

4.0 Comprehensive Planned Development Regulations

4.0 Comprehensive Planned Development Regulations

4.1 GENERAL

These comprehensive planned development regulations establish the minimum property development standards for the land uses proposed in this Specific Plan. These regulations shall supersede those contained in City of Ontario's Zoning Ordinance. The urban design and landscape elements are included in these regulations or they are found in The Ontario Center Specific Plan and Technical Master Plans. These urban design and landscape elements provide criteria to be met when site plans are prepared. A summary of these regulations is contained within Tables 4.1-1 and 4.1-2.

**Table 4.1-1
R. H. Wagner Properties Specific Plan
Development Standards**

Land Use Category	Development Character	Uses Permitted	Building Height	Setbacks	Minimum Site	Open Space	Parking	Signing
Urban Commercial	High Intensity Designed to be anchors and focal points for The Ontario Center 25% support retail commercial uses.	Refer to CPD regulations	230 feet or the applicable F.A.A. regulations. No more than 50% of all structures on each parcel shall be between 150 & 230 feet in height.	See Table 4.1-2.	No minimum.	Minimum 10% of gross site, which will include the requirement of 15 square feet of landscaping per parking space. Landscape plans to be submitted at the site plan review level.	Parking to be in accordance with the City of Ontario Municipal Code, §9-3.2500 et seq.	All signs shall be governed by the standards of the City of Ontario Municipal Code "Signs in the C-3, Commercial Service District." A sign program for each planning area shall be submitted at site plan review level. Landscape plans for parking areas shall be submitted at site plan review level.

**Table 4.1-1
R. H. Wagner Properties Specific Plan
Development Standards**

Land Use Category	Development Character	Uses Permitted	Building Height	Setbacks	Minimum Site	Open Space	Parking	Signing
Garden Commercial	Low Rise Business and Office Park or Retail Commercial uses.	Please refer to CPD regulations.	Average building height not to exceed 45 feet.	See Table 4.1-2.	No minimum.	Same as for Urban Commercial (See above).	Same as Urban Commercial (See above).	Same as Urban Commercial (See above).
Garden Industrial	Light Industrial uses, which do not manufacture, process, or utilize significant amounts of hazardous or potentially hazardous materials.	Please refer to CPD regulations.	Same as Garden Commercial (See above)	See Table 4.1-2.	No minimum.	Same as Urban Commercial (See above).	Same as Urban Commercial (See above).	Same as Urban Commercial (See above).

Table 4.1-1
R. H. Wagner Properties Specific Plan
Development Standards

Land Use Category	Development Character	Uses Permitted	Building Height	Setbacks	Minimum Site	Open Space	Parking	Signing
Urban Residential	Urban density residential development at a density of up to 25 dwelling units per net acre.	Please refer to CPD regulations.	55 Feet. (Maximum Allowed by City Airport Hazards Map is estimated at 75 Feet).	See Table 4.1-2.	No minimum.	Total of 350 sq. ft./DU; to include minimum of 100 sq. ft./DU for private use. Private open space(s) shall include the following features: -fenced yard/patio areas -balconies	Minimum requirement of 1.5 spaces for studio units; max. rqmt. of 2.5 spaces for 3+ bedroom units. Additional parking required for guests and recreational vehicles.	Signs may be implemented consistent with applicable provisions of §4.1.5 "General Sign Requirements and Regulations " of the Ontario Center Specific Plan, as amended, October 1992.

General Note: Freeway oriented signs beyond those proposed in The Ontario Center Specific Plan are expressly prohibited (reference Section 9-3.2625 (c) of the Ontario Municipal Code).

Table 4.1-2
R. H. Wagner Properties Specific Plan
Setback Standards

Setbacks	Urban Commercial	Garden Commercial	Garden Industrial	Urban Residential
Adjacent to Fourth Street				
Forty (40) feet	X			
Thirty (30) feet		X		30 to 50 Feet (Average 40 Feet)
Adjacent to Inland Empire Blvd.				
Thirty (30) feet			X	N/A
Fifteen (15) feet	X	X		N/A
Adjacent to Milliken Avenue				
Fifty (50) feet		X	X	N/A
Adjacent to Haven Avenue				
Fifty (50) feet		X		X
Adjacent to Turner Avenue				
Fifteen (15) feet	X			N/A
Adjacent to Center Avenue				
Thirty (30) feet	X	X		X
Adjacent to Rochester Avenue				
Thirty (30) feet	X	X	X	N/A
Adjacent to Concours				
Thirty (30) feet	N/A	N/A	N/A	20 feet minimum (Average 25 feet)
Adjacent to Freeways				
Twenty (20) feet	X	X	X	N/A
Rear yard of Planning Areas 1 and 1A (adjacent to southerly Planned Garden Commercial Area)				
Twenty (20) feet	N/A	N/A	N/A	X

Table 4.1-2
R. H. Wagner Properties Specific Plan
Setback Standards

NOTES:

- a. All setbacks measured from ultimate right-of-way line.
- b. Setbacks include front, side, and rear setbacks.
- c. Setbacks to include landscaping, pedestrian walkways, and vehicular access. Except as otherwise noted, a minimum of ten (10) feet of the required setback adjacent to a street shall be landscaped, except where a fifteen (15) foot setback occurs, in which case the entire fifteen (15) feet shall be landscaped. This area may not be used for parking, on-site maneuvering, or storage. The fifty (50) foot setback adjacent to Haven Avenue shall be landscaped consistent with the requirements of the Ontario Center Specific Plan. The twenty (20) foot setback along the southerly property line of Planning Area 1 shall be landscaped consistent with the provisions of the Planning Area Plan for this site.
- d. The applicant may voluntarily elect to provide greater setbacks than contained in this chart.
- e. The Planning Commission may grant reductions to these standards when the findings can be made that reduced setbacks will result in a superior site design and that adequate landscaped open spaces will be provided elsewhere.
- f. No structures shall maintain a setback of between zero (0) and ten (10) feet for a distance greater than two-hundred (200) feet along a public right-of-way without a public open space. A public open space shall be no less than 1,500 square feet in area, occupy a minimum of forty (40) feet along the public right-of-way and have a minimum depth of thirty(30) feet. All buildings over fifty (50) feet in height shall be set back a minimum of thirty (30) feet from the public right-of way. No structure taller than fifty (50) feet shall be closer than two-hundred (200) feet to another structure taller than fifty (50) feet.

4.2 PERMITTED USES

Following are summary descriptions of each land use category proposed within this Amendment to the R. H. Wagner Specific Plan. Within each land use category permitted uses are identified. Uses not specifically identified as “permitted” or “conditionally permitted” are not allowed.

4.2.1 Urban Commercial

The Urban Commercial land use category allows the most intensive development of all of the land use categories within this Specific Plan. The Urban Commercial land use category was designed to permit development of peripheral anchors and focal points for The Ontario Center Specific Plan area. The planning areas which have been designated as Urban Commercial are to be developed as urban activity centers with no more than 25 percent support retail commercial uses.

4.2.1.1 Uses Permitted

- a. Administrative, professional, and medical offices;
- b. Institutional and financial offices;
- c. Civic and cultural uses;
- d. Conference and convention facilities;
- e. Educational institutions;
- f. Theater and entertainment complexes;
- g. Service oriented uses;
- h. Other uses that comply with goals and intent of this Specific Plan, as may be approved by the Planning Commission;
- i. Accessory structures and uses necessary to permitted uses;
- j. Infrastructure facilities, including but not limited to, public and private roadways, pedestrian walkways, utilities and related uses subject to approval by the City Planner;
- k. Parking lot facilities and structures;
- l. Automobile service stations.

Support Commercial Uses Permitted (not to exceed 25% of GFA)

- m. Restaurants (indoor and outdoor excluding drive-throughs);
- n. Cocktail lounges and nightclubs;
- o. Retail sales;
- p. Other support commercial uses that comply with the intent of this Specific Plan, as may be approved by the Planning Commission.

4.2.2 Garden Commercial

Garden Commercial areas include low-rise business and office parks or retail commercial land uses. They are developed less intensely than the Urban Commercial areas.

4.2.2.1 Uses Permitted

- a. Office uses and retail/commercial uses;
- b. Specialty commercial;
- c. Administrative, professional, and medical offices;
- d. Service oriented businesses;
- e. Institutional, financial, and government facilities;
- f. Civic, cultural, commercial, and recreational facilities;
- g. Restaurants (indoor and outdoor), fast-food restaurants (no drive-through), cocktail lounges and night clubs;
- h. Automobile service stations;
- i. Parking lots, structures and facilities providing parking for permitted uses;
- j. Conference and convention facilities;
- k. Accessory uses that are necessary and customarily incidental to a permitted use or uses;
- l. Other uses that comply with the goals and intent of this Specific Plan, as may be approved by the Planning Commission;
- m. Temporary uses shall be subject to approval by the Development Director upon recommendation of the City Engineer and City Planner.

4.2.3 Garden Industrial

Garden industrial uses are light industrial uses, such as research, testing, and development, which do not manufacture, process or use significant amounts of hazardous or potentially hazardous material.

4.2.3.1 Uses Permitted

- a. Uses primarily engaged in research activities, including research laboratories, development laboratories and related uses;
- b. Manufacture, research, assembly, testing and repair of components, devices and equipment;
- c. Industries which provide a service as opposed to the manufacture of a specific product, such as appliance repair, tooling and small machine shops;

- d. Blueprinting;
- e. Administrative, professional, financial and business offices;
- f. Restaurants;
- g. Automobile service-stations;
- h. Wholesale establishments;
- i. Industrial parks;
- j. Business parks;
- k. Trade schools;
- l. Public/private utility installation facilities;
- m. Storage garages;
- n. Accessory uses in conjunction with and on the same site as a permitted use;
- o. Other uses which comply with the goals and intent of the Specific Plan, as may be approved by the Planning Commission;
- p. Infrastructure facilities, including but not limited to, public and private roadways, pedestrian walkways, utilities and related facilities, as approved by the City Engineer;
- q. Retail Auto Center providing facilities for new automobile dealerships (Resolution 2968).

4.2.4 Urban Residential

Urban Residential uses are comprised of urban density multi-family residential uses (up to 25 dwelling units per net acre), supporting parking, landscaping and private and common open space areas. The Urban Residential land use also provides for establishment of accessory structures and uses such as may be necessary to support primary residential uses.

- a. Multiple-family residential uses up to 25 dwelling units per net acre;¹
- b. Parking lots, accessory structures and facilities necessary to serve permitted uses;
- c. The following accessory uses, subject to the issuance of a conditional use permit by the City of Ontario, pursuant to Ontario Municipal Code Section 9-3.2900:
 1. Civic and cultural facilities;
 2. Educational institutions, including day nurseries;
 3. Neighborhood convenience facilities, subject to Section 9-3.510(d) of the Ontario Municipal Code;
- d. Other uses as approved by the Planning Commission which comply with the goals and intent of the R. H. Wagner Properties Specific Plan.

4.3 HEIGHT RESTRICTIONS

No building or structure within the Specific Plan area shall exceed 230 feet or the height limit listed on the Airport Hazard Map and/or specified by Federal Aviation Administration regulations, whichever is less. All building heights are to be measured from existing ground surface elevations as shown on the United States Geological Survey quadrangles for the area. If the Airport Hazard Map changes or if the Federal Aviation Administration regulations affecting height are modified, such new regulations shall apply to this Specific Plan. Height restrictions within each land use category are identified below.

¹ The Planning Commission may approve the maximum density of 25 units per acre if the at least 3 of the 5 following findings are made:

- The project provides exceptional benefits to the City with respect to employment, fiscal, social, housing and economic needs of the community;
 - The project provides exceptional architectural and landscape design amenities that exceed standards and design guidelines;
 - The project provides new public facilities which are needed by the City (i.e. off-site improvements, parks, open space, recreation, or other community facilities) that are beyond those required for the project;
 - The project does not create unmitigable traffic impacts and overburden utilities serving the area;
 - The project incorporates areas or facilities which accommodate Recreational Vehicle (RV) parking.
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4.3.1 Urban Commercial

No more than fifty percent (50%) of all structures on each parcel shall be between 150 and 230 feet in height.

4.3.2 Garden Commercial

Average building height shall not exceed 45 feet for each parcel with a maximum building height of 55 feet for each parcel.

4.3.3 Garden Industrial

Average building height shall not exceed 45 feet for each parcel with a maximum building height of 55 feet for each parcel.

4.3.4 Urban Residential

Anticipated maximum height of proposed structures within the Urban Residential land use will not exceed 55 feet. Maximum permitted height is estimated at 75 feet, as determined by the City Airport Hazards Map for the project area.

4.4 SITE REQUIREMENTS

Following are minimum site area requirements and maximum site coverage allowed within each Specific Plan land use category.

4.4.1 Urban Commercial

There shall be no minimum site size.

4.4.2 Garden Commercial

There shall be no minimum site size. The maximum site coverage shall be determined at site plan review.

4.4.3 Garden Industrial

There shall be no minimum site size. The maximum site coverage will be determined at site plan review.

4.4.4 Urban Residential

There shall be no minimum site size. The maximum site coverage shall be 60 percent.

4.5 OPEN SPACE REQUIREMENTS

All setbacks shall be permanently landscaped in an attractive manner with trees, shrubs, groundcover and other suitable materials, which may include driveways, walkways and other accesses. Landscaping requirements within each Specific Plan land use category are identified below.

4.5.1 Urban Commercial

A minimum of ten percent (10%) of the building site shall be left in open space. This open space shall be a combination of landscaping and pedestrian ways. Open space shall exclude all setbacks, streets, and parking areas. Open space areas may include covered structures such as trellises, arcades, atriums and pedestrian malls. To be included as a part of required open space area, covered structures must be integrated into an open space system and must be accessible to the public.

4.5.2 Garden Commercial

A minimum of ten percent (10%) of the building site shall be left in open space. This open space shall be a combination of landscaping and pedestrian walkways. Open space shall exclude all setbacks, street, and parking areas. Open space areas may include covered structures such as trellises, arcades, atriums and pedestrian malls. To be included as part of required open space area, covered structures must be accessible to the public. Where several parcels are developed as one site, the open space requirement is to be met for the overall planning area, not on a parcel by parcel basis.

4.5.3 Garden Industrial

A minimum of five percent (5%) of all building sites shall be landscaped in an attractive manner. Open space areas shall exclude setbacks.

4.5.4 Urban Residential

A minimum of 350 square feet of useable open space shall be provided for each residential unit; to include minimum of 100 square feet for private use. A minimum one-half of the total open space requirement shall be provided at ground level. A maximum of one-half of the total open space requirement may be provided by balconies or roof decks. Common open space shall provide minimum contiguous area of 300 square feet; minimum dimension of 15 feet in any direction. Private open space areas at ground level shall provide a minimum contiguous area of 150 square feet; with a minimum dimension of 10 feet in any direction. Roof decks or balconies shall provide a minimum contiguous area of 50 square feet, with a minimum dimension of 5 feet in any direction. All ground level open spaces shall be permanently landscaped, or be devoted to recreational facilities: e.g., swimming pools, tennis courts, tot lots. All front, interior side, street side yards and 10 feet of the rear yard along the rear yard property line shall be landscaped.

4.6 PARKING

Following are parking requirements for each Specific Plan land use category.

4.6.1 Urban Commercial

The parking requirements shall be in accordance with Article 25, "Off-Street Parking and Loading," of the Ontario Zoning Ordinance. Parking areas shall be adequately landscaped using a minimum of one finger-type planter between a maximum of 10 parking spaces. These planters shall be five (5) feet wide (interior dimensions). This required parking lot landscaping shall not be considered part of the required open space. The landscape treatment for all parking areas shall be shown on the site plan.

4.6.2 Garden Commercial

The parking requirements shall be in accordance with Article 25, “Off-Street Parking and Loading,” of the Ontario Zoning Ordinance. Parking areas shall be adequately landscaped using a minimum of one finger-type planter between a maximum of 10 parking spaces. These planters shall be five (5) feet wide (interior dimensions). The required parking lot landscaping shall not be considered part of the required open space. The landscape treatment for all parking areas shall be shown on the site plan.

4.6.3 Garden Industrial

The parking requirements shall be in accordance with Article 25, “Off-Street Parking and Loading,” of the Ontario Zoning Ordinance. Parking areas shall be adequately landscaped using a minimum of one finger-type planter between a maximum of 10 parking spaces. These planters shall be five (5) feet wide (interior dimensions). The required parking lot landscaping shall not be considered part of the required open space. The landscape treatment for all parking areas shall be shown on the site plan.

4.6.4 Urban Residential

Parking shall be provided in accordance with the requirements for multiple residential dwellings as specified within Table 30-1, “Off Street Parking and Loading Requirements,” page 30-2, Article 30 of the City of Ontario Development Code. In summary, residential units within the Urban Residential land use shall be provided a minimum of 1.5 spaces for studio units; with a maximum requirement of 2.5 spaces for 3+ bedroom units. Additional parking is required for guests and recreational vehicles as specified in the Ontario Development Code.

4.7 SIGNING (ALL LAND USE CATEGORIES)

Signs within the Commercial and Garden Commercial land use districts of the R. H. Wagner Properties Specific Plan (as amended) shall be governed by the standards contained in Article 26, Signs, of the Ontario Zoning Ordinance (Sec. 9-3.2660) “Signs in the C3 Commercial Service District.” No freeway oriented signs will be permitted (Sec.

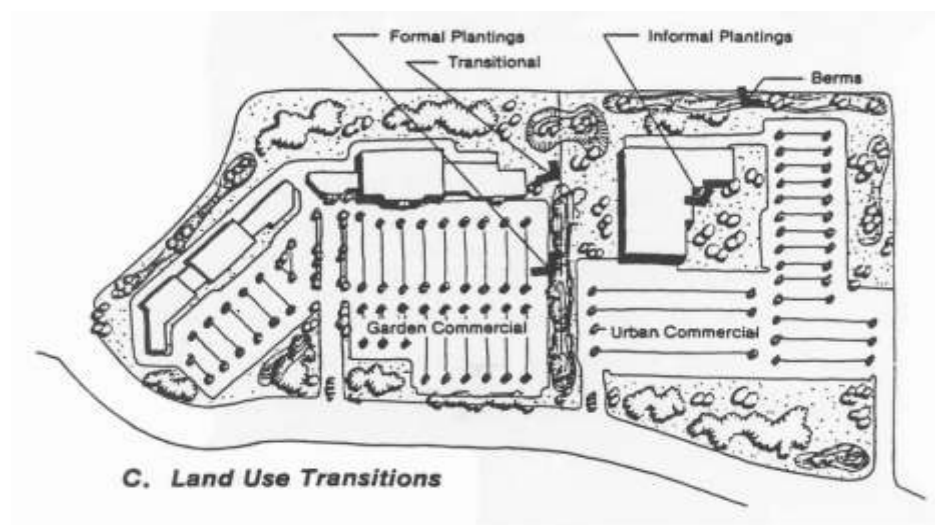
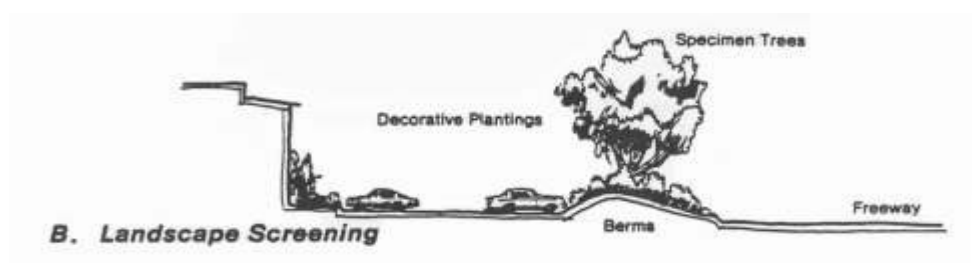
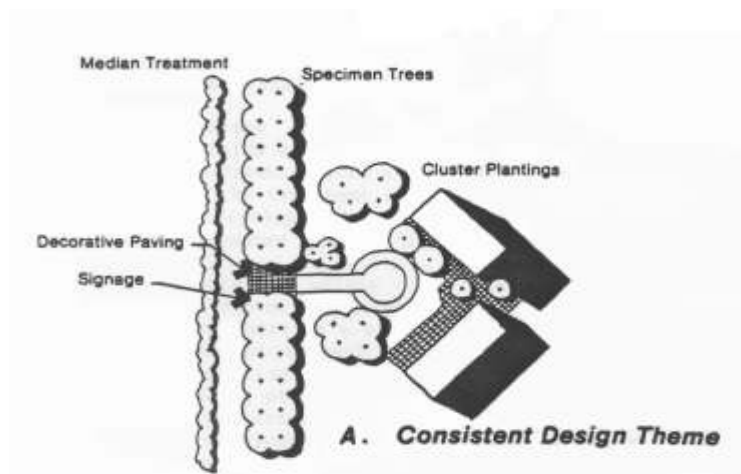
9-3.2625(c)). All signs shall be in conformance with those of The Ontario Center Specific Plan. A detailed sign program for each planning area shall be submitted at the site plan review.

4.8 DESIGN CONCEPTS

General design concepts employed within each land use area are described below and illustrated in Figure 4.8-1.

4.8.1 Urban Commercial

- a. All architectural and landscape treatments shall be coordinated with the landscape and design theme of The Ontario Center Specific Plan;
- b. Each planning area or parcel shall have a streetscape treatment, consistent with the treatment required per The Ontario Center Specific Plan. These statements should incorporate the use of decorative paving, signage, specimen trees, or clustered plantings;
- c. Each planning area with frontage along the freeway shall provide landscaping adjacent to the freeway so as to screen parking lots and buffer people-oriented open spaces, as per development standards of The Ontario Center Specific Plan;
- d. All parking lots shall be screened from view of public streets in conformance with the development standards of The Ontario Center Specific Plan;
- e. Landscaping within the rights-of-way should be consistent with the development standards of The Ontario Center Specific Plan;
- f. Where there is a transition between land uses, the transition shall be addressed through building height, mass, intensity of land coverage (clustering), and landscaping buffers;



Source: Applied Planning, Inc.

- g. Building placement, orientation, and design shall be sensitive to wind and sun patterns. Passive solar technology and, other techniques, as required for development of areas within The Ontario Center Specific Plan, will be encouraged;
- h. Sensitivity to noise patterns shall be a consideration when building orientation and design decisions are made;
- i. Parking areas shall have low profile lighting standards;
- j. Bike racks shall be incorporated into the design of parking lots;
- k. Open space areas shall be connected to the green belts which are provided within The Ontario Center Specific Plan area;
- l. Landscaping and low profile lighting shall be used to reinforce the on-site circulation networks and distinguish between circulation modes.

4.8.2 Garden Commercial

- a. Softscape and hardscape shall be coordinated with the development standards of The Ontario Center Specific Plan;
- b. Each planning area or parcel shall have streetscape treatments consistent with the treatment required for The Ontario Center Specific Plan;
- c. All parking lots shall be screened from view of public streets in conformance with the development standards of The Ontario Center Specific Plan;
- d. Landscaping within the rights-of-way should be consistent with the development standards of The Ontario Center Specific Plan;

- e. Where there is a transition between land uses, the transition shall be addressed through building height, mass, intensity of land coverage (clustering), and landscaping buffers;
- f. Building placement, orientation and design shall be sensitive to wind and sun patterns. Passive solar technology and other techniques, as required for development of areas within The Ontario Center Specific Plan, will be encouraged;
- g. Sensitivity to noise patterns shall be a consideration when building orientation and design decisions are made;
- h. Parking areas shall have low profile lighting standards;
- i. Landscaping and low profile lighting shall be used to reinforce on-site circulation networks and to distinguish between circulation modes.

4.8.3 Urban Residential

Development of Urban Residential land uses in Planning Areas 1 and 1A shall incorporate the following design concepts:

- a. All architectural and landscape treatments shall be coordinated with the landscape and design theme of The Ontario Center Specific Plan;
- b. Streetscape treatment shall be provided in a manner consistent with the streetscape requirements The Ontario Center Specific Plan. Streetscape statements should incorporate the use of decorative paving, signage, specimen trees, or clustered plantings;
- c. Parking lots should be generally placed behind structures and away from streets. All parking lots shall be screened from view of public streets in conformance with the development standards of The Ontario Center Specific Plan. Parking lots and

driveways adjacent to common open areas should be screened by linear architectural or landscape elements. In areas immediately adjacent to common open areas, parking lots and driveways should employ special pavers as a transitional element;

- d. Landscaping within the rights-of-way should be consistent with the development standards of The Ontario Center Specific Plan;
- e. Where there is a transition between land uses, the transition shall be addressed through building height, mass, intensity of land coverage (clustering), and landscaping buffers;
- f. Building placement, orientation, and design shall be sensitive to wind and sun patterns. Passive solar technology and, other techniques, as required for development of areas within The Ontario Center Specific Plan, will be encouraged;
- g. Sensitivity to noise patterns shall be a consideration when building orientation and design decisions are made;
- h. Parking areas shall have low profile lighting standards;
- i. Open space areas shall be connected to the green belts which are provided within The Ontario Center Specific Plan area;
- j. Landscaping and low profile lighting shall be used to reinforce the on-site circulation networks and distinguish between circulation modes;
- k. Entries and common open areas should be provided a direct connection to a street via a convenient connecting walkway. Short fences, walls and hedges are encouraged along all walkways as aesthetic enhancements;

- l. Mass and scale of structures should be proportionate to the project site, open spaces, street locations, and surrounding development. Structures should be divided to lessen their perceived mass and provide visual interest;
- m. Construction of residential units should reflect a chosen style through appropriate detailing, and quality workmanship.