure to control the overuse of the projections provisions. The maximum percentage will help prevent aesthetically inappropriate architectural facades or features that would pose a detriment to adjacent properties.

Access and Parking Facilities

1. Alleys serving as access ways to residential parking facilities shall be designed in accordance with the following standards. The alleys shall provide 30 feet of back up area as measured from the garage face. On both sides of the alley between each garage (approximately every 30 feet), a landscaped planter shall be installed and shall project 3 feet beyond the face of the garage and toward the alley. A minimum 20 feet clearance is required at all times along the length of the alley.

2. Access and parking facilities shall comply with the requirements of the City of Ontario Development Code, including requirements for parking stall dimensions, aisle widths and maneuvering areas.

Parking Requirements

Off-street parking shall be provided pursuant to the requirements of the Ontario Development Code.

Service Facilities

Trash enclosures and mechanical equipment shall be screened so that they are not visible from the street, open space areas or adjacent residential uses. Screening shall incorporate the design guidelines detailed within the Specific Plan.

Walls and Fences

1. No wall or fence may be placed in a required setback or separation area with the exception of walls required to screen trash enclosures and mechanical equipment. Exceptions to the wall location restriction may be granted for project boundary walls and low decorative walls, as deemed appropriate by the Zoning Administrator or Planning Commission.
2. The materials and construction of walls and fences shall otherwise comply with the requirements of the City's Development Code, and the intent of the applicable Design Guidelines within this Specific Plan. Walls and fences shall not interfere with fire department operation. Access gates shall be provided and are subject to fire department approval.

Open Space

1. Private Open Space: 80 square feet per unit with no dimension less than 4 feet in any direction.
2. Common Open Space: 250 square feet per unit.

Streetscapes and Parkways

1. Local streets within the Planned Residential area shall be designed in accordance with the classification system described in Section 4 of the Specific Plan.
2. Decorative paving treatments shall be incorporated at roadway crossings to help link open space areas. These enhanced crossings should be a minimum dimension of 8 feet in width. Where applicable, permeable surfaces are encouraged at such crossings. No decorative paving will be allowed in the public street right-of-way.
3. Refer to Exhibit 2-2, "Access and Pedestrian Circulation Concept" and Exhibit 2-3 for residential Cross Section locations.
4. All gated entries shall be equipped with "Knox box" devices for emergency access. Final equipment and locations shall be decided by governing fire department agency. All gated entrances shall provide adequate stacking space on site and vehicular turn around space shall be provided. Multiple-Family units shall otherwise comply with the Ontario Development Code standards for multiple-family residential dwellings constructed at a density of up to 25 dwelling units per acre.

2.4.3(b) Single-Family (Detached) Dwellings

Lot Dimensions

1. Minimum Lot Area: 1,600 square feet.
2. Minimum Lot Width: 25 feet.
3. Minimum Lot Depth: 45 feet

Building Envelope

1. Lot Coverage: Maximum 65%
2. Orientation: All single-family detached buildings shall have their front facades and entries facing common open space areas such as walkways and courtyards, autocourts or local streets.
3. Setback from the Street: A minimum setback of 20 feet is required from the property line adjacent to Inland Empire Boulevard and Turner Avenue, and a minimum setback of 5 feet is required from a local street.
4. Front Yard Setbacks: A minimum setback of 10 feet is required for units fronting on common open space areas or local streets.
5. Side Yard Setbacks: A minimum setback of 5 feet is required from a side yard lot line on a standard lot. Side setbacks may otherwise vary depending on the lot configuration. Lot configurations may include, but are not limited to, zero lot lines, angled Z lots, alternate width lots, autocourt lots, etc.
6. Rear Yard/Alley Setbacks: A 5 foot setback is required for parking garages accessed from an alley. A rear yard/alley setback of 10 feet is required for first floor habitable space. No setback is required for any second story and above of habitable space. The massing of the buildings along the alley shall vary in accordance with the intent of the Design Guidelines included within the Specific Plan.
7. Building Height: The maximum building height shall be 55 feet with a maximum of 4 stories.
8. Permitted Encroachments:
 - Porches and balconies may project a maximum of 5 feet into any required setback or separation area measuring 10 feet or greater.
 - Cornices, eaves and similar architectural features may project a maximum of 30 inches into any required setback or separation area.
 - Chimneys, towers and other decorative architectural elements, occupying no greater than 10 percent of the building area may exceed the maximum building height in accordance with the City of Ontario Development Code. Chimneys may project a maximum of 2 feet into any required setback or separation area.
 - The total horizontal length of all projections on a given building elevation shall not exceed 50 percent of the total building elevation length and shall vary every 15 feet.

The above stated maximum percentage has been established as a measure to control the overuse or abuse of the projections provisions. The maximum percentage will help prevent aesthetically inappropriate architectural facades or features that would pose a detriment to adjacent properties.

Access and Parking Facilities

1. Alleys serving as access ways to residential parking facilities shall be designed in accordance with the following standards. The alleys shall provide 30 feet of back up area as measured from the garage face. On both sides of the alley, between each garage (approximately every 30 feet), a landscaped planter shall be installed and shall project 3 feet beyond the face of the garage and toward the alley. A minimum 20 foot clearance is required at all times along the length of the alley.

2. Access and parking facilities shall otherwise comply with the requirements of the City of Ontario Development Code, including requirements for parking stall dimensions, aisle widths and maneuvering areas.

Parking Requirements

Off-street parking shall be provided pursuant to the requirements of the Ontario Development Code.

Service Facilities

Trash cans and mechanical equipment shall be screened so that they are not visible from the street, open space areas or adjacent residential uses. Screening shall incorporate the design guidelines detailed within the Specific Plan.

Walls & Fences

1. Walls, not to exceed 6 feet in height, may only be permitted to enclose private open space areas. Exceptions to the wall location restriction may be granted for project boundary walls and low decorative walls, as deemed appropriate by the Zoning Administrator.

2. Solid walls or a combination solid wall and open wall/fence element shall be used to screen private residential yard areas.

3. The materials and construction of walls and fences shall otherwise comply with the requirements of the City's Development Code, and the intent of the applicable Design Guidelines within this Specific Plan. Walls and fences shall not interfere with fire department operation. Access gates shall be provided and are subject to fire department approval.

Open Space

1. Private Open Space: 200 square feet per unit with no dimension less than 6 feet in any direction.

2. Common Open Space: 200 square feet per unit.

Landscape

All open space areas that are not walled in are required to be permanently landscaped and maintained in an orderly, attractive and healthy condition, and shall incorporate the design guidelines detailed within the Specific Plan.

Lighting

Exterior lighting shall be energy-efficient and shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel, and shall be directed downward and away from adjoining properties and public rights-of-way. No lighting shall blink, flash, or be of unusually high intensity or brightness. All lighting fixtures shall be appropriate in scale, intensity, and height to the use it is serving. Security lighting shall be provided at all entrances/exits.

Streetscapes and Parkways

1. Local streets within the Planned Residential area shall be designed in accordance with the classification system described in Section 4 of the Specific Plan.
2. Decorative paving treatments shall be incorporated at roadway crossings to help link open space areas. These enhanced crossings should be a minimum dimension of 8 feet in width. Where applicable, permeable surfaces are encouraged at such crossings.
3. Refer to Exhibit 2-2, "Access and Pedestrian Circulation Concept" and Exhibits 2-3 for residential Cross Section locations.
4. All gated entries shall be equipped with "Knox box" devices for emergency access. Final equipment and locations shall be decided by governing fire department agency. All gated entrances shall provide adequate stacking space on site and vehicular turn around space shall be provided.

2.4.3(c) Planned Residential Common Open Space

1. A minimum of 5 acres of common open space shall be provided within the Planned Residential development area.
2. All recreational facilities and connecting walkways shall be designed to meet ADA Accessibility Design Standards.
3. Where applicable, all manufactured and cut/fill slopes which exceed 3 feet in height shall be planted with an effective mixture of groundcover, shrubs and trees. Such slopes shall also be irrigated as necessary to ensure germination and establishment in conformance with the City of Ontario landscape standards.

Common Recreational Facilities

1. The following amenities as shown on Exhibit 1-10, “Land Use Plan” shall remain consistent despite changes to the Conceptual Site Plan:

- At least one recreation center shall serve the entire residential community. Pedestrian walkway connections shall be utilized to provide unrestricted access to the recreation center from within the community.
- If the project develops with both a for-sale and rental residential program, there will be two recreation centers provided by each of the for-sale and rental developers to serve the recreational needs of their respective developments.
- A minimum of 2 pocket parks shall be provided. The location, and size of the pocket parks may vary but must be considered usable area with dimensions no less than 15 feet. At least one of the pocket parks should be large enough, with dimensions no less than 50 feet, to accommodate recreational facilities such as play equipment, court facilities, etc.

2. The Planned Residential development shall otherwise incorporate the minimum required common recreational facilities in accordance with the Design Guidelines within the Specific Plan and the City of Ontario Development Code.

Walkways:

Orientation and Dimensions

1. A pedestrian walkway shall provide a connection between Turner Avenue and the existing retail center at the corner of Archibald Avenue and Inland Empire Boulevard.

2. Pedestrian connections shall be provided to the walkway from all residential areas.

Walls and Fences

1. Where opportunity exists, tubular steel fencing, or a combination of solid and open fencing, may be substituted for block wall to help increase visibility into desirable locations. Solid wall construction shall be used to screen parking and utility areas.

2. The connector that links the residential into the commercial areas will be gated for resident entry only.

3. Where privacy or protection of common area views dictates, walls shall be constructed of block. All walls visible from the street shall be constructed of split-face block or precision block that is plastered or stuccoed. Decorative caps and the use of pilasters to help enhance the perimeter appeal of the walls are required. Walls visible from the community streets, open space areas and Walkway shall be decorative.

4. Walls shall be planted with vines to prevent graffiti and add visual interest.
5. The materials and construction of walls and fences shall otherwise comply with the requirements of the City's Development Code, and the intent of the applicable Design Guidelines within this Specific Plan. Walls and fences shall not interfere with fire department operation. Access gates shall be provided and are subject to fire department approval.

Lighting

All Walkway walkways and gated Walkway Portals shall be lit to provide security to residents.

Open Space Areas:

Orientation

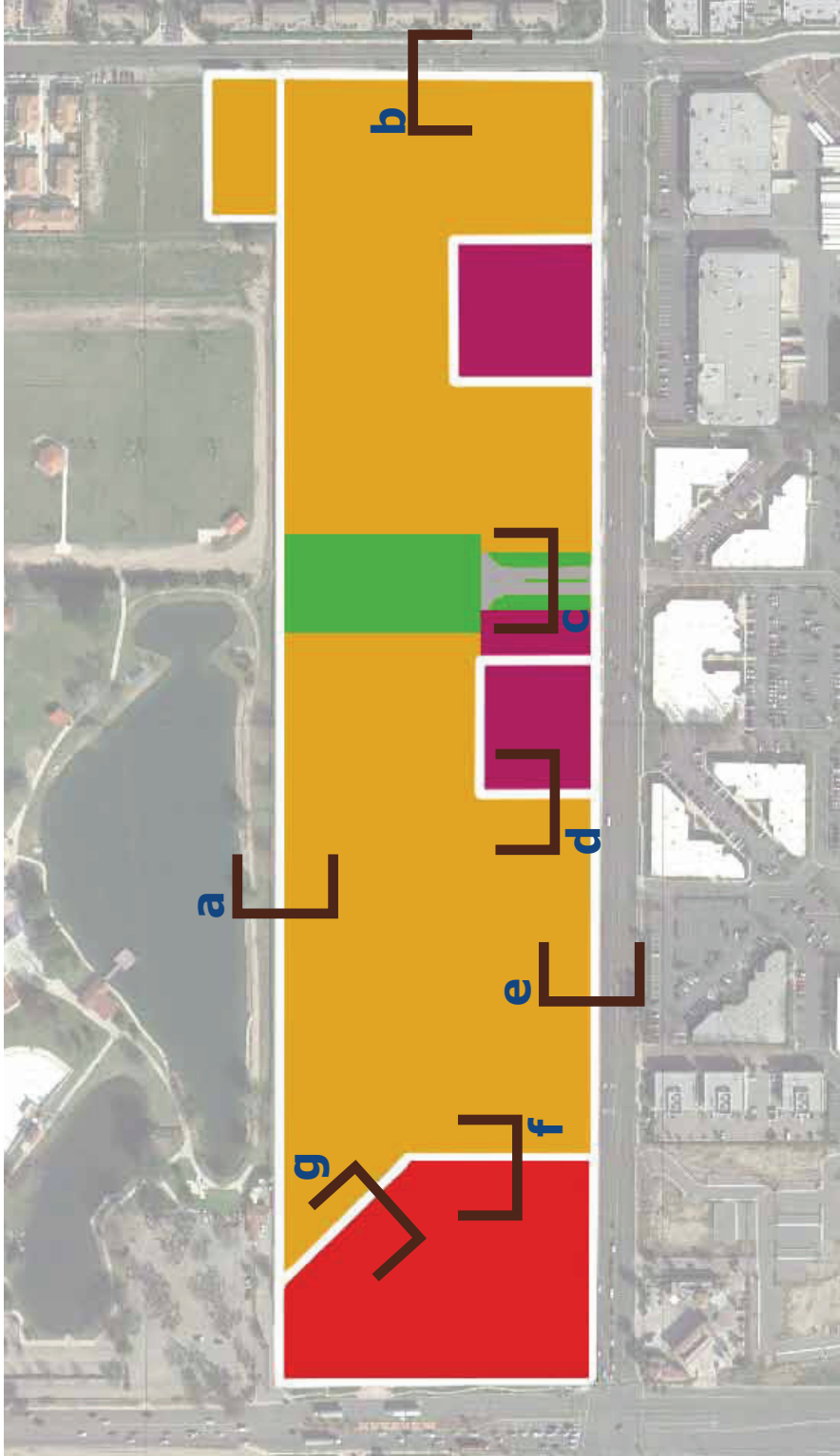
1. Open space areas and “greenbelts” shall be arranged so that visual connections remain where roadways have bisected the residential areas. Pedestrian walkways, where applicable, shall be incorporated within these “greenbelts”.
2. Open space areas shall be designed to reduce excess storm water runoff and filter parking lot and street pollutants.

Lighting

Common open space areas (i.e. tot lot play areas, walkways, recreation areas) shall be lit to provide security to residents. Sportcourt facility lighting shall be equipped with timing devices to regulate hours of operation.

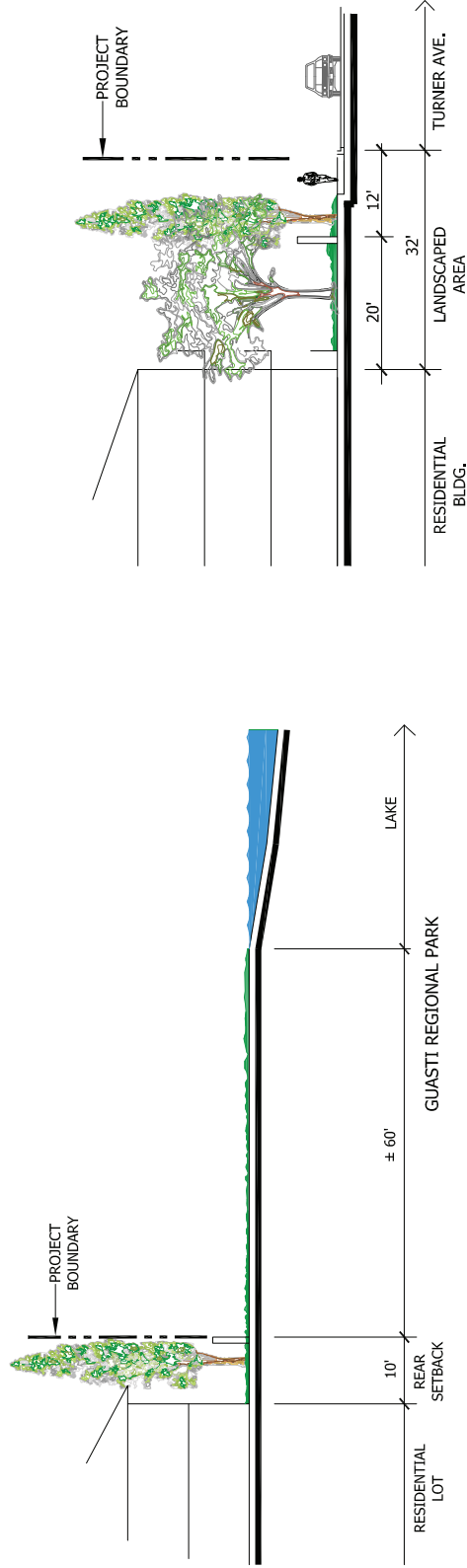
2.4.3(d) Planned Residential Signage

1. A primary community freestanding monument sign shall be placed at the “T” intersection of the primary entry boulevard within the central open space area. This monument sign shall identify the residential community and shall be complementary to the residential and commercial architecture.
2. Permanent residential monument signage shall clearly identify the community at all points of vehicular entry. Monument signage to gated communities may be externally illuminated with a maximum sign area of 50 square feet and maximum quantity of 2 per gated entry.
3. All monumentation shall be placed in accordance with the City of Ontario Monument Placement Guidelines and standards for Corner Sight Distance.



Key Map for Residential Cross Sections

Exhibit 2-3

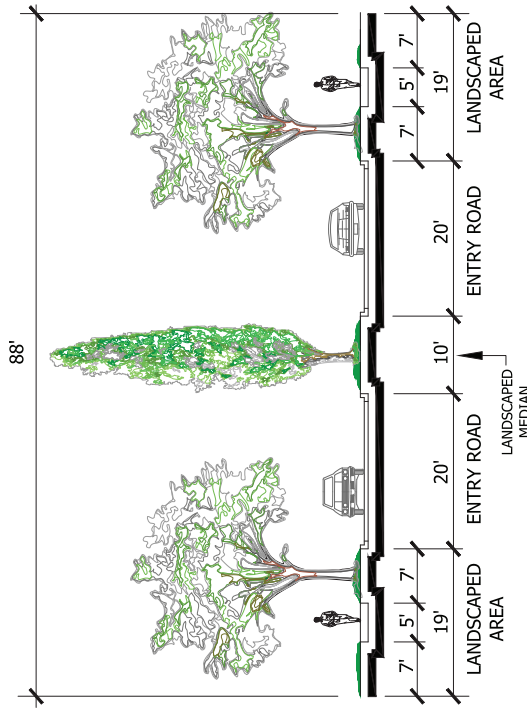


2-3a: Guasti Park Interface

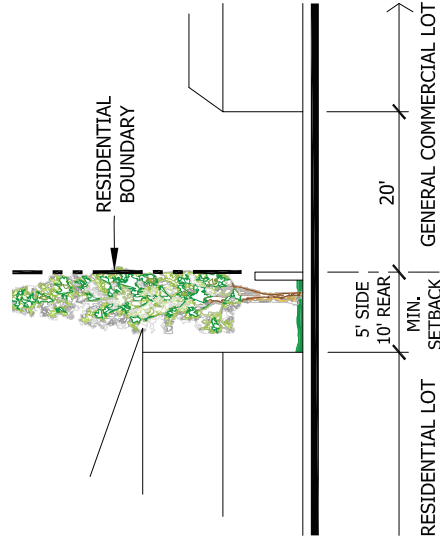
2-3b: Turner Ave. Interface

Exhibit 2-3a & 2-3b

Residential Cross Sections



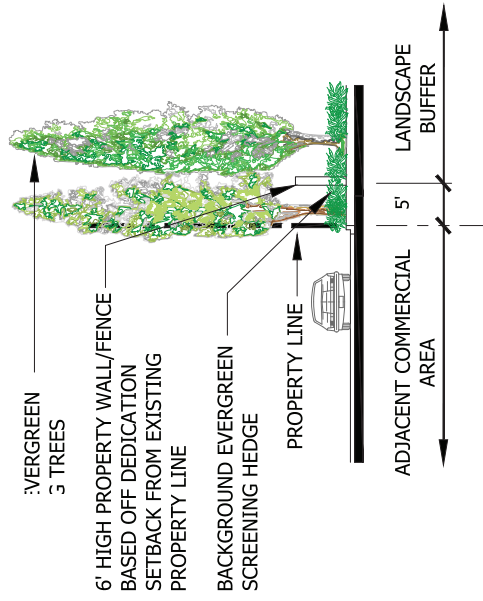
2-3c: Primary Entry Concept



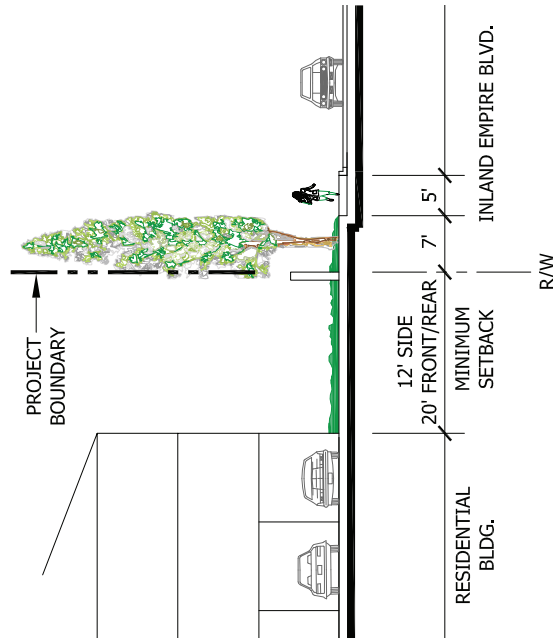
2-3d: NP Parcel Interface

Exhibit 2-3c & 2-3d

Residential Cross Sections



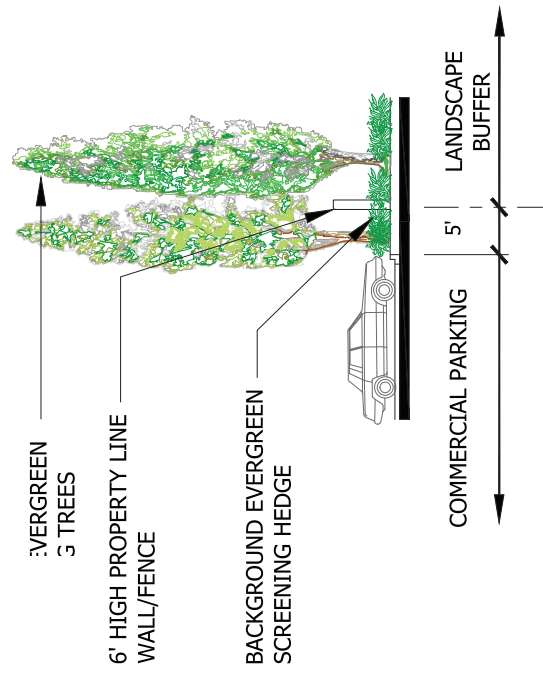
2-3f: Existing Commercial Interface at Driveway



2-3e: Inland Empire Blvd. Interface

Residential Cross Sections

Exhibit 2-3e & 2-3f



2-3g: Existing Commercial Interface at Parking Area