

LU-02 Land Use Designations Summary Table

Land Use Designation	Residential Density & Non-Residential Intensity	Intention
<p>Residential – A wide range of housing densities and products to meet the demand of current and future residents with varying lifestyles. In addition to the residential uses described below, other uses such as schools, parks, childcare facilities, utilities, live-work units, and other public/institutional uses that are determined to be compatible with, oriented towards the needs of residential neighborhoods they serve, and those that help enhance community may also be allowed. When calculating the number of units permitted, the existing parcel size, before required dedication, shall be used. For developments that 1) encompass multiple properties and/or districts in established specific plans, 2) contain more than one land use designation, and 3) are located South of Riverside Drive, the maximum number of units permitted for the development may be spread over the entire site thereby allowing the blending of residential densities.</p>		
Rural	0 to 2.0 dwelling units per acre	Single-family detached residences, typically in an estate setting.
Low Density ¹	2.1 to 5.0 dwelling units per acre	Single-family detached residences.
Low-Medium Density ¹	5.1 to 11.0 dwelling units per acre	Single/multi-family attached and detached residences, including small lot subdivisions, townhouses, and courtyard homes.
Medium Density ¹	11.1 to 25.0 ^{2,3} dwelling units per acre	Single/multi-family attached and detached residences including townhouses, stacked flats, courtyard homes, and small lot single-family subdivisions.
High Density ¹	25.1 to 45.0 dwelling units per acre	Multi-family dwellings including stacked flats and mid-rise and high-rise residential complexes.
<p>Retail/Service – A full spectrum of retail, service, professional, office, medical, tourist-related, and entertainment uses at a range of intensities to respond to market demand and the character of the surrounding environment. In addition to the retail/service uses described below, other uses such as parks, childcare facilities, live-work units, utilities, and other public/institutional uses that are determined to be compatible with, oriented towards the needs of the surrounding neighborhood, and those that help enhance community may also be allowed.</p>		
Neighborhood Commercial ¹	0.40 FAR	Local serving retail, personal service, office, and dining uses, typically located within a predominantly residential neighborhood.
General Commercial ¹	0.40 FAR	Local and regional serving retail, personal service, entertainment, dining, office, tourist-serving, and related commercial uses.
Office/Commercial ¹	0.75 FAR	An intense mixture of professional office, supported by regional serving retail, service, tourist-serving, entertainment, dining, and supporting service uses that capitalize on strategic locations in Ontario. This designation also allows for professional offices such as financial, legal, insurance, medical, and other similar uses in a neighborhood setting and/or as adaptive reuse.

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Hospitality ¹	1.00 FAR	Regional serving tourist-serving, retail, entertainment, and service uses such as convention centers, hotels/motels, and restaurants.
<p>Employment – An array of employment uses, such as manufacturing, distribution, research and development, and office, at a range of intensities to meet the demand of current and future market conditions. In addition to the employment uses described below, other uses such as parks, live-work units, utilities, and other public/institutional uses that are determined to be compatible with and oriented towards the surrounding community may also be allowed.</p>		
Business Park ¹	0.60 FAR	Employee-intensive office uses including corporate offices, technology centers, research and development, “clean” industry, light manufacturing, and supporting retail within a business park setting.
Industrial ¹	0.55 FAR	Variety of light industrial uses, including warehousing / distribution, assembly, light manufacturing, research and development, storage, repair facilities, and supporting retail and professional office uses. This designation also accommodates activities that could potentially generate impacts, such as noise, dust, and other nuisances. If office uses and/or multiple tenant uses are developed on parcels fronting on the Milliken, Haven, and Archibald corridors, a FAR of 0.60 may be used.
Other		
Open Space - Non-Recreation ¹	Not applicable	Open space that includes utility easements, and drainage channels. We desire to realize multiple uses from these open spaces, such as trails, greenways, joint-use recreational amenities, landscaped parkways/medians, parking lots, and nurseries.
Open Space - Parkland ¹	Not applicable	Recreational facilities, such as tot-lots, parks, golf courses, and sports complexes and joint-use facilities with schools, utilities, and drainage facilities.
Public Facility ¹	Not applicable	Public facilities including civic centers, governmental institutions, police and fire stations, transportation facilities, museums, and public libraries.
Public School ¹	Not applicable	Public schools (K-12) and universities.
Airport	Not applicable	Airport, including terminals, parking, service commercial, distribution, hangers, repair, and warehousing.
Landfill	Not applicable	Allows for the use, operation, and reclamation of the Milliken Landfill. If the site is reclaimed, the City will

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		consider a host of uses including a transit station and multimodal transfer station.
<p>Mixed Use – An intense mixture of uses that, when concentrated, create focal points for community activity and identity and facilitate walking, biking, and the use of transit. The Mixed Use land use category accommodates a horizontal and/or vertical mixture of retail, service, office, restaurant, entertainment, cultural, and residential uses.</p> <ul style="list-style-type: none"> Density, intensity and intended character varies by area, as generally described below, and defined in detail under the applicable Place Type in the Community Design Element. The densities and intensities of the Mixed Use designation represent the intended level of anticipated development; however, individual projects may vary depending upon an approved master plan, such as a specific plan, or planned unit development. The maximum amount of development in each Mixed Use area shall be limited by the Future Buildout Projections detailed in Table LU-03. Further direction regarding land use distributions, densities and intensities within some of these areas are provided by specific plans as noted below. Most Mixed Use areas are the focal point of the City's Place Type designations illustrated on Figure CD-01 and noted below. Place Types are defined in the Community Design Element, and the vision for the intended outcome and character of each area is established and illustrated in the Place Type Figures noted below. 		
<p>Mixed Use - Downtown¹ (MU-Downtown)</p>	<ul style="list-style-type: none"> 25.0 to 75.0 dwelling units per acre 2.0 FAR for retail and office uses <p><i>Subject to PUD at City's discretion</i></p>	<p>Envisioned as an intensive vertical and horizontal mixture of retail, office, civic, and residential uses in a pedestrian friendly atmosphere. The historic character is enhanced. The most intensive uses are envisioned along Euclid and Holt Avenues. [Link to Community Design Element <i>Urban, Mixed Use, and Transit-oriented Place Types</i> Section, Community Design Element <i>Exhibits CD-01, CD-02, CD-03 and CD-08</i>]</p>
<p>Mixed Use - Holt Blvd¹ (MU-Holt)</p>	<ul style="list-style-type: none"> 14.0² to 40.0 dwelling units per acre 2.0 FAR for office uses 1.0 FAR for retail uses <p><i>Subject to PUD at City's discretion</i></p>	<p>This area is envisioned as a low-rise (3-5 stories) intensification of the Holt Corridor. The intent is to create identity and place along the Holt Corridor, connect the corridor to Downtown, and connect the Downtown to the Ontario Airport Metro Center. [Link to Community Design Element <i>Urban, Mixed Use, and Transit-oriented Place Types</i> Section, Community Design Element <i>Exhibits CD-01, CD-02, CD-08 and CD-09</i>]</p>
<p>Mixed Use - Meredith¹ (MU-Meredith)</p>	<ul style="list-style-type: none"> 14.0 to 125.0 dwelling units per acre 3.0 FAR for office and retail uses 	<p>This area is envisioned as a mixture of mid-rise buildings, regional-serving retail and office centers, and stand-alone high density residential projects. [Link to Community Design Element <i>Urban, Mixed Use, and Transit-oriented Place Types</i> Section, Community Design Element <i>Exhibits CD-01, CD-02, and CD-08</i>]</p>

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<p>Mixed Use - ¹Multimodal¹ (<i>MU-Multimodal</i>)</p>	<ul style="list-style-type: none"> • 20.0 to 80.0 dwelling units per acre • 1.0 FAR for office and retail uses 	<p>The Multimodal Mixed Use Area is under consideration for our future multimodal transit station that links rail, regional, local, and Airport transit. Intensive office, retail, and residential uses are envisioned to be integrated with the transit station, which is expected to be within the area or in close proximity. The transit center is envisioned as an iconic, convenient, and intuitively designed multimodal transportation center that serves the City of Ontario and the region at-large. [Link to Community Design Element <i>Urban, Mixed Use, and Transit-oriented Place Types</i> Section, Community Design Element <i>Exhibits CD-01, CD-02, and CD-05</i>]</p>
<p>Mixed Use - Inland Empire Corridor¹ (<i>MU-Inland Empire</i>)</p>	<ul style="list-style-type: none"> • 14.0 to 30.0 dwelling units per acre • 2.0 FAR for office uses • 1.0 FAR for retail uses 	<p>Located along Inland Empire Boulevard, this area is primarily residential with a retail center at the corner of Inland Empire Boulevard and Archibald. Commercial uses that relate to the park are envisioned for the area West of the regional park. [Link to Community Design Element <i>Urban, Mixed Use, and Transit-oriented Place Types</i> Section, Community Design Element <i>Exhibits CD-01, CD-02, and CD-08</i>]</p>
<p>Mixed Use - Guasti¹ (<i>MU-Guasti</i>)</p>	<ul style="list-style-type: none"> • 25.0 to 65.0 dwelling units per acre • 1.0 FAR for office and retail uses 	<p>This site includes the Guasti Winery, which is on the National Register of Historic Places. This area is envisioned as a mixture of high-quality office, lodging, retail and residential uses that incorporate the Guasti Winery. More intensive office and commercial uses are envisioned along I-10 while office, commercial, and lodging uses are envisioned in and around the historic structures; the southern portion of the area is being considered as potential site for the multimodal transit center. There is an approved Specific Plan on this site that may require amendment to align with TOP. [Link to Community Design Element <i>Urban, Mixed Use, and Transit-oriented Place Types</i> Section, Community Design Element <i>Exhibits CD-01, CD-02, and CD-05</i>]</p>
<p>Mixed Use - Ontario Center¹ (<i>MU-Ontario Center</i>)</p>	<ul style="list-style-type: none"> • 20.0 to 125.0 dwelling units per acre • 2.0 FAR for office uses • 1.0 FAR for retail uses 	<p>This area is one of the most intensive developments in Ontario and is characterized by low-rise (3-5 stories) and mid-rise (5-10 stories), mixed use buildings, iconic architecture, and regionally significant uses, such as the City owned arena and other cultural and entertainment uses. This area accommodates a vertical and horizontal mixture of entertainment, retail, office, and residential uses in an active, pedestrian oriented atmosphere. In this</p>

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		<p>area, the Haven Corridor is envisioned as an elegant, landscaped boulevard lined multi-story office uses near the I-10 and mixed and residential uses closer to the City's northern boundary along 4th Street. There is an approved Specific Plan on this site that may require amendment to align with TOP. [Link to Community Design Element <i>Urban, Mixed Use, and Transit-oriented Place Types</i> Section, Community Design Element <i>Exhibits CD-01, CD-02, and CD-04</i>]</p>
<p>Mixed Use - Ontario Mills¹ (MU-Ontario Mills)</p>	<ul style="list-style-type: none"> • 25.0 to 85.0 dwelling units per acre • 1.5 FAR for office uses • 1.0 FAR for retail uses 	<p>This area will continue to be our regional retail center. We envision intensification of the area to include additional retail and entertainment, office, and multi-family (3-5 story) residential uses. New development is envisioned to occur along the interior loop road and the perimeter of the area. There is an approved Specific Plan on this site that may require amendment to align with TOP. [Link to Community Design Element <i>Urban, Mixed Use, and Transit-oriented Place Types</i> Section, Community Design Element <i>Exhibits CD-01, CD-02, and CD-04</i>]</p>
<p>Mixed Use - Rich Haven (MU-Rich Haven)</p>	<ul style="list-style-type: none"> • 14.0 to 50.0 dwelling units per acre • 0.7 FAR for office and retail uses <p><i>Subject to approved Specific Plan</i></p>	<p>The Rich-Haven Mixed Use Area is within the Rich-Haven Specific Plan. This area is envisioned as a low-rise (3-5 stories), primarily horizontal mixture of retail, office, medical, and residential uses. The greatest level of intensity is envisioned along Ontario Ranch Road and Hamner Avenue. [Link to Community Design Element <i>Urban, Mixed Use, and Transit-oriented Place Types</i> Section, Community Design Element <i>Exhibits CD-01, CD-02, and CD-09</i>]</p>
<p>Mixed Use - Great Park¹ (MU-Great Park)</p>	<ul style="list-style-type: none"> • 14.0 to 65.0 dwelling units per acre² • 1.5 FAR for office uses • 1.0 FAR for retail uses <p><i>Subject to Specific Plan³</i></p>	<p>The Great Park Mixed Use Areas are envisioned as the southwestern—activity centers for citizens of Ontario. These areas accommodate a vertical and horizontal mixture of commercial, office, entertainment, and residential uses all connecting to the Great Park with a pedestrian oriented atmosphere. It is envisioned that the major roads through these Mixed Use areas are couplets, which are a series of one-way streets that disperse traffic and allow reduced street widths, maximize the sense of community, and emphasize pedestrian accessibility. These Mixed Use areas are envisioned as low-rise (3-5 stories) with some mid-rise (5-10 stories) near the intersection of Euclid and Edison/Ontario Ranch Road.</p>

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		[Link to Community Design Element <i>Urban, Mixed Use, and Transit-oriented Place Types</i> Section, Community Design Element Exhibits CD-01, CD-02, CD-06, CD-09]
Mixed Use - Grove ¹ (MU-Grove)	<ul style="list-style-type: none"> • 14.0² to 65.0 dwelling units per acre • 1.5 FAR for office uses • 1.0 FAR for retail uses <i>Subject to Specific Plan³; subject to PUD at City's discretion</i>	Envisioned as a low-rise (3-5 stories), mixture of retail and residential uses that will create identity and place along the corridor and serve the surrounding residents. [Link to Community Design Element <i>Urban, Mixed Use, and Transit-oriented Place Types</i> Section, Community Design Element Exhibits CD-01, CD-02, and CD-09]
Mixed Use - Eucalyptus / Chino Airport Overlay ¹ (MU-EU)	<ul style="list-style-type: none"> • 25.0 to 45.0 dwelling units per acre (outside of airport safety zone) • 2.0 FAR for office and vertically-mixed uses • 0.60 FAR for business park and retail uses <i>Subject to Specific Plan³</i>	Envisioned to primarily accommodate employee-intensive office, entertainment facilities, live/work, and supporting retail uses in a campus environment designed to leverage proximity to the park and maintain compatibility with surrounding residential areas. Stand-alone and mixed use residential is permitted outside of the Chino Airport safety zone, primarily centered on Grove. Business park uses, such as research and development and "clean" industrial are also permitted provided they do not involve the frequent use of trucks (Class 4 or higher) as part of its primary activities. [Link to Community Design Element <i>Urban, Mixed Use, and Transit-oriented Place Types</i> Section, Community Design Element Exhibits CD-01, CD-02, and CD-07]
Mixed Use - Parkside ¹ (MU-PS)	<ul style="list-style-type: none"> • 25.0 to 45.0 dwelling units per acre • 1.0 FAR for retail uses <i>Subject to approved Specific Plan</i>	Envisioned as a low-rise (3-5 stories), mixture of retail and residential uses that will create identity and place and serve the surrounding residents. [Link to Community Design Element <i>Urban, Mixed Use, and Transit-oriented Place Types</i> Section, Community Design Element Exhibits CD-01, CD-02, and CD-09]
Mixed Use - Neighborhood Activity Hubs ¹ (MU-NH)	<ul style="list-style-type: none"> • 20.0 to 75.0 dwelling units per acre • 1.0 FAR for retail and office <i>Subject to Specific Plan³; projects outside of Ontario Ranch subject to PUD at City's discretion</i>	Envisioned as a low-rise (3-5 stories), mixture of retail and residential uses that will create identity and place along the corridor and serve the surrounding residents. [Link to Community Design Element <i>Urban, Mixed Use, and Transit-oriented Place Types</i> Section, Community Design Element Exhibits CD-01, CD-02, and CD-09]
Overlays – An overlay is intended to reflect a particular characteristic of an area and is applied "over" an underlying land use designation to provide guidance above and beyond the underlying land use designation.		
Business Park Transitional Areas	Per the underlying designation unless a non-residential use is developed in	This area is within existing and future noise and safety impact zones of Ontario International Airport. This overlay allows residential uses to transition to a Business

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	which case the density and use requirements of the Business Park land use designations shall apply.	Park land use if an entire block can be recycled to a Business Park use and the block is contiguous to another non-residential block. In these cases, the City shall be responsible for the necessary amendments to the Policy Plan Map and Development Code.
Industrial Transitional Areas	Per the underlying designation unless a non-residential use is developed in which case the density and use requirements of the Industrial land use designations shall apply.	This area is within existing and future noise and safety impact zones of Ontario International Airport. This overlay allows residential uses to transition to an industrial land use if an entire block can be recycled to an Industrial use and the block is contiguous to another non-residential block. In these cases, the City shall be responsible for the necessary amendments to the Policy Plan Map and Development Code.
ONT Airport Influence Area	Varies	An area in which current or future airport-related noise, overflight, safety, or airspace protection factors may significantly affect land uses or necessitate restriction on those uses. Refer to the Airport Land Use Compatibility Plan for Ontario International Airport.
Chino Airport Influence Area	Varies	An area in which current or future airport-related noise, overflight, safety, or airspace protection factors may significantly affect land uses or necessitate restriction on those Uses. Refer to the Ontario Development Code for Chino Airport land use policies and criteria for development.
Landfill Impact Area	Varies	Lands immediately surrounding the Milliken Landfill may be contaminated or have other landfill-related hazards that may limit allowable uses, as well as site design. Development in this area requires the submission of a detailed environmental analysis.
Plan Required Overlay – Denotes areas where specific plans or planned unit development plans are required prior to development, with final determination at the discretion of the City. See adopted specific plans and planned unit development in the City on the City’s website.		
Ontario Airport Metro Center	Per approved individual specific plans	Envisioned as the most intensive area outside of downtown Los Angeles with a vertical and horizontal mixture of regional-serving retail, office, restaurant, entertainment, cultural, and residential uses in low to mid-rise buildings (3-10 stories). See adopted specific plans for more detail.
Ontario Ranch	Per approved individual specific plans ³	Envisioned as a mixture of residential neighborhoods integrated with areas of high intensity (3-10 stories) with a mixture of employment, retail, service, entertainment, cultural, and residential uses united by a network of

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		greenways/trails, open spaces, amenities, and infrastructure. All development to be oriented toward or designed to leverage the “Great Park,” a linear open space amenity containing active and passive recreational features, gardens, water features, and cultural facilities. Additional direction may be provided through the application of place types and specific plans.
Downtown	Per approved planned unit development (PUD may be waived at City’s discretion) ³	Envisioned as an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere. The historic character is enhanced. The most intensive uses are envisioned along Euclid and Holt Avenues. See the Downtown District Plan in the City’s development code for more detail.

Notes:

1. Some parcels with this designation may fall within a Place Type, which characterizes the vision and urban design intent within a specified area. If any portion of a parcel is within a Place Type boundary, as shown in Figure CD-01, Place Types in the Community Design Element, that parcel is subject to Goal CD-3, and related policies. Projects must demonstrate that they are consistent with the vision and policy intent for the applicable Place Type as defined in Exhibits CD-02 through CD-09. Link to Community Design Element *Urban, Mixed-Use, and Transit-oriented Place Types* Section.
2. Parcels designated as MDR within the affordable housing overlay zoning district allow a maximum density of 30 dwelling units per acre if the project includes 25 percent of units affordable to lower incomes, consistent with Tier 2 requirements of the overlay zone.
3. All parcels within the affordable housing overlay zoning district have a minimum density of 20 dwelling units per acre. All parcels within the affordable housing overlay zoning district are exempt from the specific plan requirement if there is no existing specific plan and the project includes 20 percent of units affordable to lower incomes, consistent with Tier 1 requirements of the overlay zone.

LU-03 Future Buildout Table

Land Use	Acres ²	Assumed Density/Intensity ³	Units	Pop ⁴	Non-Residential Square Feet	Jobs ⁵
Residential						
Rural	529	2.0 du/ac	1,057	3,863	-	-
Low Density ^{6,7}	6,518	5.9 du/ac (north of Riverside Dr)	36,229	132,370	-	-
		4.5 du/ac (south of Riverside Dr) ⁷				
Low-Medium Density ⁶	889	8.5 du/ac	7,197	26,363	-	-
Medium Density ⁷	2,232	18.0 du/ac (north of Riverside Dr)	45,382	146,951	-	-
		22.0 du/ac (south of Riverside Dr) ⁸				
High Density	198	25.0 du/ac (north of Riverside Dr)	5,089	13,038	-	-
		35.0 du/ac (south of Riverside Dr)				
Subtotal	10,366		95,253	322,585	-	-
Mixed Use						
• Downtown	132	<ul style="list-style-type: none"> 60% of the area at 35 du/ac 40% of the area at 0.80 FAR for office and retail 	2,758	7,068	1,830,863	4,092
• East Holt Boulevard ⁸	75	<ul style="list-style-type: none"> 75% of the area at 30 du/ac 25% of area at 0.80 FAR retail 	1,693	4,336	655,222	546
• West Holt Boulevard ⁸	1	<ul style="list-style-type: none"> 75% of the area at 30 du/ac 25% of area at 0.80 FAR retail 	33	84	12,678	11
• Meredith	91	<ul style="list-style-type: none"> 50% of the area at 40 du/ac 50% at 0.35 FAR for retail uses 	1,815	4,651	691,939	577
• Multimodal Transit Center	73	<ul style="list-style-type: none"> 15% of the area at 60 du/ac 60% of the area at 1.0 FAR office and retail 25% of the area at 0.70 FAR Lodging 	653	1,673	2,449,557	5,993
• Inland Empire Corridor	37	<ul style="list-style-type: none"> 82% of the area at 10 du/ac 18% of area t 0.35 FAR retail 	300	769	100,455	84
• Guasti	86	<ul style="list-style-type: none"> 30% of the area at 30 du/ac 15% of area at 1.0 FAR retail 30% of area at 0.70 FAR office 25% of area at 0.70 FAR Lodging 	777	1,991	2,012,077	3,848
• Ontario Center ⁸ <i>(South of Concoors, East of Haven Avenue, West of Milliken, North of Interstate 10 Fwy)</i>	186	<ul style="list-style-type: none"> 50% of area at 40 du/ac 20% of area at 1.0 FAR office 30% of area at 0.70 FAR retail 	3,729	9,553	3,329,507	7,327
• Ontario Center Arena ⁸ <i>(North of Concoors, West of Milliken, East of Center Avenue, South of 4th Street)</i>	169	<ul style="list-style-type: none"> 75% of area at 40 du/ac 10% of area at 1.00 FAR office 15% of area at 0.80 FAR retail 	5,076	13,006	1,621,435	3,417
• Ontario Mills	249	<ul style="list-style-type: none"> 40% of area at 40 du/ac 	3,990	10,223	3,394,666	3,971

LU-03 Future Buildout Table

Land Use	Acres ²	Assumed Density/Intensity ³	Units	Pop ⁴	Non-Residential Square Feet	Jobs ⁵
		<ul style="list-style-type: none"> 5% of area at 0.75 FAR office 55% of area at 0.50 FAR retail 				
• Rich-Haven ²	154	<ul style="list-style-type: none"> 86% of area at 18 du/ac 2% of area at 0.35 FAR office 12% of area at 0.30 FAR retail 	2,389	6,122	289,088	373
• Parkside	3	<ul style="list-style-type: none"> 50% of the area at 35 du/ac 50% of area at 0.80 FAR retail 	52	132	51,440	129
• Eucalyptus/ Chino Airport ²	105	<ul style="list-style-type: none"> 40% of the area at 35 du/ac 10% of area at 0.80 FAR retail 20% of area at 1.00 FAR office 30% of area at 0.60 FAR business park (industrial) 	1,471	3,769	2,059,760	4,008
• Grove ²	36	<ul style="list-style-type: none"> 65% of the area at 35 du/ac 25% of area at 0.80 FAR retail 10% of area at 0.70 FAR Office 	821	2,104	385,285	630
• Great Park ²	305	<ul style="list-style-type: none"> 70% of area at 35 du/ac 10% of area at 0.70 FAR for office 20% of area at 0.30 FAR for retail uses 	7,470	19,141	2,789,181	4,930
• Neighborhood Activity Hub ⁸ (Mountain Village)	8	<ul style="list-style-type: none"> 50% of the area at 35 du/ac 50% of area at 0.80 FAR retail 	137	350	136,070	340
• Neighborhood Activity Hub ⁸ (Mountain & Fourth)	7	<ul style="list-style-type: none"> 70% of the area at 50 du/ac 30% of area at 0.80 FAR retail 	251	643	75,008	188
• Neighborhood Activity Hub ⁸ (Euclid & Francis)	13	<ul style="list-style-type: none"> 50% of the area at 30 du/ac 50% of area at 0.80 FAR retail 	190	487	220,912	552
• Neighborhood Activity Hub ⁸ (Euclid & Walnut)	16	<ul style="list-style-type: none"> 75% of the area at 30 du/ac 25% of area at 0.80 FAR retail 	369	945	142,840	357
• Neighborhood Activity Hub ^{2,8} (Euclid & Riverside)	15	<ul style="list-style-type: none"> 75% of the area at 35 du/ac 25% of area at 0.80 FAR retail 	394	1,009	130,662	327
Subtotal	1,762	-	34,367	88,058	22,478,644	41,698
Retail/Service						
Neighborhood Commercial ⁶	248	0.30 FAR	-	-	3,238,367	8,832
General Commercial	385	0.30 FAR	-	-	5,033,395	5,605
Office/Commercial	310	0.75 FAR	-	-	10,101,733	28,239

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Land Use	Acres ²	Assumed Density/Intensity ³	Units	Pop ⁴	Non-Residential Square Feet	Jobs ⁵
Hospitality	143	1.00 FAR	-	-	9,981,163	27,902
Subtotal	1,085		-	-	24,583,993	51,057
Employment						
Business Park	1,139	0.50 FAR	-	-	24,816,271	42,835
Industrial	7,664	0.55 FAR	-	-	183,596,786	148,483
Subtotal	8,802		-	-	208,413,056	191,318
Other						
Open Space–Non-Recreation	1,200	Not applicable	-	-	-	-
Open Space–Parkland ⁶	913	Not applicable	-	-	-	-
Open Space–Water	17	Not applicable	-	-	-	-
Public Facility	90	Not applicable	-	-	-	-
Public School	614	Not applicable	-	-	-	-
Ontario International Airport	1,423	Not applicable	-	-	-	-
Landfill	137	Not applicable	-	-	-	-
Railroad	250	Not applicable	-	-	-	-
Roadways	5,364	Not applicable	-	-	-	-
Subtotal	10,007	-	-	-	-	-
Total	32,022	-	129,620	410,643	261,417,457	295,776

Notes

1 Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the Policy Plan. Accordingly, the buildout projections in this Policy Plan do not assume buildout at the maximum density or intensity and instead are adjusted downward. There are a few notable exceptions to this. The assumed density for Low-Density Residential north of Riverside Drive is estimated above the allowed density to account for the continued use of areas that were built at densities above the current allowance, and to account for growth in these areas due to accessory dwelling unit (ADU) development and lot splits. Some areas were also entitled at greater densities due to the use of gross acreage rather than net acreage. These areas, identified in note 7 utilized customized growth assumptions to ensure that the future projection was equal to or larger than the number of existing units in built areas, and equal to or larger than existing entitlements in undeveloped or partially developed areas.

2 Acres are based on the City's Parcel data as of January 2021.

3 Assumed Density/Intensity includes both residential density, expressed as units per acre, and non-residential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot.

4 Projections of population by residential designation are based on projected occupancy rates and a persons-per-household factor that varies by housing type.

5 The factors used to generate the number of employees by land use category were derived by comparing 2018 employment data published by the U.S. Census as part of the Longitudinal Employer-Household Dynamics (LEHD) dataset to existing building square footage by use type, as recorded in the City's building permit database.

LU-03 Future Buildout Table

Land Use	Acres ²	Assumed Density/Intensity ³	Units	Pop ⁴	Non-Residential Square Feet	Jobs ⁵
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- 6 Acreages and corresponding buildout estimates for these designations do not reflect underlying land uses within the Business Park and Industrial Overlays. Estimates within overlay areas are included within the corresponding Business Park and Industrial categories.
7. To ensure future projections are equal to or larger than existing conditions in built out areas as of August 2021, and equal to or larger than existing entitlements (approved before August 2021) in undeveloped or partially developed areas, buildout estimates for the following projects, assumed realistic densities as follows: Countryside Specific Plan (Low Density Residential: 6.18 du/ac), Creekside Specific Plan (Low Density Residential: 7.47 du/ac, Medium Density Residential: 15.81 du/ac), Subarea 29 Specific Plan (Low Density Residential: 7.03).
8. In certain mixed use categories, different buildout assumptions were employed on different sites. Variations in assumptions are included in multiple rows within this table.

Last Amended: December 5, 2023