

## SECTION 5 DEVELOPMENT REGULATIONS

### 5.1 INTRODUCTION

The provisions contained herein will regulate design and development within the Rich-Haven Specific Plan. This section has been prepared in accordance with California Government Code Section 65450, et seq., and the City of Ontario Development Code (Article 13 of the Municipal Code). The *Site Development Standards Summary* (refer to Table 5-1) sets forth the standards for development of all uses within the community. Regulations are proposed for residential, mixed-use/commercial, and open space uses. Individual planning areas are defined by density and have been included in accordance with the goals and objectives of this document.

The following General Development Standards apply to all uses within the Rich-Haven Specific Plan.

### 5.2 GENERAL PROVISIONS

#### 5.2.1 DEFINITION OF TERMS

The meaning of words, phrases, titles, and terms shall be the same as provided in the City of Ontario Development Code Article 2, "Definitions," unless specifically provided herein.

#### 5.2.2 APPLICABILITY

The Rich-Haven Specific Plan is a regulatory plan, which, upon adoption by ordinance, will constitute the zoning of the property. Development plans or agreements, tract or parcel maps, precise development plans, or any other action requiring ministerial or discretionary approval for the subject property must be consistent with the approved Specific Plan. Actions deemed to be consistent with the Specific Plan shall be judged to be consistent with the City of Ontario General Plan as mandated in California Government Code, Section 65454. Should the regulations contained herein differ from the regulations of the City of Ontario Development Code, the regulations of the Specific Plan shall take precedence. Where the Rich-Haven Specific Plan is silent, City Code shall apply. These regulations shall reinforce the specific site planning, architectural design, and landscape guidelines contained in Section 6, *Design Guidelines*, of the Rich-Haven Specific Plan.

### 5.2.3 SEVERABILITY

In the event that any regulation, condition, program, portion, or policy of this Specific Plan or the application thereof to any person or circumstance is held to be invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed separate, distinct, and independent provisions and shall not affect the validity of the remaining provisions of this Specific Plan or applications thereof which can be implemented without the invalid provision or application.

### 5.2.4 ADMINISTRATION

The Rich-Haven Specific Plan is adopted by ordinance and will serve as the implementation tool for the General Plan as well as the zoning for the project site. The Specific Plan Development Regulations as outlined herein address general provisions, permitted uses, and development standards for the land uses within the project site.

### 5.2.5 METHODS AND INTERPRETATION

Development within the Rich-Haven Specific Plan shall be implemented through the approval by the City of Ontario of parcel maps, tract maps, and development permits. The administration process described herein provides for the mechanisms for review and approval of development projects within Rich-Haven consistent with the Specific Plan objectives.

#### *Unlisted Uses*

Any land use proposal not specifically covered by the provisions contained herein shall be subject to Section 9-1.1300 of the City of Ontario Development Code.

#### *Boundaries*

The boundaries and acreage of the individual planning areas or portions thereof are approximate. Precise boundaries and acreages will be established in conjunction with the subdivision map or site development plan for each planning area or portions thereof within the project. Minor boundary and acreage variations (15% maximum deviation) shall be permitted without an amendment to this Specific Plan, subject to review by the Planning Director for conformance with the intent of the Specific Plan.

## 5.3 GENERAL SITE DEVELOPMENT CRITERIA

The following general site development criteria shall apply to all land development proposed within the Rich-Haven Specific Plan.

### 5.3.1 GROSS ACREAGE

Except as otherwise indicated, development area acreages are based upon gross acreages, measured to the centerline of General Plan designated Master Planned Roadways.

### 5.3.2 GRADING

Development within the project site shall utilize grading techniques as approved by the City of Ontario. Grading concepts shall respond to the Design Guidelines included in this Specific Plan and the grading section of the development plan, and shall be subject to a grading permit issued by the City of Ontario. Methane remediation may be required, subject to a remediation protocol developed by the City of Ontario (see discussion in Sections 4.5, *Grading*, and 8.6, *Methane Remediation*, herein).

### 5.3.3 SUBSEQUENT BUILDING MODIFICATION

Subsequent building modification by homeowners and/or builders, including additions and/or projections into setback areas permitted by the Specific Plan, shall match the architectural style of the primary unit and shall be constructed of the same materials and colors as the primary unit and/or in context with the overall Design Guidelines.

### 5.3.4 TECHNOLOGY

All homes and businesses shall accommodate the most modern technology for computer internet access, phone, fax, and television via the "Ontarionet Fiber Optic Conduct". Broadband fiber optics cable will be installed on all peripheral streets per the approved Broadband Master Plan. The homebuilder will provide broadband to the homes.

### 5.3.5 UTILITIES

All new and existing public utility distribution lines of less than 34.5kV shall be subsurface throughout the Rich-Haven Specific Plan, in accordance with City ordinance.

Water, recycled water, sewer, and storm drain utilities may be designated as "public utilities" if located within public streets. All public utilities within private streets shall be designed per City standards and contained within applicable

easements. The CC&R's shall contain language that requires all proposed work by the HOA within said easements to be plan checked and inspected by the City, including applicable fees. Generally, utilities will not be accepted within alleys, parking areas and driveways, although they may be permitted subject to review and approval by the engineering and public works departments. Utilities within commercial parking lots and loading areas will be designated as private. The extent to which said utilities will be accepted as public utilities shall be determined, at the full discretion of the City, during final design plan review.

### 5.3.6 DEVELOPMENT INTENSITY

The Rich-Haven Land Use Plan allocates a total number of units to each residential Planning Area as indicated in Table 3-1, *Land Use Plan Summary*, included in Section 3, *Land Use*, of this Specific Plan. Variations in the number and type of dwelling units within each residential planning area may occur at the time of final design of the neighborhood depending upon the residential project identified for development. Increases in allocation of residential units up to a maximum of fifteen percent (15%) are permitted among the residential planning areas within the Specific Plan provided the total number of units established for the Specific Plan area is not exceeded. The maximum number of residential dwelling units permitted within the Specific Plan shall be 4,256 dwelling units.

Provisions for transfer of residential units between Planning Areas is outlined in Section 8, *Administration and Implementation*, of this Specific Plan.

### 5.3.7 COMMERCIAL INTENSITIES AND USE

The mix and ultimate intensity of the commercial components within Planning Areas 20 and 21 of the Specific Plan are governed by the Mixed-Use Implementation Mechanisms discussed in Section 8.1.6, consistent with the intent of the New Model Colony Transportation Implementation Plan. Section 8.1.6 provides average daily trip generation rates, maximum trip allocation, average daily trip budget tracking and transfer requirements, and project conformance requirements.

### 5.3.8 MIXED-USE

Mixed-use projects are specifically allowed in Planning Areas 20 and 21A & 21B of this Specific Plan. Mixed-use projects may be horizontal or vertical mixed-use. Vertical mixed-use projects may consist of office or residential over retail/commercial/hospitality uses or residential over office or retail/commercial/hospitality uses. The mixed-use product type shall consist of wrap or podium at a minimum of four stories in height.

**5.3.9 LIVE/WORK**

“Live/Work” is a mixed-use building type that is designed to accommodate non-residential work areas in addition to, or combined with, living quarters. The residential and commercial spaces are clearly identified and separated and all uses are in compliance with applicable government codes. Live/Work units, although suitable for home occupation uses, have specialized workspaces that can accommodate more intensive work activities than would be appropriate for an exclusive residential building. Live/Work opportunities shall be limited to Planning Areas 15 and 16, in addition to the Regional Commercial/Mixed-Use District of the Specific Plan (Planning Areas 20 and 21) and may develop in one of three scenarios: 1) live/work may be included in a vertical mixed-use setting with residential units located over retail/commercial/office; 2) live/work may also occur in multi-family live/work buildings such as townhomes and lofts, and would be a stand-alone multi-family workspace; or 3) live/work may also occur in single-family cottage products. Refer to Section 5.10 of this chapter for performance standards related to Live/Work uses.

**5.4 RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS**

**5.4.1 RESIDENTIAL PERFORMANCE STANDARDS**

The following Performance Standards shall apply to all residential uses within the Residential District of this Specific Plan (Planning Areas 1-19) and High Density Residential uses within the Stand-Alone Residential Overlay of the Regional Commercial/Mixed-Use District.

**5.4.1.1 Mixture of Housing Types**

Within each residential Planning Area and the Stand Alone Residential Overlay Zone in the Regional Commercial/Mixed-Use District, a mix of housing floor plans is required as shown below:

Number of Dwelling Units:	Number of Differing Floor Plans and Elevations:
5 – 10	As required by Planning Commission
<b>11 – 25</b>	2
<b>26 – 50</b>	3
51 – 75	3
76 – 100	4
Over 100	4; + 1 additional floor plan with 4 elevations for each additional 50 units exceeding 100

#### 5.4.1.2 Projections Into Required Yards

Residential roof overhangs and decorative architectural features such as fireplaces, bay windows, niches, and similar elements may project a maximum of two feet into any required front or side yard setback, five feet into rear yard. Structural features such as exposed staircases may encroach a maximum of five feet into any required rear yard setback. Porches and balconies, including post and columns, may project into yards as prescribed within the following prototypes.

#### 5.4.1.3 Lot Coverage

Lot coverage includes the main structure, garages, and accessory structures, and excludes driveways and areas devoted to recreational uses.

#### 5.4.1.4. Building Height

- i. Primary Structure: The building height of single-family detached homes may not exceed two stories plus an attic of less than five hundred (500) square feet, with a maximum height of 35 feet.
- ii. Primary Structure: The building height of multi-family residential units may not exceed three stories, with a maximum height of 35 feet.
- iii. Primary Structure: The free standing Residential Only Overlay within Planning Areas 20 and 21 may exceed the three story limit, subject to Planning Department review and approval.
- iv. Architectural features such as, but not limited to, weather vanes, chimneys, etc. as are appropriate to the architectural style of the home may extend in height five feet (5') above the stated building height of the Primary Structure for low and medium density units.
- v. Accessory structures are limited to one story or 14 feet.

#### 5.4.1.5 Lot Width

Lot width shall be measured at the front yard property line for main residences. Lot width on a cul-de-sac or knuckle shall be measured at the front yard setback.

#### 5.4.1.6 Front Porches

Single-family detached units shall have a minimum porch depth of 7 feet, with an area of 70 feet of clear space, where a front porch is appropriate to the selected architectural style.

#### 5.4.1.7 Standards for Non-Residential Uses

Development standards for non-residential uses located within residential districts shall comply with Article 14, Section 9-1.1423 of the City of Ontario Development Code.

#### 5.4.1.8 Dairy Separation Requirements for Residential Uses

The following separation requirements from existing dairies/feed lots shall apply to new residential development or structures used for public assembly purposes from existing dairies/feed lots.

A minimum 100' separation shall be required between a new residential, commercial or industrial development or structure used for public assembly and an existing animal feed trough, corral/pen or an existing dairy/feed lot including manure stockpiles and related wastewater detention basins. The 100-foot separation requirement may be satisfied by an off-site easement acceptable to the Planning Director with adjacent properties, submitted with the initial final map and recorded prior to or concurrent with the final map.

#### 5.4.1.9 Walls, Fencing and Landscaping

The criteria for walls, fences and landscaping shall be as follows:

- i. Maximum wall height in Traffic Safety Site Areas and/or front corner side yard areas 3- feet
- ii. Maximum wall height at all other locations on lot 6-feet, except as required for sound attenuation.
- iii. Maximum height of exposed portions of retaining walls 3-feet.
- iv. Front yard landscaping and irrigation shall be provided by the Developer/Builder for all single-family products (Planning Areas 1-19 and stand alone residential within PA 20 & 21).

#### 5.4.1.10 Residential Permitted Uses

*Applies to Rich-Haven Planning Areas: 1 through 19*

- a. Single-family detached residences and two family residences (duplex)

- b. Single-family attached residence
- c. Townhomes
- d. Cluster and courtyard homes
- e. Attached and detached condominiums
- f. Guest house/second unit in accordance with the City Development Code Section 9-1.1435A 12 and 13
- g. Public parks, community centers, and similar facilities
- h. Home Occupation in accordance with Article 13 of the City Development Code
- i. Residential Community Care Facility (6 or less)
- j. Public School K-12 in accordance with Article 13 of the City Development Code
- k. Police Store front/ Sub Station
- l. Fire Station/Emergency Services
- m. Satellite Dishes/Ham Radio Antennas in compliance with Article 32, Section 9.1.3289 of the City Development Code
- n. Day Care Facilities serving up to 7 children (per State guidelines)
- o. Recreational Facilities ancillary to a permitted use
- p. Amusement Temporary (Carnival, etc.) in accordance with Article 13 of the City Development Code
- q. Temporary Structures (construction office, community information and subdivision sales office, etc.) in accordance with Article 13 of the City Development Code
- r. Animal regulations (refer to Article 13, Section 9-1.1305 of the City Development Code)
- s. Home schools
- t. Open space and conservation areas
- u. Parking lots in conjunction with a permitted or conditionally permitted use
- v. Signs in accordance with the signage regulations and guidelines within this Specific Plan
- x. RV parking in accordance with Article 13, Section 9-1.1425 I 4 (RV Parking) and 9-1.1435 B (vehicle storage) of the City Development Code. No RV storage in front or side street side yard. No RV street parking for more than 72 hours.
- y. Model homes and temporary related signage, sales, and parking facilities

**5.4.1.11 Residential Uses Subject to a Conditional Use Permit,**

- a. Senior Center
- b. Senior Housing
- c. Assisted Living/Congregate Care in accordance with Section 9-1.1305C of the City Development Code.
- d. Convalescent Facility
- e. Live/Work Units – Refer to Section 5.6, Live/Work Development Standards
- f. Places of public assembly (including places of worship)
- g. Residential Day Care Facilities serving up to 14 children (per State guidelines)
- h. Public safety facilities
- i. Public utilities
- j. Bed and Breakfast in accordance with the City Development Code
- k. Tennis and Swim Club
- l. Private School K-12 in accordance with Article 13 of the City Development Code
- m. Mobile/Manufactured Homes in accordance with Section 9-1.1305H of the City Development Code
- n. Agricultural operations

**5.4.1.12 Parking**

- a. Parking shall be provided in accordance with Article 30 of the Development Code, except as specifically provided herein.
- b. Residential uses shall provide two spaces within an enclosed garage per dwelling unit, for all one- and two-family (i.e. duplex) residential structures.
- c. Residential dwellings with three or more attached residential units are subject to the following parking requirements:
  - i. One bedroom units require 1.75 parking spaces per unit, with at least 1 space in a garage or carport.
  - ii. Two bedroom units require 2 parking spaces per unit, with at least 1 space in a garage or carport.
  - iii. Three or more bedroom units require 2.5 spaces, with at least 2 spaces in a garage or carport.

- iv. Tandem configurations are permitted for covered or enclosed spaces where both spaces serve the same residence. A maximum of 25% of the required covered spaces may be tandem, for multi-family projects with densities over 12 DU/Ac., and single family detached projects with lots or exclusive use areas below 3000 SF.
- v. In multi-family triplex units, 0.4 per unit of additional visitor and guest parking space is required.
- vi. In multi-family projects with between 3 and 50 dwelling units, 1 additional visitor and guest parking space is also required for every 4 units.
- vii. In multi-family projects with between 51 and 100 units, 1 additional visitor and guest parking space is also required for every 5 units.
- viii. In multi-family projects with more than 100 units, 1 additional visitor and guest parking space is also required for every 6 units.

#### 5.4.1.13 Common Open Space

Residential projects shall comply with the following common open space requirements to fulfill open park area requirements in accordance with Section 4.6.2, Parks herein. In addition to common open space requirements in this section, residential units are required to have private open space, in accordance with development standards for the given prototype. Refer to Section 5.4.2, Residential Prototypes herein.

The minimum amount of open park area required of any residential projects shall be determined by the following:

$(\# \text{ of dwelling units}) \times (\text{occupancy factor}) \times (0.002) = \text{Area of park and/or public plaza to be permanently established.}$

This standard fulfills the 2 ac./1000 population open park area requirements for Rich-Haven. This open space requirement may be met within any development containing residential components, attached or detached, or by satisfying the in-lieu park development impact fee as approved by the City. Fees will be paid to fulfill the balance of the City's parks requirement.

For residential projects, private open space may be provided in at least one third (1/3) of high density residential units across the entire project to create architectural variety. When private open space is not provided, an equivalent amount of common open space will be provided outside. This space will not count towards public/park open space requirements.

### 5.4.2 RESIDENTIAL PROTOTYPES

Prototypes specify building type, orientation, lot size, and configuration. There are twelve prototypes in the following section. Six are single family configurations and six are multi-family or attached configurations, some containing more than one alternative. The use of multiple prototypes is required to achieve the desired variety across the community. Additional prototypes may be proposed or existing prototypes amended, subject to Planning Department review and approval. The list of prototypes has been included here for reference.

- Conventional 7,200 SF Single Family Detached
- Conventional 4,500 SF Single Family Detached
- Conventional 2,700 SF Single Family Detached
- Two-Pack or "Z" Lot Single Family Detached
- Alley Single Family Detached
- Cluster Single Family Detached
- Duplex/Triplex
- Row Town Homes
- Cluster Town Homes
- Tuck Under Town Homes
- Podium Apartments/Condominiums
- Wrap Apartments/Condominiums

The following standards illustrate and provide the lot development criteria for each prototype:

## 5.4.2.1 Development Standards, Conventional 7,200 SF Single Family Detached

## 5.4.2.1.1 Lot Criteria:

Minimum Area:	7,200 SF
Maximum Lot Coverage:	55%

## 5.4.2.1.2 Lot Dimensions:

Standard Lot:	Minimum Width @ Front PL <sup>4</sup> :	60'
	Minimum Depth:	100'
Corner Lot:	Minimum Width @ Front PL <sup>4</sup> :	70'
	Minimum Depth:	100'

5.4.2.1.3 Building Setbacks<sup>1</sup>:

## Front Setbacks

Living Area:	18'
Porch / Balcony:	15'
Garage - Front Loaded:	20' (Garage door to back of sidewalk)
Garage - Side Loaded:	10' (Side of garage to back of sidewalk)

## Side Setbacks

## Living Area / Accessory Structure

Interior PL:	5'
Corner PL:	10'

## Porch / Balcony

Interior PL:	3'
Corner PL:	7'

## Garage

Interior PL:	5'
Corner PL (Front Loaded, No Side Access):	10' (Side of garage to back of sidewalk)
Corner PL (Side Access with Driveway):	18' (Garage door to back of sidewalk)

## Rear Setbacks

Living Area:	15'
Garage (Single Story Plate Line):	5'
Garage (Two Story Plate Line):	15'
Patio Cover:	5'
Second Story Deck / Balcony:	10'
Accessory Structure:	5'

5.4.2.1.4 Building Height<sup>2</sup>:

Primary Structure:	35'
Accessory Structure:	14'
Projections / Architectural Features:	3' above primary structure, or 10% of the building height

## Wall, Fence and Hedge Height

Front or Corner Side Yard:	3'
All other locations:	6'
Retaining Walls:	3'

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.

2. Building heights shown are maximum dimensions.

3. Building separations are to be measured between main walls.

4. Lots within cul-de-sac, standard knuckles or modified configurations shall provide a minimum 35' lot width at front property line and shall meet the minimum lot width established for the product type at the building setback. All minimum side and rear yard setbacks shall be maintained at all times.



## 5.4.2.2 Development Standards, Conventional 4,500 SF Single Family Detached

## 5.4.2.2.1 Lot Criteria:

Minimum Area:	4,500 SF
Maximum Lot Coverage:	55%

## 5.4.2.2.2 Lot Dimensions:

Standard Lot:	Minimum Width @ Front PL <sup>4</sup> :	50'
	Minimum Depth:	90'
Corner Lot:	Minimum Width @ Front PL <sup>4</sup> :	60'
	Minimum Depth:	90'

5.4.2.2.3 Building Setbacks<sup>1</sup>:

## Front Setbacks

Living Area:	12'
Porch / Balcony:	8'
Garage - Front Loaded:	18' (Garage door to back of sidewalk)
Garage - Side Loaded:	10' (Side of garage to back of sidewalk)

## Side Setbacks

## Living Area

Interior PL:	5'
Corner PL:	10'

## Porch / Balcony

Interior PL:	3'
Corner PL:	7'

## Garage

Interior PL:	5'
Corner PL (Front Loaded, No Side Access):	10' (Side of garage to back of sidewalk)
Corner PL (Side Access with Driveway):	18' (Garage door to back of sidewalk)

## Accessory Structure:

3'

## Rear Setbacks

Living Area:	15'
Garage (Single Story Plate Line):	5'
Garage (Two Story Plate Line):	15'
Patio Cover:	5'
Second Story Deck / Balcony:	10'
Accessory Structure:	3'

5.4.2.2.4 Building Height<sup>2</sup>:

Primary Structure:	35'
Accessory Structure:	14'
Projections / Architectural Features:	3' above primary structure, or 10% of the building height

## Wall, Fence and Hedge Height

Front or Corner Side Yard:	3'
All other locations:	6'
Retaining Walls:	3'

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.

2. Building heights shown are maximum dimensions.

3. Building separations are to be measured between main walls.

4. Lots within cul-de-sac, standard knuckles or modified configurations shall provide a minimum 35' lot width at front property line and shall meet the minimum lot width established for the product type at the building setback. All minimum side and rear yard setbacks shall be maintained at all times.



### 5.4.2.3 Development Standards, Conventional 2,700 SF Single Family Detached

#### 5.4.2.3.1 Lot Criteria:

Minimum Area:	2,700 SF
Maximum Lot Coverage:	55%

#### 5.4.2.3.2 Lot Dimensions:

Standard Lot:	Minimum Width @ Front PL <sup>4</sup> :	45'
	Minimum Depth:	60'
Corner Lot:	Minimum Width @ Front PL <sup>4</sup> :	55'
	Minimum Depth:	60'

#### 5.4.2.3.3 Building Setbacks<sup>1</sup>:

##### Front Setbacks

Living Area:	10'
Porch / Balcony:	5'
Garage - Front Loaded	
From Public or Private Street:	18' (Garage door to back of sidewalk)
From Common Drive or Alley:	5' (Garage door to back of curb)
Garage - Side Loaded:	10' (Side of garage to back of sidewalk)

##### Side Setbacks

##### Living Area

Interior PL:	5'
Corner PL:	10'

##### Porch / Balcony

Interior PL:	3'
Corner PL:	7'

##### Garage

Interior PL:	5'
Corner PL (Front Loaded, No Side Access):	10' (Side of garage to back of sidewalk)
Corner PL (Side Access with Driveway):	18' (Garage door to back of sidewalk)

##### Accessory Structure:

3'

##### Rear Setbacks

Living Area:	10'
Garage (Single Story Plate Line):	5'
Garage (Two Story Plate Line):	10'
Patio Cover:	5'
Second Story Deck / Balcony:	10'
Accessory Structure:	3'

#### 5.4.2.3.4 Building Height<sup>2</sup>:

Primary Structure:	35'
Accessory Structure:	14'
Projections / Architectural Features:	3' above primary structure, or 10% of the building height

##### Wall, Fence and Hedge Height

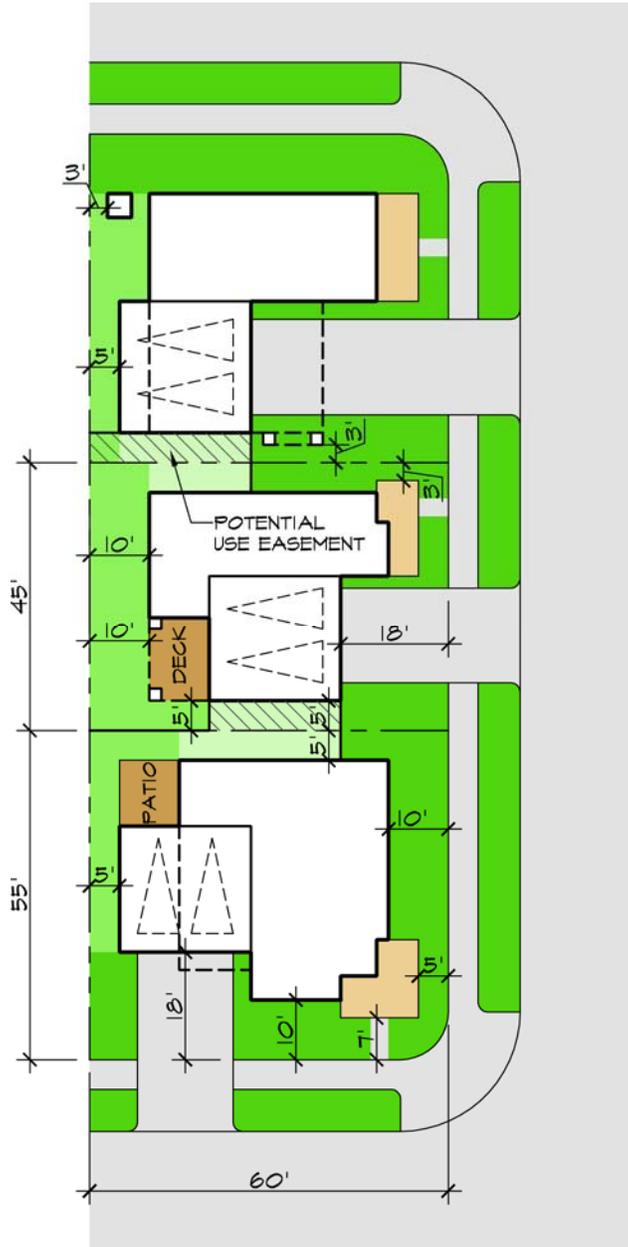
Front or Corner Side Yard:	3'
All other locations:	6'
Retaining Walls:	3'

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.

2. Building heights shown are maximum dimensions.

3. Building separations are to be measured between main walls.

4. Lots within cul-de-sac, standard knuckles or modified configurations shall provide a minimum 35' lot width at front property line and shall meet the minimum lot width established for the product type at the building setback. All minimum side and rear yard setbacks shall be maintained at all times.



CONVENTIONAL 2,700 SF SINGLE FAMILY DETACHED

## 5.4.2.4 Development Standards, Two-Pack OR "Z" Lot Single Family Detached

## 5.4.2.4.1 Lot Criteria:

Minimum Area:	2,800 SF
Maximum Lot Coverage:	55%

## 5.4.2.4.2 Lot Dimensions:

Standard Lot:	Minimum Width @ Front PL <sup>4</sup> :	40'
	Minimum Depth:	72'
Corner Lot:	Minimum Width @ Front PL <sup>4</sup> :	50'
	Minimum Depth:	72'

5.4.2.4.3 Building Setbacks<sup>1</sup>:

## Front Setbacks

Living Area:	10'
Porch / Balcony:	5'
Garage - Front Loaded	
From Public or Private Street:	18' (Garage door to back of sidewalk)
From Common Drive or Alley:	5' (Garage door to back of curb)

## Side Setbacks

## Living Area

Interior PL:	4'
Corner PL:	10'

## Porch / Balcony

Interior PL:	3'
Corner PL:	7'

## Garage

Interior PL:	4'
Corner PL (Front Loaded, No Side Access):	10' (Side of garage to back of sidewalk)
Corner PL (Side Access with Driveway):	18' (Garage door to back of sidewalk)

## Accessory Structure:

3'

## Rear Setbacks

Living Area:	10'
Garage (Single Story Plate Line):	4'
Garage (Two Story Plate Line):	10'
Patio Cover:	5'
Second Story Deck / Balcony:	10'
Accessory Structure:	3'

5.4.2.4.4 Building Height<sup>2</sup>:

Primary Structure:	35'
Accessory Structure:	14'
Projections / Architectural Features:	3' above primary structure, or 10% of the building height

## Wall, Fence and Hedge Height

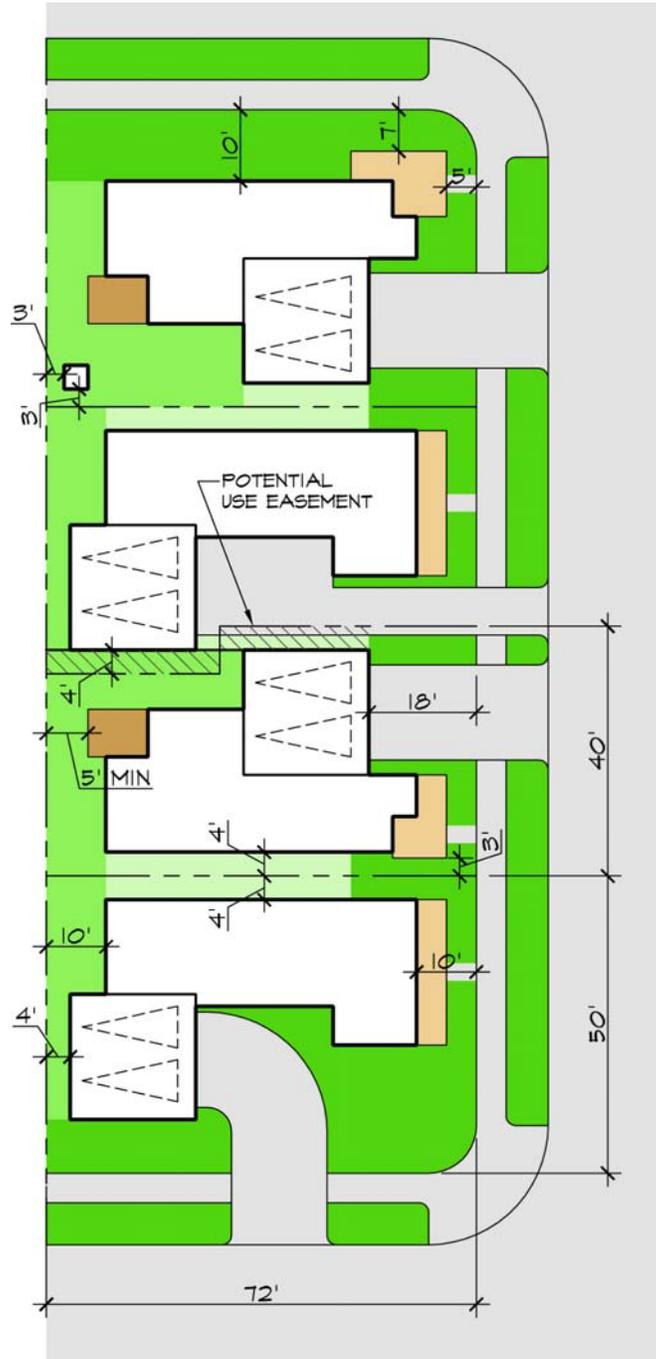
Front or Corner Side Yard:	3'
All other locations:	6'
Retaining Walls:	3'

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.

2. Building heights shown are maximum dimensions.

3. Building separations are to be measured between main walls.

4. Lots within cul-de-sac, standard knuckles or modified configurations shall provide a minimum 35' lot width at front property line and shall meet the minimum lot width established for the product type at the building setback. All minimum side and rear yard setbacks shall be maintained at all times.



TWO-PACK OR "Z" LOT SINGLE FAMILY DETACHED

**5.4.2.5 Development Standards, Alley Single Family Detached**

For Common Lot or Single Lot Subdivisions, perimeter setbacks shall be measured from street right of way or property line. Minimum building separations shall apply for all interior conditions.

**5.4.2.5.1 Lot Criteria:**

Minimum Area:	1,800 SF
Maximum Lot Coverage:	55%

**5.4.2.5.2 Lot Dimensions:**

Standard Lot:	Minimum Width @ Front PL <sup>4</sup> :	30'
	Minimum Depth:	60'
Corner Lot:	Minimum Width @ Front PL <sup>4</sup> :	40'
	Minimum Depth:	60'

**5.4.2.5.3 Building Setbacks<sup>1,3</sup>:**

## Front Setbacks (Street Frontage)

Living Area:	10'
Porch / Balcony:	5'
Building Separation (Greenbelt or Paseo Frontage)	
Front to Front:	30'
Front to Side:	25'
Porch to Porch:	15'

## Side Setbacks

Living Area / Accessory Structure	
Interior PL:	4'
Corner PL:	10'
Porch / Balcony	
Interior PL:	3'
Corner PL:	5'
Garage	
Interior PL:	4'
Garage Separation (Door to Door):	30'
Building Separation (Side to Side):	8'

## Rear Setbacks

Living Area, Second Story Deck, Balcony:	3'
Garage (From Common Drive or Alley):	5'
Garage Separation (Door to Door)	30'
Patio Cover:	5'
Accessory Structure:	3'

**5.4.2.5.4 Building Height<sup>2</sup>:**

Primary Structure:	35'
Accessory Structure:	14'
Projections / Architectural Features:	3' above primary structure, or 10% of the building height

## Wall, Fence and Hedge Height

Front or Corner Side Yard:	3'
All other locations:	6'
Retaining Walls:	3'

**5.4.2.5.4 Private Open Space:**

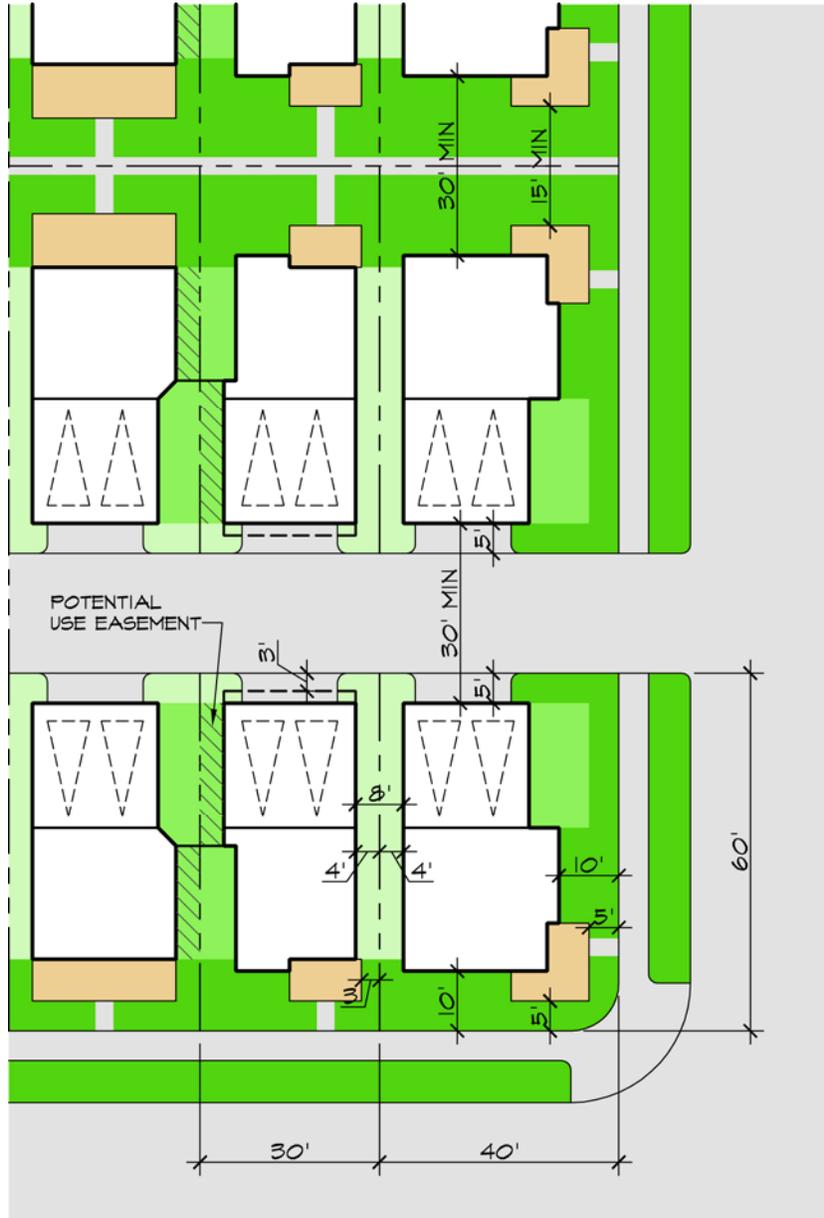
The ground floor of each home shall have a minimum contiguous area of 150 sq. ft. with no dimension less than 10 feet in any direction. Refer to the Setbacks above.

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.

2. Building heights shown are maximum dimensions.

3. Building separations are to be measured between main walls.

4. Lots within cul-de-sac, standard knuckles or modified configurations shall provide a minimum 35' lot width at front property line and shall meet the minimum lot width established for the product type at the building setback. All minimum side and rear yard setbacks shall be maintained at all times.



ALLEY SINGLE FAMILY DETACHED

### 5.4.2.6 Development Standards, Cluster Single Family Detached

For Common Lot or Single Lot Subdivisions, perimeter setbacks shall be measured from street right of way or property line. Minimum building separations shall apply for all interior conditions.

#### 5.4.2.6.1 Lot Criteria:

Minimum Area:	2,000 SF
Maximum Lot Coverage:	65%
Maximum Units per Cluster:	6

These standards shall also apply where the cluster homes are plotted with less than six (6) units.

#### 5.4.2.6.2 Lot Dimensions:

Standard Lot:	Minimum Width:	45'
	Minimum Depth:	55'
Street Adjacent:	Minimum Width:	55'
	Minimum Depth from Street PL:	55'

#### 5.4.2.6.3 Building Setbacks<sup>1,3</sup>:

##### Front Setbacks

Living Area from Street:	10'
Porch / Balcony from Street:	5'
Building Separation	
Front to Front:	30'
Front to Side:	25'
Porch to Porch:	15'

##### Side Setbacks

Interior PL (Living Area/Porch/Balcony/Side of Garage):	4'
Living Area Adjacent to Street (Corner Lot):	10'
Building Separation (Side to Side):	8'

##### Rear Setbacks

Interior PL:	10'
Building Separation (Rear to Rear):	20'
Building Separation (Rear to Side):	14'

##### Garage Setbacks

Front Loaded from Public or Private Street:	18' (Garage door to back of sidewalk)
Side Load from Public or Private Street:	10' (Side of garage to back of sidewalk)
Garage from Alley or Common Drive:	3'
Building Separation (Door to Door, Door to Living Area):	30'

#### 5.4.2.6.4 Building Height<sup>2</sup>:

Primary Structure:	35'
Accessory Structure:	14'
Projections / Architectural Features:	3' above primary structure, or 10% of the building height

##### Wall, Fence and Hedge Height

Front or Corner Side Yard:	3'
All other locations:	6'
Retaining Walls:	3'

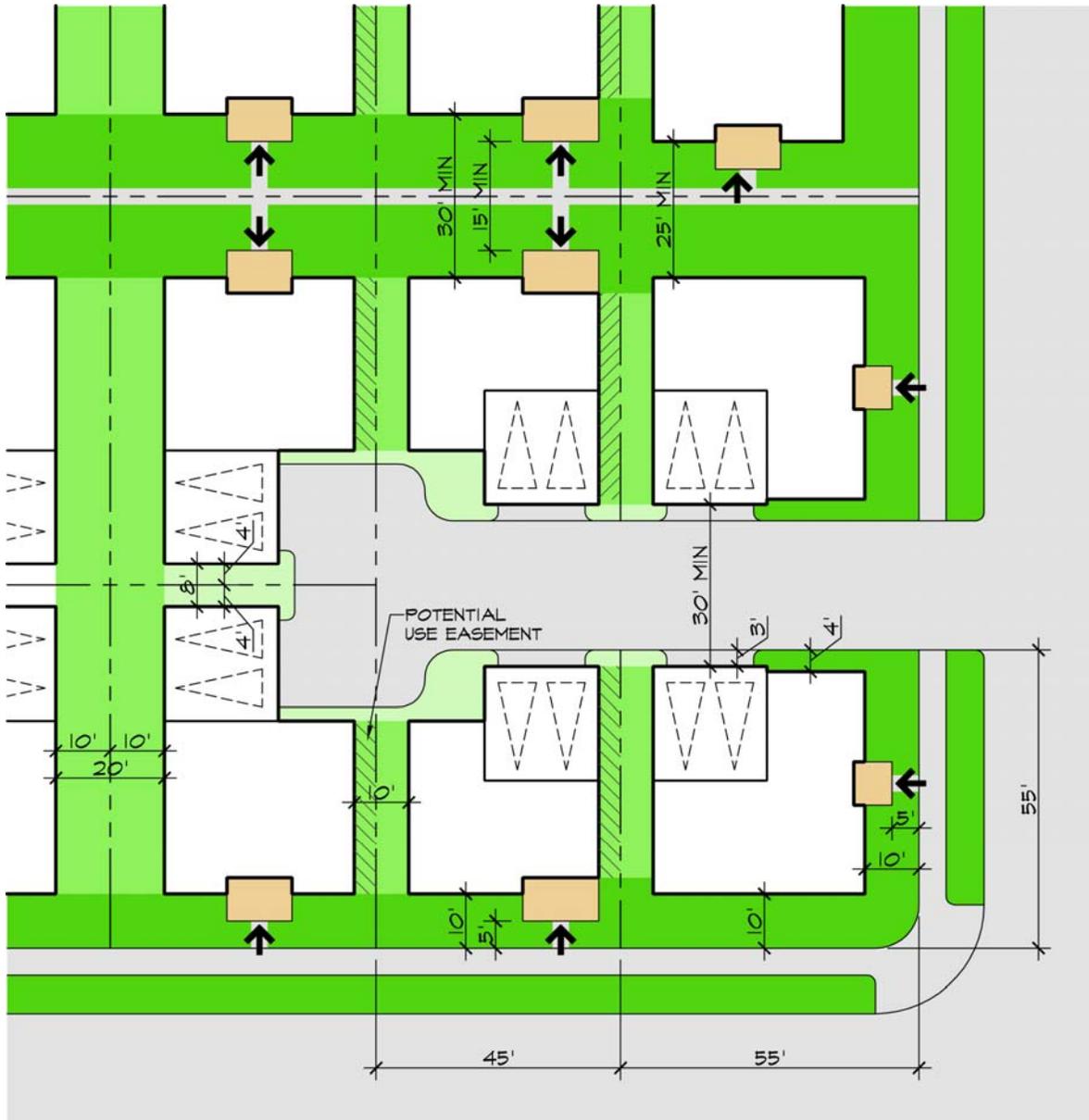
#### 5.4.2.6.5 Private Open Space:

The ground floor of each home shall have a minimum contiguous area of 150 sq. ft. with no dimension less than 10 feet in any direction. Refer to the Setbacks above.

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.

2. Building heights shown are maximum dimensions.

3. Building separations are to be measured between main walls.



CLUSTER SFD WITH PASEO ENTRY



### 5.4.2.7 Development Standards, Duplex/Triplex

For Common Lot or Single Lot Subdivisions, perimeter setbacks shall be measured from street right of way or property line. Minimum building separations shall apply for all interior conditions.

#### 5.4.2.7.1 Lot Criteria:

Minimum Area:	1,800 SF (per unit)
Maximum Lot Coverage:	65%

#### 5.4.2.7.2 Building Setbacks<sup>1,3</sup>:

##### Front Setbacks

Living Area:	12'
Porch / Balcony:	8'
Building Separation	
Front to Front:	30'
Front to Side:	25'
Porch to Porch:	15'

##### Side Setbacks

Interior PL (Non-Entry)	5'
Interior PL (Entry, i.e. at Carriage Flat)	6'
Living Area Adjacent to Street (Corner Lot):	10'
Porch/Balcony Adjacent to Street (Corner Lot):	7'

##### Building Separation (Side to Side)

Front Entry Residence:	10'
Side-Yard Entry Residence (i.e. Carriage Flat):	12'

##### Rear Setbacks

Living Area, Second Story Deck, Balcony	
Interior PL:	10'
Alley or Common Drive:	5'
Patio Cover:	5'
Accessory Structure:	3'
Building Separation (Rear to Rear):	20'

##### Garage Setbacks

Garage Door at Street (With Driveway):	18' (Garage door to back of sidewalk)
Side of Garage at Street (No Driveway):	10' (Side of garage to back of sidewalk)
Garage from Alley or Common Drive:	3'
Building Separation (Door to Door):	30'

#### 5.4.2.7.3 Building Height<sup>2</sup>:

Primary Structure:	35'
Accessory Structure:	14'
Projections / Architectural Features:	3' above primary structure, or 10% of the building height

##### Wall, Fence and Hedge Height

Front or Corner Side Yard:	3'
All other locations:	6'
Retaining Walls:	3'

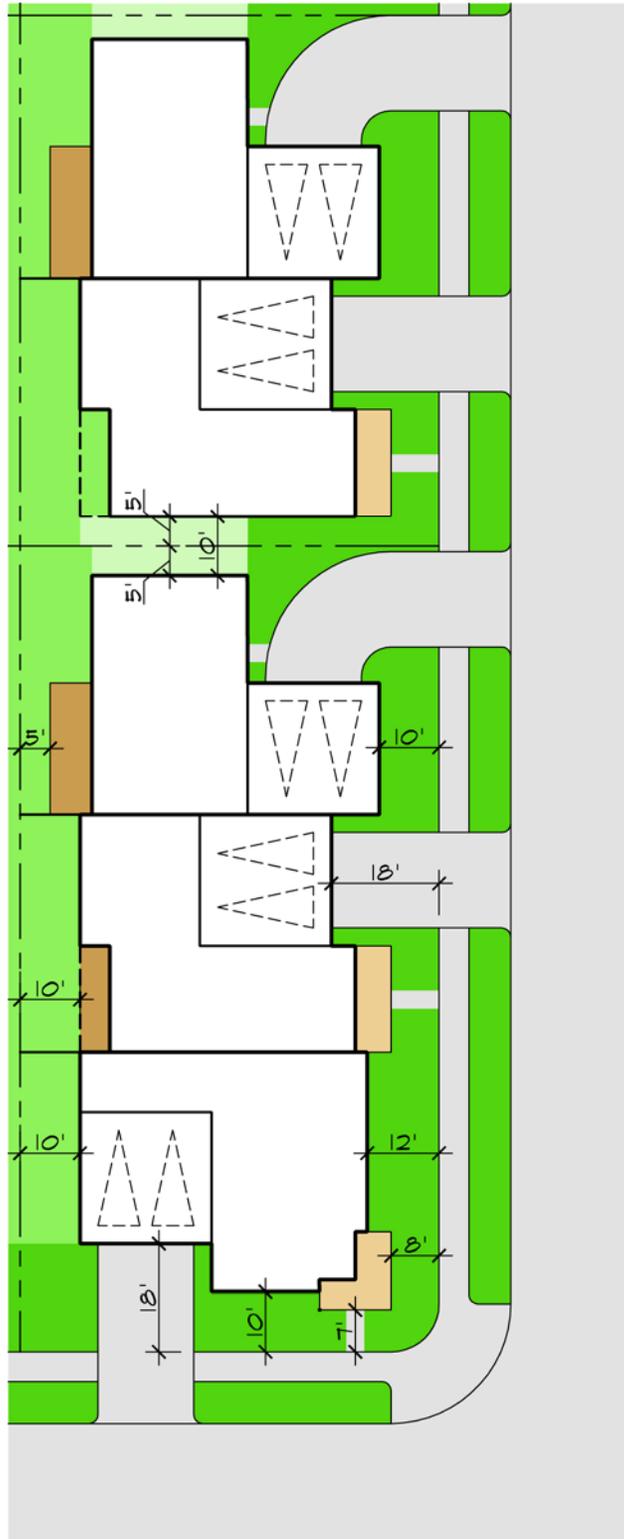
#### 5.4.2.7.4 Private Open Space:

Each home shall have a minimum cumulative private open space area of 150 sq. ft.. Upper floor decks and balconies may only be counted towards the private open space requirement when they have a minimum contiguous area of 50 sq. ft. and have no dimension less than 5 feet in any direction. Refer to the Setbacks above.

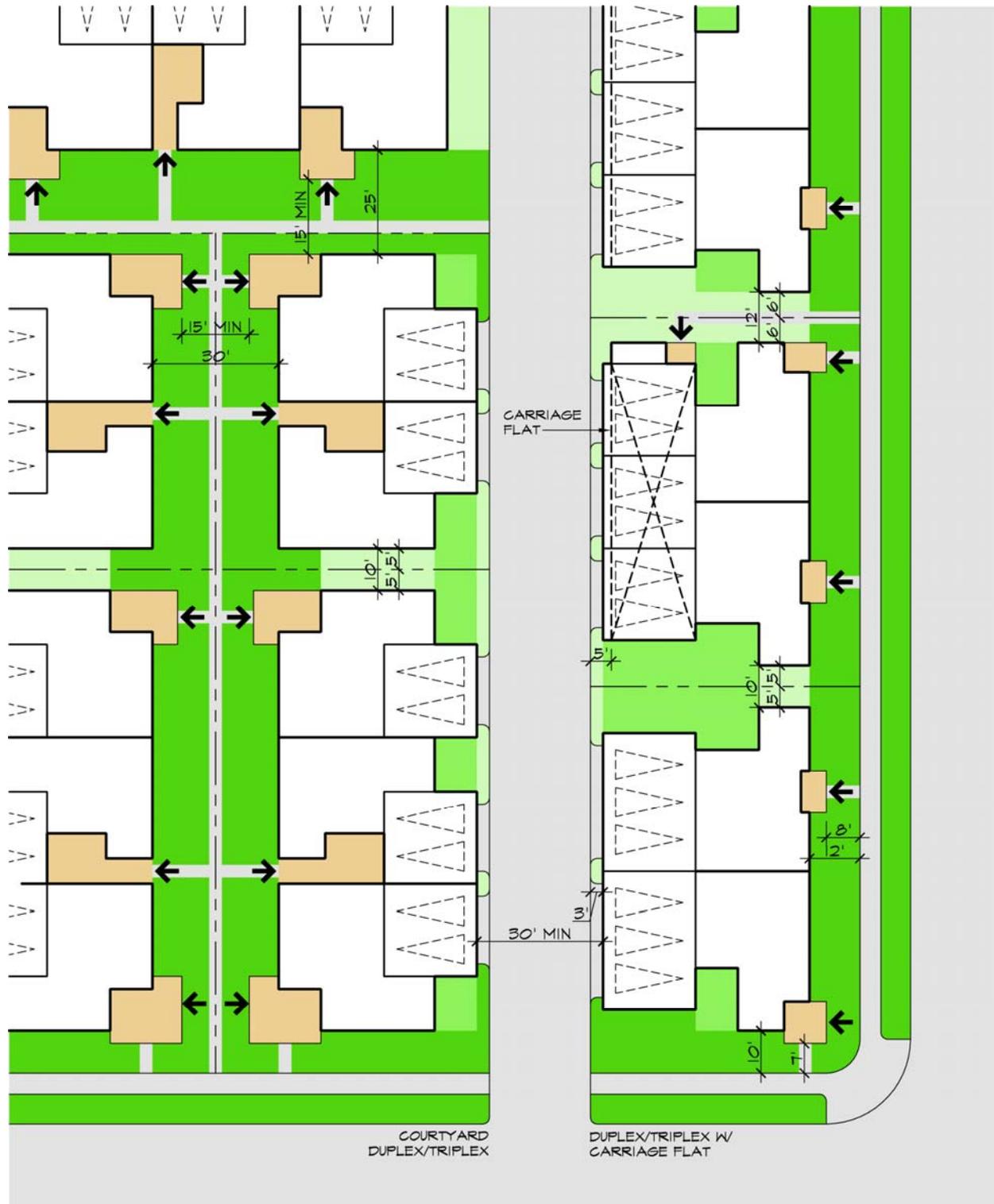
1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.

2. Building heights shown are maximum dimensions.

3. Building separations are to be measured between main walls.



CONVENTIONAL DUPLEX/TRIPLEX



ALLEY DUPLEX/TRIPLEX ALTERNATIVES

### 5.4.2.8 Development Standards, Row Town Homes

#### 5.4.2.8.1 Lot Criteria:

Minimum Area:	1,800 SF (per unit)
Maximum Lot Coverage:	60%
Maximum Units Per Building:	16

(or as established by the approved Development Plan for Medium Density Residential uses)

#### 5.4.2.8.2 Building Setbacks<sup>1,3</sup>:

##### Front Setbacks

Living Area:	10'
Porch / Balcony:	5'
Building Separation (Greenbelt or Paseo Frontage)	
Front to Front:	30'
Front to Side:	25'
Porch to Porch:	15'

##### Side Setbacks

Interior PL (Living Area, Porch/Balcony, Side of Garage):	4'
Living Area Adjacent to Street (Corner Lot):	10'
Porch/Balcony Adjacent to Street (Corner Lot):	5'
Building Separation (Side to Side):	8'

##### Rear Setbacks

Living Area, Second Story Deck, Balcony:	5'
Patio Cover:	5'

##### Garage Setbacks

Garage Door at Street (With Driveway):	18' (Garage door to back of sidewalk)
Side of Garage at Street (No Driveway):	10' (Side of garage to back of sidewalk)
Garage at Alley or Common Drive:	3'
Building Separation (Door to Door):	30'

#### 5.4.2.8.3 Building Height<sup>2</sup>:

Primary Structure:	35'
Accessory Structure:	14'
Projections / Architectural Features:	3' above primary structure, or 10% of the building height

##### Wall, Fence and Hedge Height

Front or Corner Side Yard:	3'
All other locations:	6'
Retaining Walls:	3'

#### 5.4.2.8.4 Private Open Space:

Each home shall have a minimum cumulative private open space area of 150 sq. ft.. Upper floor decks and balconies may only be counted towards the private open space requirement when they have a minimum contiguous area of 50 sq. ft. and have no dimension less than 5 feet in any direction. Refer to the Setbacks above.

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.

2. Building heights shown are maximum dimensions.

3. Building separations are to be measured between main walls.



### 5.4.2.9 Development Standards, Cluster Town Homes

#### 5.4.2.9.1 Lot Criteria:

Minimum Area:	1,800 SF (per unit)
Maximum Lot Coverage:	60%
Maximum Units Per Building:	16

(or as established by the approved Development Plan for Medium Density Residential uses)

#### 5.4.2.9.2 Building Setbacks<sup>1,3</sup>:

##### Front Setbacks

Living Area:	10'
Porch / Balcony:	5'
Building Separation (Greenbelt or Paseo Frontage)	
Front to Front:	30'
Front to Side:	25'
Porch to Porch:	15'

##### Side Setbacks

Living Area	
Interior PL:	4'
Corner PL (Adjacent to Street):	10'
Porch/Balcony Adjacent to Street (Corner Lot):	5'
Building Separation (Side to Side):	8'

##### Rear Setbacks

Living Area (From Alley or Common Drive):	5'
Patio Cover:	5'

##### Garage Setbacks

Garage Door at Street:	18' (Garage door to back of sidewalk)
Side of Garage at Street:	10' (Side of garage to back of sidewalk)
Garage at Alley or Common Drive:	3'

##### Building Separation

Door to Door at Alley or Common Drive:	30'
Side to Side:	8'

#### 5.4.2.9.3 Building Height<sup>2</sup>:

Primary Structure:	35'
Accessory Structure:	14'
Projections / Architectural Features:	3' above primary structure, or 10% of the building height)

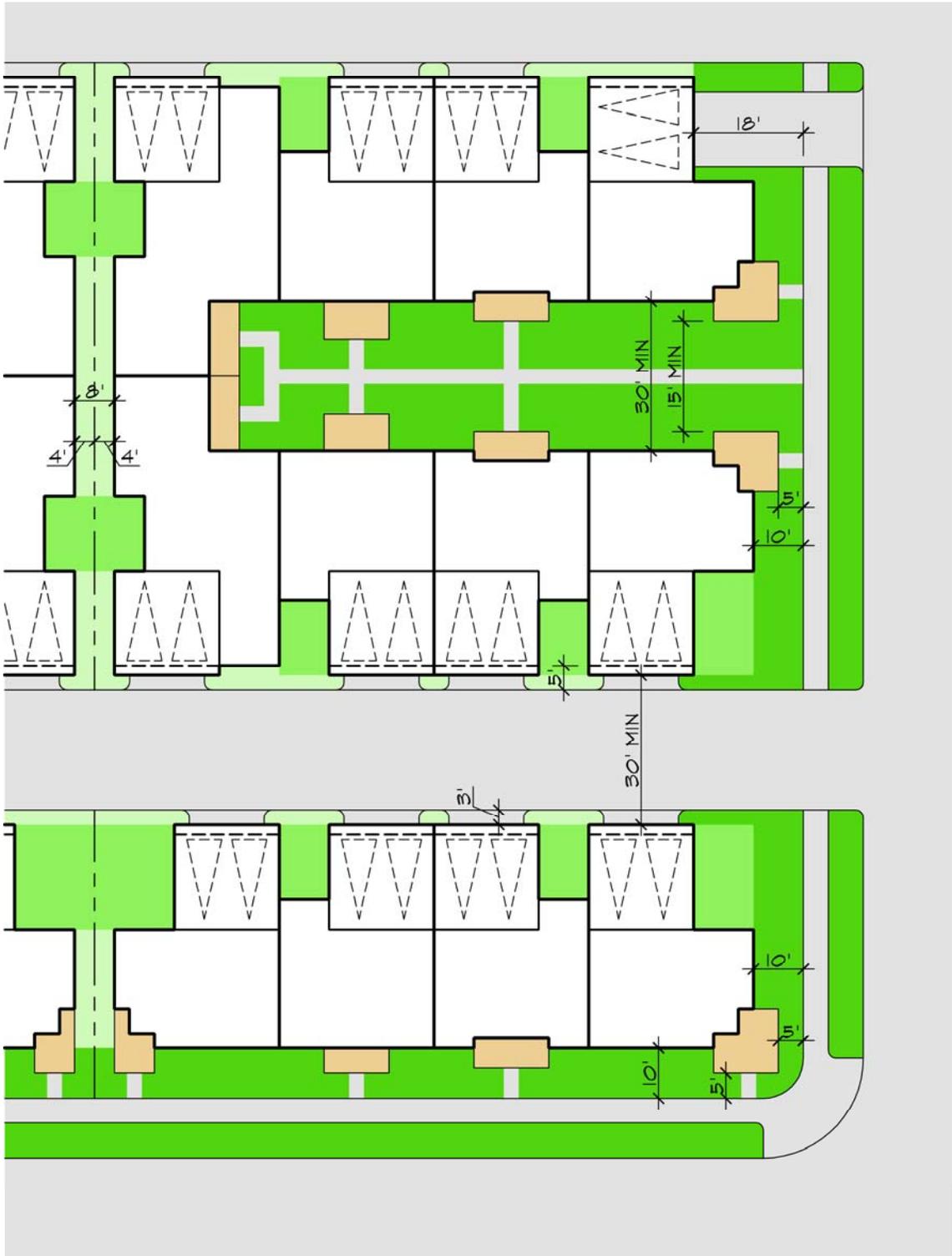
#### 5.4.2.9.4 Private Open Space:

Each home shall have a minimum cumulative private open space area of 150 sq. ft.. Upper floor decks and balconies may only be counted towards the private open space requirement when they have a minimum contiguous area of 50 sq. ft. and have no dimension less than 5 feet in any direction. Refer to the Setbacks above.

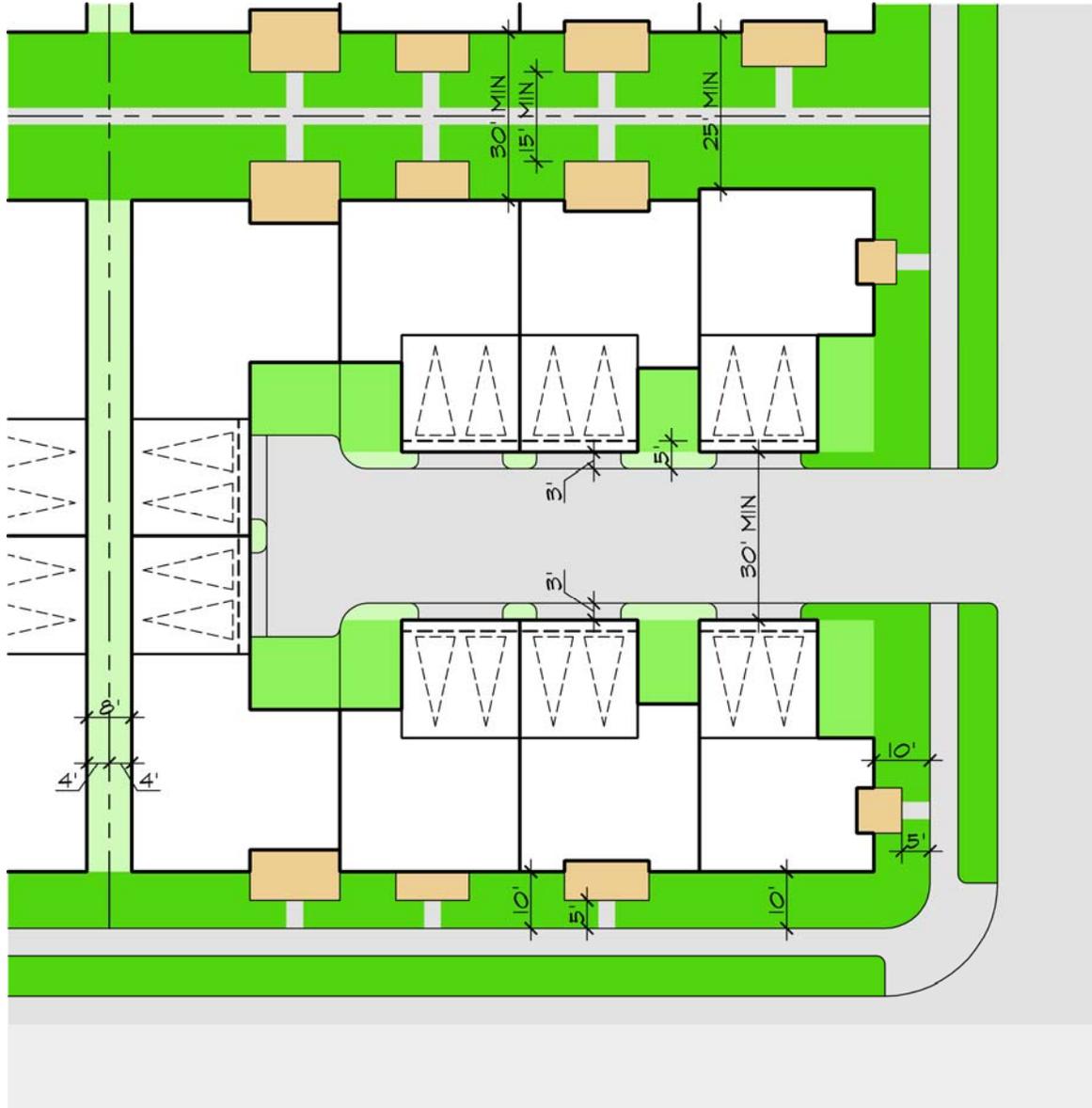
1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.

2. Building heights shown are maximum dimensions.

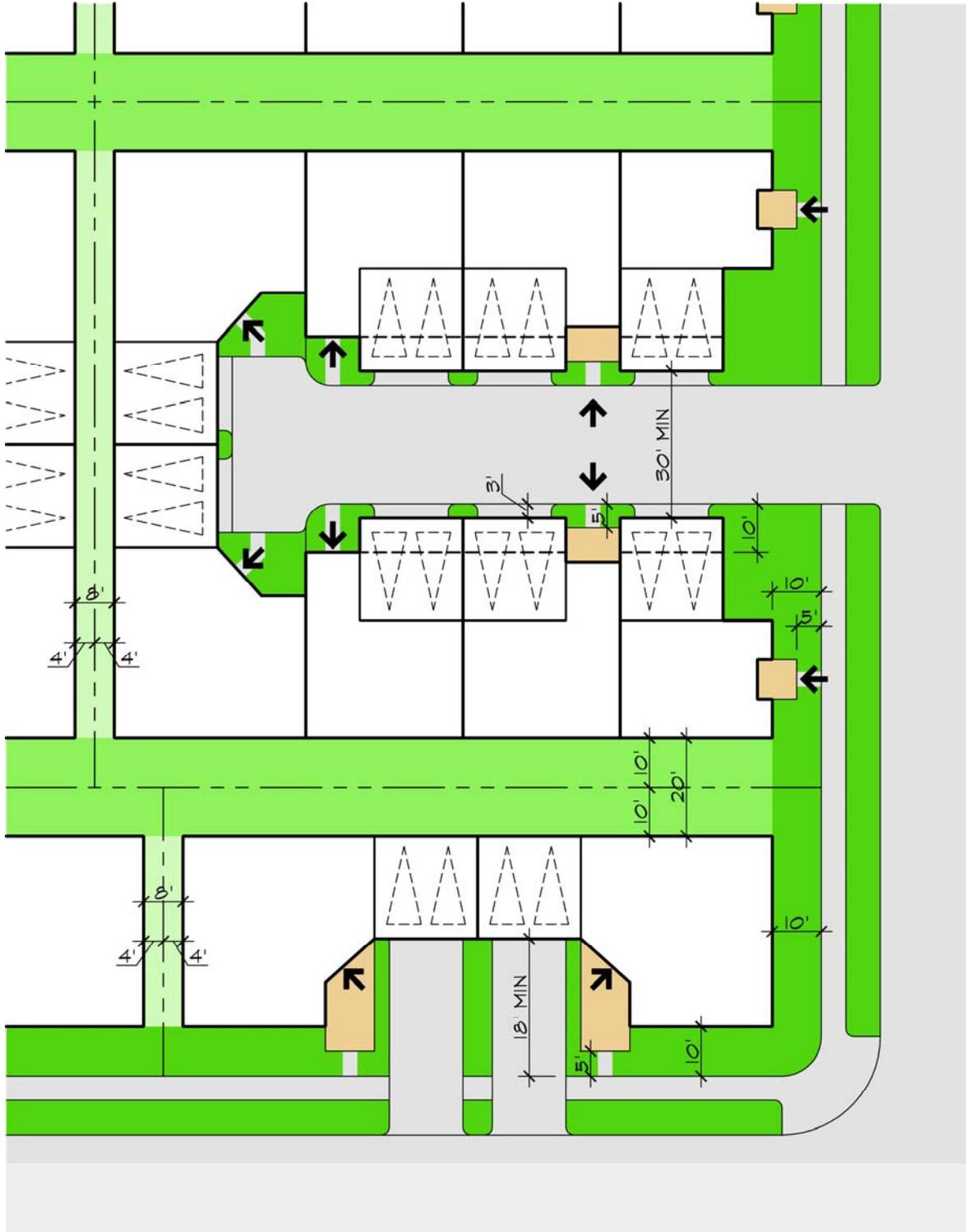
3. Building separations are to be measured between main walls.



COURTYARD TOWN HOMES



AUTO COURT WITH PASEO



AUTO COURT WITH VEHICULAR AND PEDESTRIAN ACCESS

### 5.4.2.10 Development Standards, Tuck Under Town Homes and Flats

5.4.2.10.1	<b>Lot Criteria</b>	
	Minimum Area:	1,400 SF (per unit)
	Maximum Lot Coverage:	60%
	Maximum Units Per Building:	24
	(or as established by the approved Development Plan for High Density Residential uses)	
5.4.2.10.2	<b>Building and Remote Parking Setbacks<sup>1,4</sup>:</b>	
	Living Area:	10'
	Porch / Balcony:	5'
	Garage Frontage onto Street:	Prohibited
	From Interior PL Adjacent to Detached Residential:	25'
	From SCE PL / Easements:	15'
5.4.2.10.3	<b>Setbacks at Alley, Common Drive, or Adjacent to Remote Parking<sup>1</sup>:</b>	
	Living Area:	5'
	Garage:	5'
	Porch / Balcony:	3'
5.4.2.10.4	<b>Building Separation<sup>1,3</sup>:</b>	
	Front to Front:	30'
	Front to Side:	25'
	Front to Rear:	Prohibited
	Porch to Porch:	15'
	Side to Side:	15'
	Side to Porch:	15'
	Garages	
	Door to Door:	30'
	Side to Side (Including Remote Parking):	15'
5.4.2.10.5	<b>Building Height<sup>2</sup>:</b>	
	Primary Structure:	35'
	Accessory Structure:	14'
	Projections / Architectural Features:	3' above primary structure, or 10% of the building height
5.4.2.10.6	<b>Parking<sup>4</sup>:</b>	
	Refer to Section 5.4.1.12 for parking requirements.	

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.

2. Building heights shown are maximum dimensions.

3. Building separations are to be measured between main walls.

4. Parking stalls perpendicular to the street shall be screened by landscaping, berms, or decorative walls that match the architectural style of the nearest development. Screening shall be a minimum height of 36" (to ensure concealment of vehicle grills).

**5.4.2.10.7 Private Open Space:**

Ground floor units shall have a minimum cumulative private open space area of 150 sq. ft. Upper floor decks and balconies may only be counted towards this private open space requirement when they have a minimum contiguous area of 50 sq. ft. and have no dimension less than 5 feet in any direction.

Upper floor units with no ground floor living area (i.e. carriage flats) shall have a minimum contiguous area of 50 sq. ft. with no dimension less than 5 feet in any direction.

Stand-alone multi-family units over 18 du/ac, shall have private outdoor living space with a minimum contiguous area of 50 sq.ft. with no dimension less than 5 feet in any direction qualified by one of the following:

- o Courtyard (front, rear or interior open to the sky)
- o Front Porch
- o 2nd story balcony (no encroachment into rear setback)
- o Rooftop deck

**5.4.2.10.8 Common Open Space:**

A minimum of 250 sq. ft. of common open space shall be provided per unit as follows:

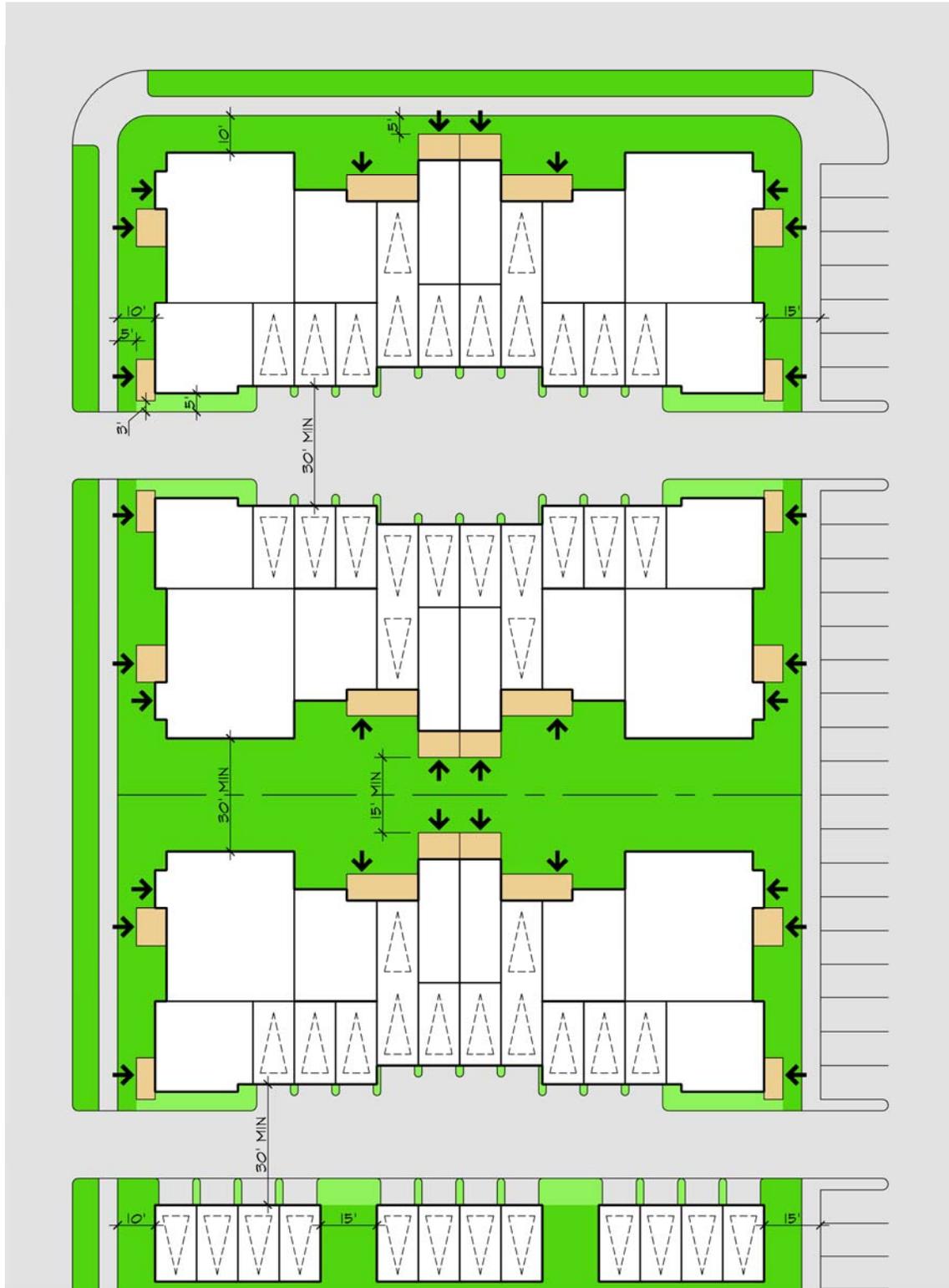
Common open space shall require a minimum contiguous area of 300 sq.ft. with no dimension less than 15 feet in any direction. Hardscape courtyard and plaza areas shall require a minimum contiguous area of 400 sq.ft., with no dimension less than 20 feet in any direction, to qualify as common open space.

All required common open space shall be useable hard or softscaping. Hardscaping, including community pools and courtyard/plaza space, may not comprise more than 60 percent of common open space requirements.

Common open space may include but is not limited to landscaping, plazas, picnic areas, pools and spas, court games, gyms, gardens, tot lots, paseos, trails or other recreational facilities/uses.

Common and private open spaces are to be permanently maintained in an orderly fashion.

Required common open space may not be satisfied by the utilization of parking areas, driveways, service areas, or unusable slopes (slopes greater than or equal to 3:1). Greenbelts, and on-site circulation improvements including bicycle and walking paths may be counted toward common open space requirements.



TUCK UNDER TOWNHOMES AND FLATS

### 5.4.2.11 Development Standards, Podium Apartments/Condominiums

5.4.2.11.1	<p><b>Lot Criteria:</b>                  Maximum Lot Coverage: 60%                  Maximum Units Per Building: 24                  (or as established by the approved Development Plan for High Density Residential uses)</p>
5.4.2.11.2	<p><b>Lot Dimensions:</b>                  Minimum Project Area: 3.0 acres                  Minimum Lot Width: N/A                  Minimum Lot Depth: N/A</p>
5.4.2.11.3	<p><b>Building and Remote Parking Setbacks<sup>1,4</sup>:</b>                  From Edison Avenue (35' neighborhood edge): 15' from neighborhood edge (50' from R.O.W.)                  From Mill Creek (18' neighborhood edge): 10' from neighborhood edge (28' from R.O.W.)                  From Interior Property Line adjacent to Detached Residential: 25'                  From Haven (14' neighborhood edge): 10' from neighborhood edge (24' from R.O.W.)                  From SCE Property Line/Easements: 15'                  From Private or Local Street: 10' from neighborhood edge                  Allowable Porch/Balcony/Architectural Projections: 5' maximum encroachment into setbacks                  From Alley, Common Drive, or Adjacent to Remote Parking: 10'</p>
5.4.2.11.4	<p><b>Building Separation<sup>1,3</sup>:</b>                  Front to Front: 30'                  Front to Side: 25'                  Porch to Porch: 15'                  Side to Side: 15'                  Side to Porch: 15'</p>
5.4.2.11.5	<p><b>Building Height<sup>2</sup>:</b>                  Primary Structure: 45' / 3 story                  The free standing Residential Only Overlay within Planning Area's 20 and 21 may exceed the 3-story limit, subject to Planning Department review and approval                  Accessory Structure: 1 story/ 14'</p>
5.4.2.11.6	<p><b>Parking<sup>4</sup>:</b>                  Refer to Section 5.4.1.12 for parking requirements                  Projections/Architectural Features: 3' above Primary Structure</p>

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.

2. Building heights shown are maximum dimensions.

3. Building separations are to be measured between main walls.

4. Parking stalls perpendicular to the street shall be screened by landscaping, berms, or decorative walls that match the architectural style of the nearest development. Screening shall be a minimum height of 36" (to ensure concealment of vehicle grills).

**5.4.2.11.7 Private Open Space:**

Ground floor units shall have a minimum cumulative private open space area of 150 sq. ft. Upper floor decks and balconies may only be counted towards this private open space requirement when they have a minimum contiguous area of 50 sq. ft. and have no dimension less than 5 feet in any direction.

Upper floor units with no ground floor living area (i.e. carriage flats) shall have a minimum contiguous area of 50 sq. ft. with no dimension less than 5 feet in any direction.

Stand-alone multi-family units over 18 du/ac, shall have private outdoor living space with a minimum contiguous area of 50 sq.ft. with no dimension less than 5 feet in any direction qualified by one of the following:

- o Courtyard (front, rear or interior open to the sky)
- o Front Porch
- o 2nd story balcony (no encroachment into rear setback)
- o Rooftop deck

Private open space may be provided in at least one third (1/3) of high density residential units across the entire project to create architectural variety. When private open space is not provided, an equivalent amount of common open space will be provided outside. This space will not count toward public/park open space requirements.

**5.4.2.11.8 Common Open Space:**

A minimum of 250 sq. ft. of common open space shall be provided per unit as follows:

Common open space shall require a minimum contiguous area of 300 sq.ft. with no dimension less than 15 feet in any direction. Hardscape courtyard and plaza areas shall require a minimum contiguous area of 400 sq.ft., with no dimension less than 20 feet in any direction, to qualify as common open space.

All required common open space shall be useable hard or softscaping. Hardscaping, including community pools and courtyard/plaza space, may not comprise more than 60 percent of common open space requirements.

Common open space may include but is not limited to landscaping, plazas, picnic areas, pools and spas, court games, gyms, gardens, tot lots, paseos, trails or other recreational facilities/uses.

Common and private open spaces are to be permanently maintained in an orderly fashion.

Required common open space may not be satisfied by the utilization of parking areas, driveways, service areas, or unusable slopes (slopes greater than or equal to 3:1). Greenbelts, and on-site circulation improvements including bicycle and walking paths may be counted toward common open space requirements.



### 5.4.2.12 Development Standards, Wrap Apartments/Condominiums

5.4.2.12.1	<p><b>Lot Criteria:</b>                  Maximum Lot Coverage: 60%                  Maximum Units Per Building: 24                  (or as established by the approved Development Plan for High Density Residential uses)</p>
5.4.2.12.2	<p><b>Lot Dimensions:</b>                  Minimum Project Area: 3.0 acres                  Minimum Lot Width: N/A                  Minimum Lot Depth: N/A</p>
5.4.2.12.3	<p><b>Building and Remote Parking Setbacks<sup>1,4</sup>:</b>                  From Edison Avenue (35' neighborhood edge): 15' from neighborhood edge (50' from R.O.W.)                  From Mill Creek (18' neighborhood edge): 10' from neighborhood edge (28' from R.O.W.)                  From Interior Property Line adjacent to Detached Residential: 25'                  From Haven (14' neighborhood edge): 10' from neighborhood edge (24' from R.O.W.)                  From SCE Property Line/Easements: 15'                  From Private or Local Street: 10' from neighborhood edge                  Allowable Porch/Balcony/Architectural Projections: 5' maximum encroachment into setbacks                  From Alley, Common Drive, or Adjacent to Remote Parking: 10'</p>
5.4.2.12.4	<p><b>Building Separation<sup>1,3</sup>:</b>                  Front to Front: 30'                  Front to Side: 25'                  Porch to Porch: 15'                  Side to Side: 15'                  Side to Porch: 15'</p>
5.4.2.12.5	<p><b>Building Height<sup>2</sup>:</b>                  Primary Structure: 45' / 3 story                  The free standing Residential Only Overlay within Planning Area's 20 and 21 may exceed the 3-story limit, subject to Planning Department review and approval                  Accessory Structure: 1 story/ 14'</p>
5.4.2.12.6	<p><b>Parking<sup>4</sup>:</b>                  Refer to Section 5.4.1.12 for parking requirements                  Projections/Architectural Features: 3' above Primary Structure</p>

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.

2. Building heights shown are maximum dimensions.

3. Building separations are to be measured between main walls.

4. Parking stalls perpendicular to the street shall be screened by landscaping, berms, or decorative walls that match the architectural style of the nearest development. Screening shall be a minimum height of 36" (to ensure concealment of vehicle grills).

**5.4.2.12.7 Private Open Space:**

Ground floor units shall have a minimum cumulative private open space area of 150 sq. ft. Upper floor decks and balconies may only be counted towards this private open space requirement when they have a minimum contiguous area of 50 sq. ft. and have no dimension less than 5 feet in any direction.

Upper floor units with no ground floor living area (i.e. carriage flats) shall have a minimum contiguous area of 50 sq. ft. with no dimension less than 5 feet in any direction.

Stand-alone multi-family units over 18 du/ac, shall have private outdoor living space with a minimum contiguous area of 50 sq.ft. with no dimension less than 5 feet in any direction qualified by one of the following:

- o Courtyard (front, rear or interior open to the sky)
- o Front Porch
- o 2nd story balcony (no encroachment into rear setback)
- o Rooftop deck

Private open space may be provided in at least one third (1/3) of high density residential units across the entire project to create architectural variety. When private open space is not provided, an equivalent amount of common open space will be provided outside. This space will not count toward public/park open space requirements.

**5.4.2.12.8 Common Open Space:**

A minimum of 250 sq. ft. of common open space shall be provided per unit as follows:

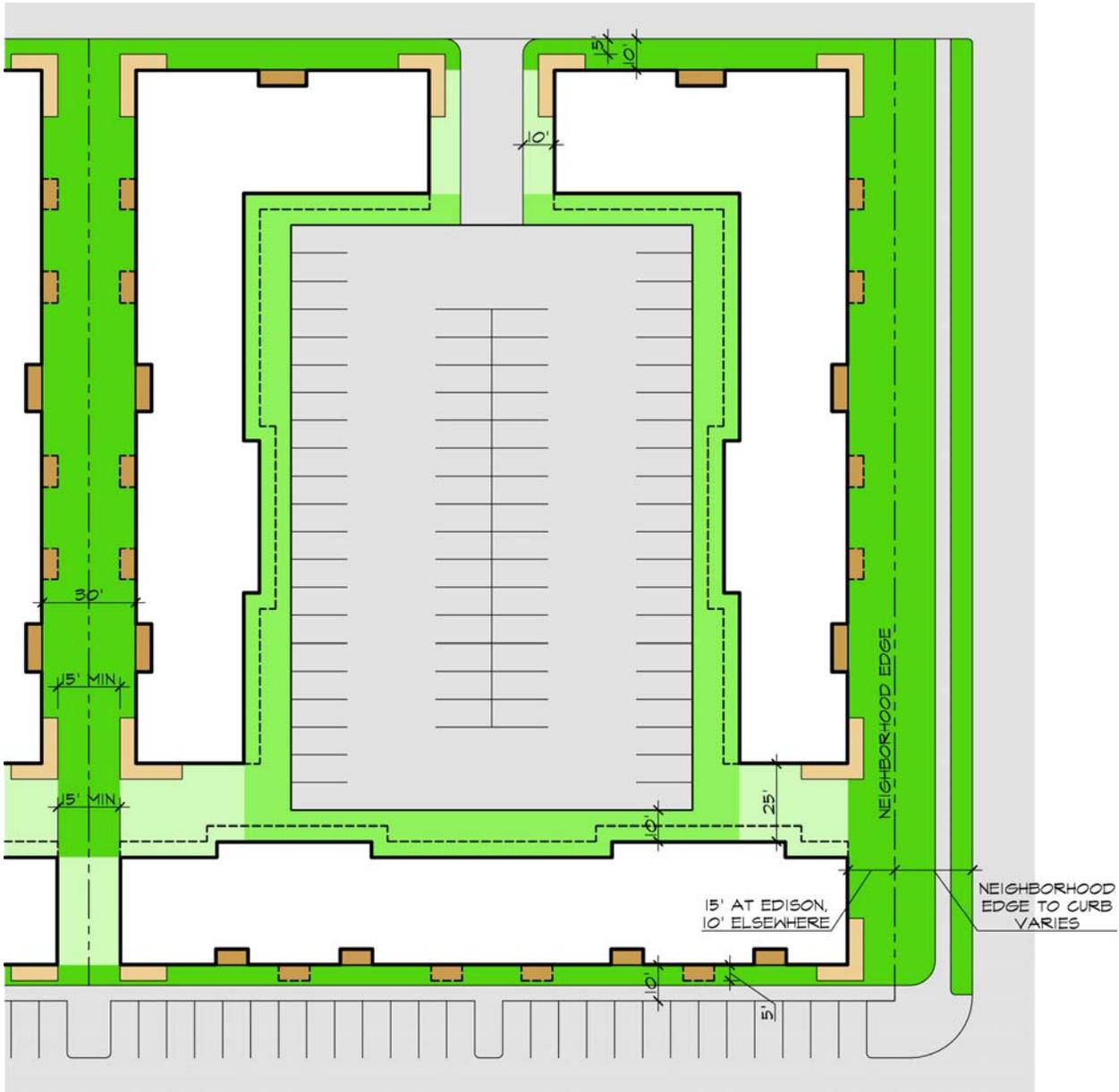
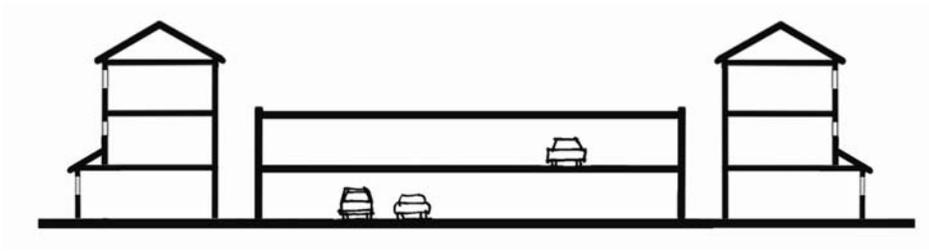
Common open space shall require a minimum contiguous area of 300 sq.ft. with no dimension less than 15 feet in any direction. Hardscape courtyard and plaza areas shall require a minimum contiguous area of 400 sq.ft., with no dimension less than 20 feet in any direction, to qualify as common open space.

All required common open space shall be useable hard or softscaping. Hardscaping, including community pools and courtyard/plaza space, may not comprise more than 60 percent of common open space requirements.

Common open space may include but is not limited to landscaping, plazas, picnic areas, pools and spas, court games, gyms, gardens, tot lots, paseos, trails or other recreational facilities/uses.

Common and private open spaces are to be permanently maintained in an orderly fashion.

Required common open space may not be satisfied by the utilization of parking areas, driveways, service areas, or unusable slopes (slopes greater than or equal to 3:1). Greenbelts, and on-site circulation improvements including bicycle and walking paths may be counted toward common open space requirements.



WRAP APARTMENTS/CONDOMINIUMS

## 5.5 REGIONAL COMMERCIAL/MIXED-USE DISTRICT DEVELOPMENT STANDARDS

*Applies to Planning Areas 20 and 21*

The purpose of the Regional Commercial/Mixed-Use District and complementary Stand Alone Residential Overlay is to foster dynamic neighborhoods. The cooperative development of the Regional Commercial District and Stand Alone Residential Overlay generates mixed-use neighborhoods with the potential to integrate diverse uses into a single land use concept, allowing for seamless relationships between compatible uses. This district, and corresponding overlay, provides for complementary regional commercial, mixed-use, and integrated residential opportunities. This place making district enables a main street environment with feasible commercial opportunities where pedestrian activity is as important to the streetscape as vehicular activity; a place where the town center atmosphere is a short walk for residents to enjoy the goods and services within the heart of the Regional Commercial District.

Section 9-1.0200 of the Ontario Municipal code defines Mixed-Use (MU). The intent of the Regional Commercial/Mixed Use District is to go beyond this definition, to address Mixed-use as the horizontal or vertical mixing of mutually-supporting retail, service, office, hospitality, and high density residential uses connected to each other within a walkable environment.

Portions of Planning Areas 20 and 21 may be developed as Mixed-Use enclaves that create a vital and attractive environment for residents, visitors, and employees in a higher-density active, urban environment.



### 5.5.1 APPLICABILITY

According to the General Plan, the creation of mixed use, commercial, and public spaces that emphasize pedestrian activity is a fundamental premise of the Land Use Plan. Development within Planning Areas 20 and 21, the regional commercial mixed-use area, will be designed to promote community activity. Major public places (square, plazas, promenades, etc.) will be incorporated to accommodate connectivity, events, and enhance pedestrian activity and connectivity. Buildings will be sited in close relation to common sidewalks and public places, with parking strategically located to balance retailer and user needs with pedestrian connectivity.

The Land Use Plan provides an incentive for the development of mixed use projects by granting a story bonus and corresponding increase in the maximum floor area ratio from 0.5:1 for commercial/office uses to 2.0:1 for mixed use buildings. In order to secure the additional density bonus and height, the applicant shall follow the development standards and design guidelines associated with the Regional Commercial/Mixed Use District of this Specific Plan and incorporate traditional neighborhood principles.

Notwithstanding Development Code Section 9-1.1615, the Regional Commercial/Mixed Use development regulations and design guidelines contained herein shall apply to new construction of commercial or mixed-use projects within the Regional Commercial/Mixed Use District. New construction of "commercial only" projects may utilize either the Regional Commercial/Mixed-Use regulations of this Specific Plan, or the commercial and professional office zoning designations contained within the Development Code Section 9-1.1600, *Commercial and Professional Districts*. Declaration of zoning regulations utilized shall take place upon project application. Residential development within the Regional Commercial/Mixed-Use District zone may occur as part of a horizontal or vertical mixed use project, or as a "residential only" project within the Stand Alone Residential Overlay. See Figure 3-1, *Land Use Plan*. All residential development within the Regional Commercial/Mixed Use District or Stand Alone Residential Overlay shall be subject to the regulations, design guidelines, and development standards of this Specific Plan.

### 5.5.2 DEFINITION OF TERMS

The meaning of words, phrases, titles, and terms shall be the same as provided in the City of Ontario Development Code Article 2, "Definitions", unless specifically provided herein and those as identified within Section 1, Introduction of this document.

### 5.5.3 MIX OF USES

The Land Use Plan for the Regional Commercial/Mixed Use District provides standards and concepts for the development of high activity economic employment centers that are supported by residents of the area and the greater region. Specific uses shall be selected in response to market demands. Any permitted mix or

combination of uses can be provided within a single structure, parcel, or leasehold in the Regional Commercial / Mixed Use District.

The Regional Commercial/Mixed Use District allows for a seamless transition between pure commercial and pure residential uses. Defined edges of adjacent uses are intentionally blurred to foster a dynamic urban environment. Transitions between private residential neighborhoods within the Stand Alone Residential Overlay and active public/commercial spaces should portray the sense of a cohesive community without walls, fences, or sharp edges.

Though independent from the residential planning areas, Regional Commercial/Mixed Use District development should be abutted by, and integrated with, higher density housing and amenities to create a cohesive district.

The Regional Commercial/Mixed Use District allows for a wide spectrum of commercial uses (neighborhood to regional scale), retail commercial, office and professional, public and quasi-public, medium to very-high density residential, and hospitality uses. Commercial uses that are neighborhood serving in scale, and generate pedestrian activity are encouraged along interior pedestrian and vehicular circulation corridors.

Total commercial development (integrated, stand alone, or commercial only) within the Planning areas 20 and 21, Regional Commercial/Mixed Use District, shall be no less than 848,800 gross square feet. The total gross commercial floor area may not exceed 1,306,800 square feet, based on the trip budget maximum identified within the New Model Colony Transportation Implementation Plan.

Horizontal and vertical mixture of uses are permitted and encouraged within the Regional Commercial/Mixed Use District. Vertical mixed-uses are building configurations with commercial, office or service/community on the lower level, and office and/or residential on upper levels. While development of a mixed-use nature is preferred, and allowed by right, mixed-use development is not a required project component within the Regional Commercial/Mixed Use District.

Residential uses are not a required project component in Planning Areas 20 and 21. Residential components are allowed, by right, as part of a mixed-use or free-standing, single family detached or multi-family configurations. The Stand Alone Residential Overlay provides for higher density residential neighborhoods in an urban setting. Within the Regional Commercial/Mixed Use District residential, mixed-use or stand alone configurations shall not exceed the overall average density of 18 units per gross acre, as measured over the entire planning area.

Live/Work, within residential-only or mixed-use developments, is an appropriate transitional use between primarily commercial and primarily residential areas within the district, and allowed by right, in the District and Stand Alone Residential Overlay. Live/Work uses are not required.

**5.5.4 DEVELOPMENT CAPACITY**

Commercial, residential, and service uses in any configuration are limited by development and design standards of this section, and specific development capacities established by trip generation allotments. The Rich-Haven Land Use Plan allocates a total number of units to each residential Planning Area as indicated in Table 3-1, *Land Use Plan Summary*, included in Section 3 of this Specific Plan. Variations in the number, type, and intensity of residential dwelling units and commercial uses may occur at the time of final design of the planning area depending upon the project and development timing. Transfers in allocation of residential units, commercial square footage, and associated daily trips allocated within Planning Areas 20 and 21 of the Specific Plan, is permitted as prescribed within Section 8.1.5, *Residential Unit Transfer*, and 8.1.6, *Mixed Use Implementation Mechanisms*.

Based on the New Model Colony Transportation Implementation Plan the maximum total daily trips for the Regional Commercial/Mixed Use District, Planning areas 20 and 21 (NMC Sub Area 19), is approximately 37, 020 Average Daily Trips (ADT), based upon a total of 1,306,800 s. f. of regional commercial uses and an ADT rate of 28.33ksf (assumes a rate adjusted downwards by 34% to reflect an average rate of pass-by trips at shopping center). Dividing the trip cap equally between the two Planning Areas, the following table provides the ADT allotment by Planning Areas 20, 21A and 21B.

**TRIP ALLOCATION FOR PLANNING AREAS 20 AND 21**

	Acres	Percentage	Number of Trips
PA 20	80	50.0%	18,510
PA 21A	60	37.5%	13,882
PA 21B	20	12.5%	4,628
Total	160	100.0%	37,020

**5.5.5 OPEN PARK AREA (COMMON OPEN SPACE)**

Residential projects and residential uses within mixed-use buildings/projects shall comply with the following common open space requirements to fulfill open park area requirements in accordance with Section 4.6.2, Parks herein. In addition to common open space requirements in this section, residential units are required to have private open space. These standards are discussed, by product type, in Section 5.4.

The minimum amount of open park area required of any residential components within the Regional Commercial/Mixed Use District or Stand Alone Residential Overlay shall be determined by the following:

(number of dwelling units) x (occupancy factor) x (0.002) = Area (acres) of park and/or public plaza to be permanently established. Please refer to Attachment E for applicable occupancy factors.

This standard fulfills the 2 ac./1000 population open park area requirements for Rich-Haven. This open space requirement may be met within any mixed-use development containing residential components, attached or detached, or by satisfying the in-lieu park development impact fee as approved by the City. Fees will be paid to fulfill the balance of the City's parks requirement.

Mixed-Use development, commercial or residential uses, shall be organized around or in conjunction with common public facilities including parks, plazas, paseos, and other open space features. Open spaces become a progressively public space as land uses transition from primarily residential to commercial dominant. Open space and landscaping plans should incorporate spaces of varying size, locations, and uses to serve the full gamut of uses within the Regional Commercial/Mixed Use District.

#### **5.5.5.1 MIXED-USE BUILDING COMPUTATION OF MAXIMUM AREA OF PARK TO BE DEDICATED**

All required open park area shall be useable hard or softscaping. Hardscaping, including community pools and commercial plaza space, may not comprise more than 60 percent of common open space requirements.

Open park area in residential components, except for residential paseos, shall require a minimum contiguous area of 200 sq.ft. with no dimension less than 10 feet in any direction. Hardscape plaza areas within Regional Commercial/Mixed-Use areas shall require a minimum contiguous area of 400 sq.ft., with no dimension less than 20 feet in any direction, to qualify as open park area.

Required open park area may not be satisfied by the utilization of parking areas, driveways, service areas, or unusable slopes (slopes greater than or equal to 3:1). Greenbelts, and on-site circulation improvements including bicycle and walking paths may be counted toward open park area requirements.

Common open space may include but is not limited to landscaping, plazas, picnic areas, pools and spas, court games, gyms, gardens, tot lots, paseos, and trails.

**5.5.6 DESIGN**

All new development in the Regional Commercial/Mixed Use District is subject to the architectural and design criteria in the Design Guidelines for Mixed-Use Development.

**5.5.7 COMMERCIAL COMPONENT**

This section sets forth the permitted use regulations for commercial uses, as stand alone buildings or as part of a mixed-use building/development within Planning Areas 20 and 21 of the Rich-Haven Specific Plan. The primary use of commercial areas within Rich-Haven will be regional and neighborhood commercial services.

Should the regulations contained herein differ from the regulations of the City of Ontario Development Code, the regulations of the Specific Plan shall take precedence. Where the Rich-Haven Specific Plan is silent, City Code shall apply.

**5.5.7.1 PERMITTED USES**

All the following uses are permitted as defined in Sec 9-1.1660 of the municipal code. The zoning code is structured to allow permitted uses to occur as accessory uses or as permitted use. Therefore, a department store that contains a super market and pharmacy would be permitted, whether in the same building or as individual buildings. As such, permitted commercial uses within the Regional Commercial/Mixed-Use District land use shall be consistent with those uses defined by the City of Ontario Municipal Code falling within Commercial and Professional District zones Section 9-1.1600.

<b>PERMITTED USES</b>	<b>Regional Commercial</b>	<b>Mixed Use</b>
Antique shop	X	X
Appliance store	X	
Art supply store	X	X
Automotive minor repair, as ancillary use only (i.e. brakes, tires, electrical)	X	
Automotive Parts/Supply	X	
Bakery retail	X	X
Banks/Credit unions	X	X
Barber/beauty shop	X	X
Beauty supply store	X	X
Book store	X	X
Business management	X	X
Camera supply store	X	X
Catering establishment	X	X
Clothing and accessory store	X	X
Coffee House/Café	X	X

PERMITTED USES	Regional Commercial	Mixed Use
Commercial sports facilities such as batting cages, indoor golf, etc.	X	
Computer and home electronics retail	X	X
Computer, electronics home repair	X	X
Cutlery	X	X
Dance hall/Studio hall	X	X
Delicatessen/cafeteria	X	X
Department Store	X	
Discount/Variety store	X	
Dry Cleaners (commercial off-site cleaning operations only)	X	X
Dry Cleaners (Commercial)	X	X
Family entertainment centers	X	X
Florist shop	X	X
Furniture sales	X	
General merchandise/retail store	X	X
General offices for: advertising agency, economic consultant, insurance companies, escrow companies, interior decorator, real estate, public utilities, personnel agency, management consultant, collection agency	X	X
Government offices	X	X
Garden Supply/Hardware store	X	X
Health Clubs	X	X
Health/Specialty food store	X	X
Hobby supply store	X	
Home appliance store	X	X
Ice cream parlor	X	X
Ice skating rinks/in-line or roller hockey rinks	X	
Jewelry store	X	X
Jewelry, watch and clock repair	X	X
Locksmith/key shop	X	X
Luggage and leather goods	X	X
Medical Clinic/Healthcare Center/ Emergency care facility	X	
Movies theatres	X	
Music and Video stores	X	X
Nursery school or child care center	X	X
Office supplies and equipment	X	X
Other financial services	X	X
Personal service shops	X	X
Pet and pet supply stores	X	
Photocopy services	X	X
Photography studio		X

PERMITTED USES	Regional Commercial	Mixed Use
Plant nurseries (retail)	X	
Police Station	X	X
Fire Station	X	
Private clubs, lodge halls, union halls	X	X
Private/non-profit cultural facilities such as, but not limited to, art galleries, music halls, museums	X	X
Produce stands	X	
Professional offices for: architect, accountant, attorney, chiropractor, contractor, dentist, doctor, engineer, optometrist, land planner, and other similar professions	X	X
Recreational equipment sales	X	X
Residential Units (apartments and for sale units)		X
Restaurant, family sit down full service, specialty and fast food refer to Section 5.5.8.8 of this chapter	X	X
Shoe store, repair	X	X
Sporting goods store	X	X
Sports related research facility	X	X
Stationary & gift shops	X	X
Super Market	X	
Travel agencies	X	X
Warehouse/Club store	X	

PERMITTED USES SUBJECT TO A CONDITIONAL USE PERMIT	Regional Commercial	Mixed Use
Banks, and Credit unions with drive-thru in accordance with Section 9-101305D of the City Development Code and Section 5.5.8.8 herein	X	
Billiard parlor/Pool hall	X	
Bowling alleys	X	
Car wash-full service	X	
Car wash-self service as an ancillary use	X	
Drug store/pharmacy with drive-thru in accordance with Section 9-101305D of the City Development Code and Section 5.5.8.8 herein	X	
Gas station in accordance with section 9-1.1305 G of the City Development Code	X	
Hotels	X	X
Kiosks/carts	X	
Laundromat (coin operated)	X	X
Liquor store	X	X

PERMITTED USES SUBJECT TO A CONDITIONAL USE PERMIT		
	Regional Commercial	Mixed Use
Live performance facility, night club	X	X
Live/Work, subject to the provisions of Section 5.6, herein		X
On-site alcoholic beverage sales establishment including bars, taverns, cocktail lounges (when not an integral part of a restaurant)	X	X
Places of worship including but not limited to churches, temples, mosques or synagogues	X	X
Public utilities	X	X
Swim club	X	
Tennis club	X	
Video Arcade	X	X
Virtual-Reality facilities	X	X
ACCESSORY USES AND STRUCTURES		
Accessory uses and structures are permitted when customarily associated with and subordinate to a permitted use on the same site and would include:		
a. Enclosed, screened outdoor storage		
b. Maintenance facilities and structures		
c. Satellite Dishes (In compliance with Act 2, Section 9.1.3.2.89 of the Development Code.)		
TEMPORARY USES AND INTERIM USE		
Temporary uses are subject to Article 11 – Temporary Uses of the City Development Code and include the following:		
a. Amusement (i.e. circuses, carnivals etc.)		
b. Christmas Tree, Pumpkin, and similar lots		
c. Outdoor displays		
d. Parking lot sales		
e. Street/Craft fairs and Farmer Markets		
f. Temporary Structures		
g. Agricultural Operations		
UNLISTED USES		
Those uses not specifically listed are subject to a determination by the Planning Director as either permitted, permitted subject to a conditional use permit or prohibited consistent with the purpose of the land designation of this District and the Specific Plan. Decisions of the Director are appeal able to the Planning Commission.		

5.5.8 REGIONAL COMMERCIAL DEVELOPMENT STANDARDS

The following standards provide the lot development criteria for commercial uses within Planning Areas 20 and 21. Refer also to General Standards in Section 5.3.

**Minimum Lot Size/Area:** Minimum lot size shall be large enough to accommodate the proposed use, meet all Development Standards, and cumulatively meet commercial thresholds as specified within the Specific Plan.

**Floor Area Ratio** (Calculated based on gross site acreage)

Minimum Commercial Office	0.2:1
Maximum Commercial/Office	0.5:1

**Minimum Landscape Coverage** 15%, all setback from right-of-way areas shall be landscaped.

**Building Setbacks (minimum)**

From Milliken Avenue Right-Of-Way	35 feet <sup>(4)</sup> <sup>(5)</sup>
From Edison Avenue Right-Of-Way	35 feet <sup>(4)</sup> <sup>(5)</sup>
From Mill Creek Avenue Right-Of-Way	18 feet <sup>(4)</sup>
From Private or Local Street	15 feet <sup>(2)</sup>
From Interior Property Line Adjacent to Residential (Stand Alone Residential) Overlay District	0 feet
From detached residential on adjacent property	25 feet
From SCE Property Line/Easements	25 feet
Building to Building	15 feet
	0 feet if attached; free standing buildings shall maintain a setback of 2/3 the height of the building, or 25', whichever is less.

Allowable Porch/Balcony Encroachment into Setback 5 feet

**Parking Setbacks<sup>(3)</sup> (minimum)**

From Milliken Avenue Right-Of-Way	35 feet
From Edison Avenue Right-Of-Way	35 feet
From Mill Creek Avenue Right-Of-Way	18 feet
From Private or Local Street	12 feet
From detached residential on adjacent property	5 feet
From SCE Property Line/Easements	5 feet

**Building Height (Maximum)**

Single Use Structure	45 feet
Architectural Projections (including towers, focal elements, cupolas, etc)	55 feet
Porte-cocheres	35 feet

<sup>(1)</sup> Per Ontario Municipal Code, Section 9-1.1610. Commercial parking standards still apply.

- (2) Refer to Section 7, Landscape Design Guidelines for further setback/design requirements.
- (3) Parking stalls perpendicular to street shall be screened by landscaping, berms, or decorative walls that match architectural style of nearest development. Screening shall mature to a minimum height of 36" (to screen car grilles)
- (4) Buildings shall be set back to the Neighborhood Edge or to the given setback from R.O.W., whichever is more restrictive. Where a Neighborhood Edge condition does not exist, setbacks from R.O.W. shall govern.
- (5) One and two-story buildings may encroach 10 feet into the neighborhood edge subject to Planning Department review and approval.

#### 5.5.8.1 Circulation

Serving as a commercial retail destination with neighborhood elements, Rich-Haven Specific Plan shall have street frontage monumentation announcing the major entrance to the development from Edison Avenue. Within Rich-Haven Specific Plan major vehicular access to commercial elements and residential areas shall be clearly designated and intuitive, supplemented with special paving, landscaping and signage. Intersection nodes, where both vehicular and primary pedestrian activities occur, may feature enhanced paving to signify the mix of these activities. Parking should be oriented toward specific tenants and away from the street, with clearly marked pedestrian pathways to building entrances.

A strong pedestrian connection should be provided between the commercial area and the residential neighborhoods within Planning areas 20 and 21, to enhance the walk-ability of the development.

#### 5.5.8.2 Parking Standards

The following standards apply for required off-street parking of stand alone commercial uses based on gross interior floor area within the Regional Commercial/Mixed-Use District:

Restaurant	1 per 100 sq.ft.
Fast Food drive-thru	1 per 75 sq.ft.
Retail	1 per 250 sq.ft.
Banking	1 per 250 sq.ft.
Medical	1 per 250 sq.ft.
Office	1 per 250 sq.ft.
Day Care	1 per 500 sq.ft.

All other uses not identified in the table shall conform to Article 30, Section 9-1.3000, *Parking and Loading Requirements*.

Speed humps or other devices may be used to control vehicular traffic speeds in and near pedestrian zones. Double loaded parking aisles may be either 90-degree or angled. Parking drive aisles shall be a minimum of 25 feet for 90-degree or 2-way angled parking. Drive aisle may be reduced to

20 feet wide for one-way angled parking. A dashed line along main travel routes is recommended to provide a street appearance. Walkways within the parking fields are required to have scored concrete, stamped concrete or paver treatment to integrate pedestrian paths of travel.

Standard parking stalls shall be no less than 9 feet wide by 19 feet deep. Compact parking shall be allowed at dimensions of 8.5 feet wide by 17 feet deep, and not comprise more than 25% of the total parking spaces.

Refer to Mixed-Use/Commercial Landscape Design Guidelines, section 7.8.

#### 5.5.8.2.1 Loading

All large commercial uses, except medical, require one loading space unless otherwise noted. Refer to Loading and Service Design, of the Regional Commercial/Mixed Use District Design Guidelines for further loading requirements. Appropriate queuing, six to eight car stacking, for drive-thru banks and pharmacies shall be provided.

On-street loading spaces shall have appropriate loading, time/day signage for the space and shall be in addition to required parking for the mixed-use building/tenant.

#### 5.5.8.2.2 Shared Parking Programs

Where opportunities exist for shared parking between uses with staggered peak parking demands, owners and developers should make every possible effort to take advantage of this opportunity to reduce total number of parking spaces within each site or parcel. The intent of a shared parking program is to reduce land devoted to parking, thereby providing for open spaces, walkways or other amenities. The parking standards may be reduced, up to a 40% reduction, based on a shared parking reduction study as outlined within the Specific Plan.

### 5.5.8.3 Pedestrian Orientation and Connectivity

Fostering pedestrian activity along interior circulation corridors is critical to the interactive, urban nature of the Regional Commercial/Mixed Use District. Interior circulation corridors, with commercial and mixed-use frontages shall have appropriate planting and paving features to accommodate pedestrian activity.

Shaded courtyards or plazas are encouraged to be incorporated into building layout and design to provide comfortable pedestrian spaces. Such courtyards may feature elements that enhance the pedestrian experience such as fountains, trellises, umbrellas, shade trees, comfortable tables, chairs

and benches, kiosks, etc. Please refer to Section 7.8, Mixed-Use/Commercial Landscape Design Guidelines.

#### 5.5.8.4 Patio Dining

Outdoor seating, in conjunction with business, is encouraged to enliven the street scene along commercial edges. Patio dining areas may be either connected or separated from building face. If separated, the space between seating area and building face must be a minimum of 8 feet to allow pedestrian traffic. In all cases, the seating area must have an internal minimum dimension of 5' clear. There is a maximum 20-foot encroachment onto park/paseo or urban edge/setback areas. Along Edison Avenue, patio dining may encroach a maximum of 10 feet. Patio areas may be enclosed by the tenant by open rail compatible with the architecture of the building, hedges or other suitable separation. Please also refer to Section 6.5.4.1, Patio Dining.

#### 5.5.8.5 Drive-thru Facilities

A drive-through facility shall be operated only as (a) part of a restaurant which also has an indoor dining area, (b) a banking facility or (c) a drug Store, and in such locations provided for such uses within the Regional Commercial/Mixed-Use District, subject to satisfying the requirements listed below.

All drive-through facilities shall be subject to the following performance standards:

##### **a. *Separation from Sensitive Land Uses***

1. A drive-through facility shall be separated from any single-family residential development or single-family residential district by no less than 300 feet, or a freeway. A drive-through facility within a Regional Commercial/Mixed Use District shall be separated from any "stand alone" multi-family building by no less than 150 feet. This standard may be modified, particularly for non-restaurant drive-through uses if mitigation measures satisfactory to the City are presented in the overall design program.
2. The drive-through facility shall be architecturally treated with service and delivery "back of house" areas visually screened from residential development with a reverse corner design in addition to a wall, landscaping, or other screening features, or by other natural or constructed barriers, such as other commercial or mixed-use development.

**b. *Minimum Site or Part of Center or Development Complex***

A restaurant with drive-through facilities shall have a minimum one-half acre land area (legal lot or tax parcel) or shall be part of a commercial center or larger development complex of at least one acre.

**c. *Setbacks***

Buildings shall orient toward the street. The building shall maintain a 15 foot landscaped setback from the property line. Design elements, such as trellises, may encroach into the setback when well integrated with the landscape. Landscaped berms shall screen the parking lot and drive through aisle.

All structures, parking areas, drive-through stacking and exit lanes, intercom system, trash enclosure, etc., shall be set back a minimum of 20 feet from any property line, or if part of a commercial center or larger development complex, 20 feet or more from any perimeter property line of the center or complex.

Site design shall minimize pedestrian/vehicle conflicts by creating opportunities for courtyards, plazas, outdoor dining, and landscaped pathways that promote safe and convenient pedestrian movement.

**d. *Aesthetics***

All structures, signs and related facilities shall be subject to architectural design criteria established for this Specific Plan, and subject to design review by the City Planning Department to ensure the integrity of the overall design program in the Regional Commercial/Mixed-Use District. All development shall be visually compatible to surrounding uses in form, materials, colors, and scale.

In addition, all signs are subject to the Sign Criteria established as part of this Specific Plan and Design Guidelines.

**e. *Circulation***

Drive-through restaurants shall have a drive-through lane that measures a minimum of 144 feet in length from entry to pick-up window, accommodating 6 vehicles. The lane shall not enter from the street. The lane shall have a minimum width of 11 feet on straight section and 12 feet on curved section. Drive-through lanes shall be screened through building orientation, landscaping, low screen walls, hedges, or trelliswork.

1. Vehicle conflicts with pedestrians and bicycles shall be minimized.
2. All drive-thru facilities shall be consistent with Article 13 of the Development Code.
3. The project applicant may be required to prepare and submit to the City as part of the initial application a traffic circulation study. The study shall address: 1) the function of the internal street(s) or driveway(s) that serve the subject parcel for bypass, parking access and drive-thru queuing; 2) the placement, design, and adequacy of the vehicle queuing aisle; 3) the on-site circulation, parking lot design and pedestrian/bicycle safety for the parking supporting the use; and 4) additional information as requested by the City Engineer. The traffic circulation study shall identify potential adverse impacts and include measures for mitigating such impacts.
4. There shall be no curb cuts for driveways to any individual drive-through parcel from any City thoroughfares. All circulation to and from drive-through parcels shall be contained within a larger commercial or mixed-use project, with points of access to City thoroughfares via established curb cuts approved in the Specific Plan. Adequate sight distance shall be provided for exiting from the drive-through parcel to the internal circulation routes within the commercial or mixed-use center.
5. Appropriate cueing, six to eight car stacking, for drive-thru banks and pharmacies shall be provided.

**f. Parking**

1. One parking space shall be provided for each 75 square feet of gross interior, non-food preparation, floor area for each restaurant drive-through use. Up to 8 spaces in the drive-through queue (8 x 25' minimum = 200') may be applied towards meeting the parking standard. One parking space shall be provided for each 250 square feet of gross interior floor area for each banking or drug store use.
2. All parking areas shall comply with development standards of this Specific Plan.
3. Parking shall be restricted to customers and employees only for restaurant drive-through parcels. The parking restrictions shall be posted in the parking lots and enforced by the restaurant management.

**g. Restrooms**

Access to bathroom facilities located within the restaurant development shall be from within the structure, with no direct access from the parking area.

**h. Noise**

1. Noise levels from the drive-through facilities shall not exceed the City noise standards.
2. The project applicant shall provide the plans and specifications for any potential noise sources, such as intercom system, trash compactor, etc. Plans shall include measures to mitigate any potential adverse impact from such noise sources.
3. Speaker boxes of any point to point intercom system shall be oriented away from residential development and other sensitive receptors located in the general area of the drive-through facility.
4. Outdoor maintenance and cleaning activities shall be limited if determined necessary by the City to achieve compatibility with surrounding land uses.
5. The on-site manager shall not permit any loud music, noise or other sounds by means of phonograph, radio, or other broadcasting apparatus or device, and shall not permit fighting, quarreling, loitering, or loud noise or other nuisance which disturbs the quiet and peace of the premises or the neighborhood. Outdoor music as part of an outdoor dining area shall be allowed subject to City approved noise thresholds, between the hours of 9 am to 9 pm, with speakers oriented away from residential uses.
6. Generally speaking, drive-through operations for any use shall be limited to the hours of 6:30 am to 11:30 pm, unless mitigation measures are provided to the City's satisfaction to address potential noise impacts on adjacent uses. Deliveries shall be limited to hours of operation.

**i. Light and Glare**

1. A wall or hedge along the outer perimeter of the parking area(s) and drive-through lane(s), except for areas of ingress and egress, may be required if determined necessary by the City to prevent unwanted light and glare. The height, design and specific

location of such barrier shall be subject to architectural criteria established within the Specific Plan Design Guidelines.

2. All lighting fixtures shall be designed, installed and maintained so as to direct light only onto the subject parcel.
3. All lighting in the parking lot(s) and drive-through area(s) shall comply with the provisions of the City of Ontario Lighting Code. No motion sensor lighting shall be allowed within any areas exposed to residential uses.
4. All lighting shall be subject to a 30-day lighting level review period, during which time illumination levels shall be evaluated and adjusted where determined necessary by the City.

*j. Maintenance*

1. The site shall be maintained in a litter free condition and no undesirable odors shall be generated on the site. The on-site manager shall make all reasonable efforts to see that the trash or litter originating from the use is not deposited on adjacent properties. Trash enclosures and bins shall be enclosed on all sides to suppress odors and prevent spillage of materials. Employees shall be required daily to pick up trash or litter originating from the site within 150 feet of the perimeter of the property. Graffiti shall be removed within 48 hours.
2. The project applicant shall prepare and submit a litter control plan and a recycling plan to the City, if not part of an overall recycling plan established for the commercial or mixed-use project.
3. The on-site manager of the use shall take whatever steps are deemed necessary to assure the orderly conduct of employees, patrons, and visitors on the premises.
4. A copy of the above maintenance standards and any applicable Planning staff Conforming Use Permit conditions shall be posted alongside the necessary business licenses and be visible at all time to employees.

- k. Special Notice Requirements:* Drive-through facilities located in areas designated within the Specific Plan, conforming to the above standards, shall be reviewed and approved by City Planning staff by issuance of a Conforming Use Permit.

Drive-thru uses which do not comply with those locations shown in the Specific Plan or that substantially vary from the guidelines noted above shall be subject to a Conditional Use Permit process through the City of Ontario, including any public noticing and/or hearing processes required through such process. Any notice of any public hearing on a proposed drive-through facility or a physical modification of an existing drive through facility shall be given to the blind, aged, and disabled communities, in order that they may participate in the hearing.

- l. Additional Conditions:* The above performance standards constitute the minimum deemed necessary under general circumstances and in most cases to prevent adverse effects from drive-through facilities. Other and further standards may be required as conditions of approval defined by City Planning staff to ensure that such uses are in accord with the intent of the Specific Plan and in concert with the integrity of the commercial or mixed-use project.
- m. Discontinuation of Use:* If any drive-through facility approved pursuant to this Part is discontinued for a period of 12 months or longer, the Conforming Use or Conditional Use Permit for such use shall be void. Subsequent uses shall be reviewed and approved under the same criteria, as may be amended from time to time. If such parcels are (a) within the originally established "Conforming Use Areas" or (b) on a site granted a Conditional Use Permit and, in the opinion of the City Planning Department, such subsequent use is deemed less impacting than the originally approved Conditional Use, then such uses shall be afforded the Confirming Use Permit process for their project approvals.

Discontinuation of use for a period of 12 months or longer of any drive-through facility approved pursuant to this Part for, the Conforming Use or Conditional Use Permit (CUP) for such use shall be void. Please refer to City of Ontario CUP process.

#### 5.5.9 MIXED-USE DEVELOPMENT STANDARDS

The following standards provide the lot development criteria for Mixed-use development within Planning Areas 20 and 21. Refer also to Table 5-1, *Site Development Standards Summary* and General Standards in Section 5.3. The northwest corner of Planning Area 21A, adjacent to Mill Creek Avenue and Edison Avenue, is designated as mixed-use and requires the development of a minimum of a 4-story wrap or podium residential product type, including ground floor retail interfacing with commercial development to the east within Planning Area 21A.

**Minimum Lot Size/Area:** Minimum lot size shall be large enough to accommodate the proposed use, meet all Development Standards, and cumulatively meet commercial thresholds as specified within the Specific Plan.

<b>Maximum Floor Area Ratio</b>	
Mixed Use Buildings <sup>(1)</sup>	2.0:1
<b>Minimum Landscape Coverage</b>	15%, all setback from right-of-way areas shall be landscaped.
<b>Building Setbacks (minimum)</b>	
From Milliken Avenue Right-Of-Way	35 feet <sup>(4) (5)</sup>
From Edison Avenue Right-Of-Way	35 feet <sup>(4) (5)</sup>
From Mill Creek Avenue Right-Of-Way	18 feet <sup>(4)</sup>
From Private or Local Street	15 feet <sup>(2)</sup>
From Interior Property Line	0 feet
From Interior Property Line adjacent to Residential District (Stand Alone Residential)	25 feet
From SCE Property Line/Easements	15 feet
Building to Building	0 feet, free standing buildings shall maintain a setback of 2/3 the height of the building, or 25', whichever is less.
	5 feet
Allowable Porch/Balcony Encroachment into Setback	
<b>Parking Setbacks<sup>(3)</sup> (minimum)</b>	
From Milliken Avenue Right-Of-Way	35 feet
From Edison Avenue Right-Of-Way	35 feet
From Mill Creek Avenue Right-Of-Way	18 feet
From Private or Local Street	12 feet
From Interior Property Line	5 feet
From Interior Property Line adjacent to Residential District (Stand Alone Residential)	5 feet
From SCE Property Line/Easements	5 feet
<b>Building Height (Maximum)</b>	
Vertical Mixed Use	75 feet
Architectural Projections (including towers, focal elements, cupolas, etc)	Up to 10 feet above the height of the building; projections shall not be habitable space.
Porte-cocheres	35 feet
Structured Parking	Structured parking for mixed-use buildings may exceed four levels, provided the structure does not exceed the height of the adjacent building, which it serves.

- (1) Per Ontario Municipal Code, Section 9-1.1610. Commercial parking standards still apply. For residential units, parking standards within Section 5.4.1.12 of the Specific Plan shall apply.
- (2) Refer to Sections 7.6.7, 7.6.9, and 7.6.10 for further setback/design requirements.
- (3) Parking stalls perpendicular to street shall be screened by landscaping, berms, or decorative walls that match architectural style of nearest development. Screening shall mature to a minimum height of 36" (to screen car grilles)
- (4) Buildings shall be set back to the Neighborhood Edge or to the given setback from R.O.W., whichever is more restrictive. Where a Neighborhood Edge condition does not exist, setbacks from R.O.W. shall govern.
- (5) One and two-story buildings may encroach 10 feet into the neighborhood edge subject to Planning Department review and approval.

#### 5.5.9.1 Retail/Shop Space Veneer

To achieve a desired commercial frontage on pedestrian corridors, retail/shop space veneers on residential buildings may be incorporated, and are encouraged, on the first story level. Retail service stores are the intended occupant for retail/shop space veneers, creating an incubator space for small businesses such as, but not limited to, independent businesses, travel agencies, hair salons, personal services, dry cleaners, art galleries, wine tasting venues, and similar pedestrian serving commercial ventures. Restaurants and incidental food usages such as coffee or juice bars and sandwich shops are also allowed. Refer to the table in Section 5.5.7.1 for the full list of permitted uses.

A minimum depth of 25 feet is required, with building entries fronting onto interior circulation corridors, pedestrian corridors, or plazas. Heavy service uses are not intended in retail veneer spaces, therefore, separate delivery entrances are not required. Retail veneer is not a conventional live/work product. Direct residential entrance to retail component is not permitted. Residential unit entrances and parking spaces shall be separate from retail veneer entrances and parking. Vertical mixed-use buildings in a retail veneer/residential configuration are encouraged to provide building separations every 500 feet for pedestrian plazas or walkways connecting to the residential neighborhoods. Retail/shop space veneers must meet development standards in this section, design guidelines, and all applicable building codes.

#### 5.5.9.2 Circulation

Serving as a commercial retail destination with neighborhood elements, Rich-Haven Specific Plan shall have street frontage monumentation announcing the major entrance to the development from Edison Avenue. Within Rich-Haven Specific Plan major vehicular access to commercial elements and residential areas shall be clearly designated and intuitive, supplemented with special paving, landscaping and signage. Intersection nodes, where both vehicular and primary pedestrian activities occur, may feature enhanced paving to signify the mix of these activities. Parking should be oriented toward specific tenants and away from the street, with clearly marked pedestrian pathways to building entrances.

A strong pedestrian connection should be provided between the mixed-use area and the residential neighborhoods within Planning areas 20 and 21, to enhance the walk-ability of the development.

### 5.5.9.3 Parking Standards

The following standards apply for required off-street parking of mixed-use uses based on gross interior floor area within the Regional Commercial/Mixed-Use District:

Restaurant	1 per 100 sq.ft.
Fast Food drive-thru	1 per 75 sq.ft.
Retail	1 per 250 sq.ft.
Banking	1 per 250 sq.ft.
Medical	1 per 250 sq.ft.
Office	1 per 250 sq.ft.
Day Care	1 per 500 sq.ft.

All other uses not identified in the table shall conform to Article 30, Section 9-1.3000, *Parking and Loading Requirements*.

In mixed-use areas, on-street parallel and/or angled parking may be used to satisfy the project parking requirement. Speed humps or other devices may also be used to control vehicular traffic speeds in and near pedestrian zones. Double loaded parking aisles may be either 90-degree or angled. Parking drive aisles shall be a minimum of 25 feet for 90-degree or 2-way angled parking. Drive aisle may be reduced to 20 feet wide for one-way angled parking. A dashed line along main travel routes is recommended to provide a street appearance. Walkways within the parking fields are required to have scored concrete, stamped concrete or paver treatment to integrate pedestrian paths of travel.

Standard parking stalls shall be no less than 9 feet wide by 19 feet deep. Compact parking shall be allowed at dimensions of 8 feet wide by 15 feet deep, and not comprise more than 25% of the total parking spaces.

Refer to Mixed-Use/Commercial Landscape Design Guidelines, section 7.6.

#### 5.5.9.3.1 Loading

All large commercial uses, except medical, require one loading space unless otherwise noted. Refer to Loading and Service Design, of the Regional Commercial/Mixed Use District Design Guidelines for further loading

requirements. Appropriate queuing, six to eight car stacking, for drive-thru banks and pharmacies shall be provided.

Mixed-use buildings/tenants are encouraged to employ shared loading areas and on-street parallel parking as loading spaces. On-street loading spaces shall have appropriate loading, time/day signage for the space and shall be in addition to required parking for the mixed-use building/tenant.

#### 5.5.9.3.2 Shared Parking Programs

Where opportunities exist for shared parking between uses with staggered peak parking demands, owners and developers should make every possible effort to take advantage of this opportunity to reduce total number of parking spaces within each site or parcel. The intent of a shared parking program is to reduce land devoted to parking, thereby allowing increased densities in mixed-use areas or providing for open spaces, walkways or other amenities. The parking standards may be reduced, up to a 40% reduction, based on a shared parking reduction study as outlined within the Specific Plan.

#### 5.5.9.4 Pedestrian Orientation and Connectivity

Fostering pedestrian activity along interior circulation corridors is critical to the interactive, urban nature of the Regional Commercial/Mixed Use District. Interior circulation corridors, with commercial and mixed-use frontages shall have appropriate planting and paving features to accommodate pedestrian activity.

Shaded courtyards or plazas are encouraged to be incorporated into building layout and design to provide comfortable pedestrian space. Such courtyards may feature elements that enhance the pedestrian experience such as fountains, trellises, umbrellas, shade trees, comfortable tables, chairs and benches, kiosks, etc. Please refer to Section 7.8, Mixed-Use Landscape Design Guidelines.

#### 5.5.9.5 Streetscape Interaction

Along major pedestrian walkways and plazas with greater than 300 linear feet of mixed-use frontage that are adjacent to adequate customer parking and are commercially viable, it is encouraged that at least thirty percent (30%) of the linear street frontage, excluding driveways and pedestrian connections, be designed to accommodate pedestrian-oriented neighborhood service uses including retail, office, or other community service uses. The minimum depth of these uses shall be 25 feet. Residential parking is permitted behind this use.

#### 5.5.9.6 Patio Dining

Outdoor seating, in conjunction with business, is encouraged to enliven the street scene along commercial edges. Patio dining areas may be either connected or separated from building face. If separated, the space between seating area and building face must be a minimum of 8 feet to allow pedestrian traffic. In all cases, the seating area must have an internal minimum dimension of 5' clear. There is a maximum 20-foot encroachment onto park/paseo or urban edge/setback areas. Along Edison Avenue, patio dining may encroach a maximum of 10 feet. Patio areas may be enclosed by the tenant by open rail compatible with the architecture of the building, hedges or other suitable separation. Please also refer to Section 6.5.4.1, Patio Dining.

#### 5.5.9.7 Drive-thru Facilities

Please refer to Section 5.5.8.5 for Drive-thru Facility development standards.

### 5.5.10 LIVE/WORK

**Intended Character:** The "Live/Work" designation is a mixed-use building type that accommodates non-residential work areas adjacent to or below residential living areas, having specialized work spaces that can accommodate more intensive work activities than appropriate for an exclusive residential building. Live/Work is allowed and encouraged in single family detached and multi-family attached, with orientation to streets at transitional locations between pure commercial and pure residential areas. Live/Work units shall be located adjacent to a street. The Live/Work standards for the Rich-Haven Specific Plan assume no employees for Live/work uses. Live/Work is an appropriate transitional use between primarily commercial and primarily residential areas within the Regional Commercial/Mixed Use District.

#### 5.5.10.1 Applicability, Live/Work

The standards provided herein apply to single-family attached home type or alley-loaded single family uses within Planning Areas 15, 16, in addition to 20 and 21 within the Regional Commercial/Mixed Use District. Refer to Table 5-1, *Site Development Standards Summary* and applicable residential development standards within Section 5.4. The following standards are intended to supplement the standards provided within Section 5.4.

#### 5.5.10.2 Live/Work Permitted Occupational Standards

This section is a supplement to Sub-sections 5.4.3, 5.4.4, 5.5.3, and 5.5.7.1 permitted uses, and all commercial activities specified herein shall be restricted to the ground floor of each dwelling unit, with exception to the

Vertical Mixed Use Building, where uses can be included on the second level. Free-standing commercial buildings are not permitted in the live/work category.

**Live Work Permitted Uses**

- a. Home Occupations**  
As defined within the City Development Code
- b. Artist and Craft Activities**  
Activities of artists and crafts persons working in low-impact media or processes (e.g., painters, graphic artists, potters, carvers, musicians.)
- c. Cottage Production Activities**  
Production of goods or services involving low impacts and no employees (e.g., jewelry making, garment making, small leather goods, printing, computer or small goods repair, media production and recording studios.)
- d. Service Activities**  
Office or service work with few or no impacts, no employees, (e.g., software developers, analysts, writers, accountants, secretarial services, personal services such as hair stylists, music teachers, tutors, doctors, therapists, child daycare, contract workers, telecommuters, office bases for off-site services such as building and landscape contractors, sales representatives.)
- e. Public Access Businesses**  
Public Access Businesses typically have frequent one-on-one interaction with individual client groups who meet in home offices. Examples of these types of permitted uses are:
  - 1. Architect/Landscape Architect/Engineer/Land Planner
  - 2. Interior Decorator or Designer
  - 3. Fine Arts Studio and Sales/Ceramics and Pottery Studio and Sales/Clothing Design Studio and Sales
  - 4. Graphic Design Studio and Sales
  - 5. Photography Studio/Portraiture and Sales
  - 6. Planning Consultant
  - 7. Attorney/consultant
  - 8. Income Tax Service/Escrow Service/Insurance Agency
  - 9. Internet Service Provider/Webmaster
  - 10. Consulting and Business Service
  - 11. Music or Dance Instruction (tutor)
  - 12. Real Estate Developer/Specialty Contractor
- 13. Licensed Small-family child-Care Home
- 14. Personal Fitness Training
- 15. Tutor
- f. Mobile Businesses**  
Mobile businesses typically involve a significant time away from the office where work is either acquired or performed at the client’s residence or place of business. Examples of these types of permitted uses are:
  - 1. Pick-up and Delivery Service
  - 2. Cleaning Service
  - 3. Pool Maintenance
  - 4. Building Contracting
  - 5. Gardening and Landscape Service
  - 6. Electronic and Computer Equipment Repair and Fix-it Service
  - 7. Catering Service
  - 8. Flower Arranging and Plant Service
  - 9. Specialty Food Products and Delivery

### Live Work Permitted Uses

#### g. Other Permitted Businesses

Notwithstanding the specific permitted uses outlined above, the Planning Director may authorize other uses using reasonable discretion, as long as such other uses are not otherwise precluded by law. The Planning Director may authorize other uses using reasonable discretion, as long as such other uses are not otherwise precluded by law. The Planning Director will consider the effect on the project, and will not approve a use that has a materially adverse impact on other units in the condominium project, or surrounding neighborhood. The Director's decision may be appealed to the Planning Commission or the Director may refer the request to the Planning Commission as a Conditional Use Permit.

### Live/Work Prohibited Uses

Prohibited uses are those uses that are not compatible with the permitted uses for the project, as well as all uses which are contrary to any city development code or other governmental condition of approval for the project. The following uses are expressly prohibited:

1. Medical/Dental Office
2. Chiropractic/Acupuncture Service
3. Massage/Acupressure Service
4. Veterinarian/Kennel/Animal Care Facility
5. Tattoo or Body Piercing Service
6. Fortuneteller
7. Banquet Facility
8. Adult Business
9. Recycling Center
10. Sales, repair or maintenance of vehicles, including automobiles, boats, motorcycles, aircraft, trucks, or recreational vehicles, provided that light maintenance of resident owned vehicles shall be allowed so long as such maintenance is conducted entirely within the interior of a garage.
11. Trade or Private School
12. Religious Institution
13. Any use that regularly or periodically generates vibrations, excessive noise, heat or smell, which affects any other condominium units within the project, as determined by the Planning Director; or surrounding properties, as determined by the City of Ontario Planning Director
14. Other uses that the Planning Director reasonably determines would detract from the overall image of the project or which might adversely affect the value of the individual condominiums within the project.

#### 5.5.10.3 Live/Work Development Standards

Live/Work is the blend of residential and working components within a single dwelling. The development standards found in Section 5.4 set forth the base criteria. The following standards are written to give further standards on the commercial aspects of the building, and also the interaction between living and working areas.

##### 5.5.10.3.1 Orientation

Most residential units are anticipated to be located above the main floor; however, if properly designed to mitigate conflicts concerning livability and privacy, ground floor or partial ground floor units are allowed.

#### 5.5.10.3.2 Entries and Private Outdoor Space

There should be direct pedestrian access from the front street to each individual business.

Direct pedestrian access from the business to the residential unit is also encouraged.

Residential units may be accessed from the fronting street or from the rear or side of the building.

#### 5.5.10.3.3 Living Area and Work Space

Living quarters are permitted above the work area, to the side or in back of the work area. A minimum square footage of living area shall be 400 sq. ft. A minimum square footage of workspace shall be 200 sq. ft., with an 800 sq. ft. maximum.

#### 5.5.10.3.4 Parking and Storage

All tenant parking is to be provided for on-site, at the rear of the units or underground. Live/Work units are required to provide .25 visitor spaces/unit, which may be located on-street. This requirement is in addition to the parking requirements of Section 5.4.

Access to tenant parking is to be via lanes or side streets. No access to tenant parking or tenant garage is permitted at the front of a building.

Garbage container storage areas, heating and mechanical equipment, and off street parking and loading facilities must be located at the rear of the units. When a live/work unit has an attached garage, access from the work area to the rear of the building is required through the attached garage.

#### 5.5.10.3.5 Loading

Mixed-use and Live/Work settings are encouraged to employ shared loading areas and on-street parallel parking as loading spaces. On-street loading spaces shall have appropriate loading, time/day signage for the space and shall be in addition to required parking for the mixed-use building/tenant.

Otherwise, no loading or unloading is permitted in the public right-of-way. No loading or unloading activities shall interfere with parking or vehicular access. Loading areas, where provided, shall not be visible from the public street.

Loading activities serving live/work uses shall be limited to 9:00 a.m. to 5:00 p.m. on weekdays and 9:00 a.m. to noon on weekends.

#### 5.5.10.3.6 Signage

Signage is intended to promote and enhance on-site businesses, maintain a quality neighborhood, provide direction for pedestrian and vehicular circulation, support a residential living environment and retain the character of the local neighborhood. No free-standing or monument signage is allowed for live-work uses.

A signage program shall be prepared by the merchant builder and submitted for review and approval by the City of Ontario. See Section 6.5.5 Signage Guidelines for signage program.

### 5.5.10.4 Live/Work Performance Standards

#### 5.5.10.4.1 Business License

A business license must be obtained for all live/work activities. Licenses will define:

- a. Permitted number of employees
- b. Business hours of operation
- c. Potential public safety concerns, nuisances such as noise, vibrations etc.

#### 5.5.10.4.2 Review Procedures

All applications for live/work commercial activities shall be reviewed and approved by the Master Association. Prior approval shall be received by the developer of the parcel and Homeowner Association, before submittal to the City, if required.

## 5.5.11 STAND ALONE RESIDENTIAL OVERLAY

### 5.5.11.1 Development Standards

Refer to the applicable tables in Section 5.4 for stand alone residential development standards.