Article 14:
Residential Districts

Sections:

9-1.1400: Purpose

A. The purpose of these regulations is to ensure that development within residential zoning districts of the City will produce an urban environment of stable, desirable character; which is harmonious with existing and future development; and is consistent with the goals and policies of the Ontario General Plan. These regulations are further established to:

1. Assist in implementing the goals and objectives of the Ontario General Plan and all Elements of the General Plan;

2. Reserve appropriate areas for residential living in a variety of dwelling types and tenures, at reasonable ranges of population densities, consistent with sound standards of public health and safety;

3. Encourage the continued vitality of existing neighborhoods, and, where appropriate, encourage the revitalization of neighborhoods by the use of appropriate standards and incentives;

4. Promote stable neighborhoods, which are well designed, safe, and pleasant places to live;

5. Ensure adequate light, air, privacy, and open space for each dwelling unit;

6. Establish architectural and design guidelines to encourage a high quality appearance of new and remodeled structures;

7. Establish standards ensuring that new infill residential construction is consistent with the character and fabric of existing neighborhoods, including densities, design and exterior appearance;

8. Protect residential properties from the hazards of traffic congestion, noise, fire, explosion, noxious fumes and other hazards which may be incidental to non-residential uses;

9. Facilitate the provision of public utilities and services commensurate with their need; and

10. Allow for innovative and flexible methods of implementing the goals and policies of the General Plan.

B. The purpose of each residential zoning district is as follows:

1. The AR (Agricultural-Residential) zoning district is established to accommodate single family residential homes on larger lots, to allow the keeping of animals and other limited agricultural activities with reasonable provisions to maintain a proper environmental balance between rural and urban land uses, and to protect non-agricultural residential areas from incompatible impacts of agricultural activities.

2. The RE (Residential Estate) zoning district is established to provide for single family development on larger lots along with accessory uses and similar limited compatible uses, at densities in the range of one (1) to 3.5 dwelling units per acre.

3. The R1 (Single Family Residential) zoning district accommodates single family dwellings typically within subdivisions at densities in the range of one (1) to 5 dwellings per acre, along with accessory uses and limited compatible uses.

4. The R1.5 (Low-Medium Density Residential) zoning district is established to provide sites for a combination of single family, duplex, patio homes and limited low density residential developments at densities in the range of 5.1 to 11.0 dwellings per acre, along with accessory uses and limited compatible uses.

5. The R2 (Medium Density Residential) zoning district is established to allow for the development of a mix of single family dwellings, duplexes, townhouses, condominiums, garden apartments and other types of residential development at densities in the range of 11.1 to 16.0 dwellings per acre with an appropriate level of on-site amenities and open space.

6. The R3 (High Density Residential) zoning district is established accommodate for the development of higher density multiple family dwellings, including apartments, townhouses and condominiums at densities ranging from 16.1 to 25 dwellings per acre with amenities and open spaces.

9-1.1405: Conformity with District Regulations

A. No site or structure shall be used for any purpose or in any manner other than in conformity with the regulations for the zoning district in which the site or structure is located.

B. No structure is to be erected and no existing structure is to be moved, altered or enlarged, except in conformity with the regulations for the zoning district in which the structure or use is located.

C. No required yard or open space area related to any structure or use shall be used, encroached upon or reduced in any manner, except in conformity with the regulations for the zoning district in which the yard or open space is located.

D. No lot or parcel shall be reduced in area to less than the minimum area prescribed for the district in which the site is located, unless a site area variance is granted in accordance with Article 10 (Variances and Administrative Exceptions) of this chapter. Any lot which is shown on a recorded map prior to November 5, 1947, and that had a legal area, width, and frontage at the time the subdivision map was recorded or the lot was legally created, may be used for a permitted use or a conditionally permitted use and shall be subject to all other regulations applicable to the zoning district in which the site is located.

9-1.1410: Development Standards

The design and development of residentially zoned property shall comply with the following:

A. Single family residential development standards. Single family developments shall comply with the requirements of Table 14-1 (Single-Family Residential Development Standards), which specifies standards for the development of single-family dwellings and related accessory structures within the AR, RE, R1, R1.5, R2 and R3 zoning districts.

B. Multiple family residential development standards. Multiple family developments shall comply with Table 14-2 (Multi-Family Residential Development Standards), which specifies standards for the development of all multiple family dwellings and related accessory structures within the R1.5, R2 and R3 zoning districts.

Table 14-1: Single-Family Residential Development Standards

Requirement	*Residential Zoning Districts*						*Additional Regulations*
	AR	*RE*	*R1*	*R1.5*	*R2*	*R3*	
SITE REQUIREMENTS							
A. Maximum lot coverage	30%	40%	50%	60%	60%	60%	
B. Minimum lot size (in SF)	18,000	10,000	7,200 min./	5,000 min./	5,000 min./	5,000 min./	Note 1

Requirement	Residential Zoning Districts						Additional Regulations
	AR	RE	R1	R1.5	R2	R3	
			8,000 avg.	6,000 avg.	6,000 avg.	6,000 avg.	
C. Maximum density (in dwelling units per net acre)							
1. Base density	2	2	5	8	13	20	
2. Maximum density	2	2	5	11	16	25	Note 2
D. Minimum lot dimensions (in FT)							Note 1
1. Lot width							
a. Interior lots	100	70	60	50	50	50	
b. Corner lots	120	80	65	50	50	50	
c. Cul-de-sac lots							
i. Measured along front property line	40	40	40	40	40	40	
ii. Measured at front building setback	70	70	60	40	40	40	
2. Lot depth	135	100	75	100	100	100	
E. Equestrian trails/facilities required	Yes	No	No	No	No	No	§ 9-1.1440(3)
F. Off-street parking and circulation	Off-street parking facilities shall be provided pursuant to Article 30 (Off-Street Parking and Loading Requirements) of this chapter.						
G. Landscaping	Landscaping shall be provided pursuant to Section 9-1.3205 (Landscape Design Guidelines) of this chapter.						

BUILDING REQUIREMENTS

A. Front yard setback (in FT)							
1. From public streets (measured from property line)	30	30	20 min./ 25 avg.	20 min./ 25 avg.	20 min./ 25 avg.	20 min./ 25 avg.	Note 3
2. From private streets (measured from back of sidewalk)	30	30	20 min./ 25 avg.	20 min./ 25 avg.	20 min./ 25 avg.	20 min./ 25 avg.	Note 4
B. Street side yard setback (in FT)							
1. From public streets (measured from property line)	20	10	10	10	10	10	Note 5 & 11
2. Private streets (measured from back of sidewalk)	20	10	10	10	10	10	Note 4
C. Interior side yard setback (in FT)	10	10	5/10	5	5	5	Note 5 & 11
D. Rear yard setback (in FT)	25	25	20	20	15	15	
E. Maximum structure height (in FT)	35	35	35	35	35	55	

DETACHED ACCESSORY STRUCTURE REQUIREMENTS

A. Maximum height (in FT)							
1. Without conditional use permit approval	14	14	14	14	14	14	
2. With conditional use permit approval	35	35	35	35	35	55	Note 6
B. Maximum building size (in SF)							
1. Without conditional use permit approval	650/1050 GFA						Note 7
2. With conditional use permit approval	As deemed appropriate by the Zoning Administrator or Historic Preservation Commission, as applicable						Note 7
3. Guesthouses	650 GFA						§ 9-1.1440.A.2
4. Second units/granny flats	650 GFA						§ 9-1.1440.A.3
C. Street side setback	10	10	10	10	10	10	Note 8
D. Interior side setback							
1. 25 FT or less in structure depth	10	10	0/3/5	0/3/5	0/3/5	0/3/5	Note 9
2. Greater than 25 FT in structure depth	10	10	10	0/3/5	0/3/5	0/3/5	Note 10

Requirement	Residential Zoning Districts						Additional Regulations
	AR	RE	R1	R1.5	R2	R3	
E. Rear setback							
1. 25 FT or less in structure width	5	5	3	3	3	3	
2. Greater than 25 FT in structure width	10	10	10	10	10	10	
F. Rear alley setback (alley facing garages only)	6	6	6	6	6	6	
F. Minimum building separations (in FT)							
1. Habitable to habitable structures	15	15	15	15	15	15	
2. Habitable to non-habitable structures	6	6	6	6	6	6	
3. Non-habitable to non-habitable	6	6	6	6	6	6	

Notes:

1. *Reductions in the minimum lot size and dimensions may be permitted in conjunction with a "planned residential development" designed pursuant to § 9-1.1430 (Planned Residential Development) of this chapter.*
2. *Residential projects in the R1.5. R2 and R3 zones, which exceed the base density, must comply with the requirements contained in § 9-1.1420 (Residential Densities) of this chapter.*
3. *Within the RE zone, when 50% or more of the existing dwellings on a single block exceed the 30-FT minimum setback, the minimum front yard setback required for new dwellings shall be equal to the dwelling with the smallest front yard setback exceeding 30 FT. In no case, however, shall a setback greater than 35 FT be required.*
4. *Garages fronting a private street shall be setback a minimum of 20 FT, measured from the back-of-sidewalk to the face of the garage, to provide sufficient depth for driveway parking.*
5. *The minimum side yard setback for legally established lots with a width less than 50 FT, shall be 10% of the lot width or 3 FT, whichever is greater, excepting small lot single family planned residential developments, approved and developed pursuant to § 9-1.1430 (Planned Residential Development) of this chapter.*
6. *Detached accessory structures in excess of 14 FT in height shall require Conditional Use Permit approval, processed pursuant to the requirements of Article 9 (Conditional Use Permits) of this chapter, or Certificate of Appropriateness approval, processed pursuant to § 9-1.2625 (Certificate of Appropriateness) of this chapter, as applicable.*
7. *Detached accessory structures in excess of 650 SF in area shall require Conditional Use Permit approval, processed pursuant to the requirements of Article 9 (Conditional Use Permits) of this chapter, or Certificate of Appropriateness approval, processed pursuant to § 9-1.2625 (Certificate of Appropriateness) of this chapter, as applicable, except that the maximum area allowed without benefit of Conditional Use Permit or Certificate of Appropriateness approval may be increased to 1,050 SF for detached accessory structures containing parking required pursuant to § 9-1.3010 of this chapter.*
8. *Garages with vehicle doors facing a public street shall be setback a minimum of 20 FT behind the street property line.*
9. *Within the R1, R1.5, R2 and R3 zoning districts, the interior side yard setback for detached accessory structures shall be 5 FT for structures located within 75 FT of the front property line and 3 FT for structures located greater than 75 FT from the front property line. A detached accessory structure may adjoin a side property line (zero setback) if: (a) the structure is located a minimum of 75 FT behind the front property line; (b) a maintenance easement is provided on the adjacent lot; (c) adequate access is provided for fire safety; and (d) all Building Code requirements are been met.*
10. *Within the R1.5, R2 and R3 zoning districts, the interior side yard setback for detached accessory structures shall be 5 FT for structures located within 75 FT of the front property line and 3 FT for structures located greater than 75 FT from the front property line. A detached accessory structure may adjoin a side property line (zero setback) if: (a) the structure is located a minimum of 75 FT behind the front property line; (b) a maintenance easement is provided on the adjacent lot; (c) adequate access is provided for fire safety; and (d) all Building Code requirements are been met.*
11. *Refer to § 9-1.0715(5) of this chapter for provisions pertaining to the "[c]ontinuation of a nonconforming setback."*

Table 14-2: Multiple Family Residential Development Standards

Requirement	Zoning Districts			Additional Regulations
	R1.5	R2	R3	
SITE REQUIREMENTS				
A. Maximum lot coverage	60%	60%	60%	
B. Minimum lot size (in SF)	8,000	7,200	7,200	Note 1
C. Maximum density (in dwelling units per net acre)				
1. Base density	8	13	20	

Requirement	Zoning Districts			Additional Regulations
	R1.5	R2	R3	
2. Maximum density	11	16	25	Note 2
D. Minimum lot dimensions (in FT)				
1. Lot width				
a. Interior lots	50	50	50	Note 1
b. Corner lots	50	50	50	Note 1
c. Cul-de-sac lots				
i. Measured along front property line	40	40	40	Note 1
ii. Measured at front building setback	40	40	40	Note 1
2. Lot depth	100	100	100	Note 1
E. Minimum access drive, access aisle and parking space setbacks				
1. Access drive, access aisle or parking space to front property line	20	20	20	
2. Access drive, access aisle or parking space to street side property line				
a. Arterial streets	20	20	20	
b. Other streets	10	10	10	
3. Access drive, access aisle or parking space to interior side property line	5	5	5	
4. Access drive, access aisle or parking space to rear property line	10	10	10	
F. Off-street parking and circulation	Off-street parking facilities shall be provided pursuant to Article 30 (Off-Street Parking and Loading Requirements) of this chapter.			
G. Landscaping	Landscaping shall be provided pursuant to § 9-1.3205 (Landscape Design Guidelines) and § 9-1.3040 (Landscaping of Parking Facilities) of this chapter.			

BUILDING REQUIREMENTS

A. Front yard setback (in FT)				
1. From public streets (measured from property line)	20 min./ 25 avg.	20 min./ 25 avg.	20 min./ 25 avg.	
2. From private streets (measured from back of sidewalk)	20 min./ 25 avg.	20 min./ 25 avg.	20 min./ 25 avg.	
B. Street side yard setback (in FT)				
1. Arterial streets (measured from property line)	20	20	20	
2. Other public streets (measured from property line)	10	10	10	
3. Private streets (measured from back of sidewalk)	10	10	10	
C. Interior side yard setback (in FT)				
1. First floor	5	5	5	Note 3
2. Second or more floors	5	5	5	Note 3
3. Adjacent to R1 zone	10	10	10	Note 3
D. Rear yard setback (in FT)	20	15	15	
E. Building to parking space setback (in FT)				
1. From living area and other habitable space	10	10	10	
2. From garage and other similar non-habitable space	5	5	5	
F. Building to access drive setback (in FT)				
1. From living area and other habitable space	15	15	15	
2. From garage and other similar non-habitable space	10	10	10	
G. Building to access aisle setback				
1. From living area and other habitable space	10	10	10	

Requirement	*Zoning Districts*			*Additional Regulations*
	R1.5	*R2*	*R3*	
2. From garage and other similar non-habitable space	3	3	3	
H. Freeway setback (in FT)	20	20	20	
I. Maximum structure height (in FT)	35	35	55	
J. Minimum building separations (in FT)				
1. Habitable structures				
a. Front to front	25	25	25	
b. Front to back	25	25	25	
c. Other	15	15	15	
2. Non-habitable structures	10	10	10	
K. Open space	Open space shall be provided pursuant to § 9-1.1425 (Open Space Requirements)			
L. Minimum setback from major pipelines (habitable structures only) (in FT)	50	50	50	
M. Maximum no. dwelling units per building	4	6	12	Note 4

Notes:

1. *Reductions in the minimum lot size and dimensions may be permitted in conjunction with a "planned residential development" designed pursuant to § 9-1.1430 (Planned Residential Development) of this chapter.*
2. *Residential projects in the R1.5. R2 and R3 zones, which exceed the base density, must comply with the "bonus requirements" contained in § 9-1.1420 (Residential Densities) of this chapter.*
3. *The minimum side yard setback for legally established lots with a width less than 50 FT, shall be 10% of the lot width or 3 FT, whichever is greater.*
4. *Within the R1.5 and R2 zoning districts, no dwelling unit shall occupy space above another dwelling unit.*

C. Exceptions to development standards. Certain exceptions from the maximum height and minimum setback requirements stipulated in Tables 14-1 (Single-Family Residential Development Standards) and 14-2 (Multi-Family Residential Development Standards) shall be permitted within residential zoning districts, as follows:

1. Height.

a. Towers, spires, cupolas, chimneys, elevator penthouses, water tanks, flagpoles, monuments, radio, television, and citizen band aerials and antennas and similar structures, and necessary mechanical appurtenances covering up to 10 percent of the area covered by a structure may be erected to a height up to 25 percent above the prescribed height limit, or no more than 20 FT above the height limit, whichever is lower.

b. Height regulations for Amateur (HAM) radio antennas, satellite dishes and wireless communication facilities shall comply with § 9-1.3289 (Antennas and Wireless Telecommunications Facilities).of this Development Code.

c. Where any height limit prescribed in this Section permits a height greater than prescribed by the Ontario International Airport Height Constraints Map for the same location, the Airport Height Constraints Map requirements shall prevail.

2. Encroachments into required setback areas.

a. Front porches—Front porches may extend a maximum of 6 FT into a required front setback, provided the porch is no greater than 20 FT in depth; however, in no case shall the side setback width be reduced to less than 2.5 FT.

b. Attached porte cocheres—Porte cocheres attached to the main dwelling unit may extend into a required side setback a maximum of 50 percent of the required setback, provided the porte cochere is no greater than 20 FT in width; however, in no case shall the side setback width be reduced to less than 2.5 FT.

c. Stairwells and balconies—Open, unenclosed stairways and balconies, not covered by a roof or canopy, may extend a maximum of 3 FT into a required front or rear setback.

d. Single-story additions to single family dwellings—Single-story additions to single family dwellings may extend into a required rear setback, to within 10 FT of the rear property line, provided the building addition does not occupy more than 25 percent of the required rear setback area.

e. Patio covers—Support structure for patio covers (i.e., columns, beams and lintels) attached to single-family dwellings may extend into a required rear setback, to within 10 FT of the rear property line, to within 5 FT of an interior property line and to within 5 FT of a street side property line.

f. Fireplaces and chimneys—Fireplaces and chimneys may extend a maximum of 2 FT into a required front, rear, or side setback; however, in no case shall the side setback width be reduced to less than 3 FT.

g. Cornices, eaves, canopies and similar architectural features—Cornices, eaves, canopies and similar architectural features may extend into a required front or rear setback, a maximum of 50 percent of the required setback, not to exceed 2.5 FT.

h. Fences, hedges and walls—Fences, hedges and walls may be permitted in any required setback, subject to the provisions of § 9-1.1415 (Fences, Walls and Obstructions) of this article.

i. Signs—Signs and advertising structures may be permitted within a required setback, subject to the provisions of Article 31 (signs) of this chapter.

D. Non-residential land uses. Non-residential land uses allowed within residential zoning districts pursuant to § 9-1.1300 (Permitted, Conditional and Ancillary Land Uses – All Zoning Districts) of this chapter, shall comply with the setback requirements for multi-family developments, with the following exceptions:

1. The minimum front and street side parking setbacks shall be 10 FT. Parking lots shall not be permitted to front on to Euclid Avenue, except as permitted by Article 23 (Euclid Avenue Corridor (EA) District) of this chapter.

2. Institutional land uses, including, but not limited to, churches, clinics, clubs, convents, hospitals, museums, libraries, parish houses or rectories, sanitariums, nursing homes and similar uses, shall provide a minimum 25-FT interior side and rear building setback from any adjacent residentially zoned property.

9-1.1415: Fences, Walls and Obstructions

The purpose of these provisions is to regulate the location and height of walls, fences and other obstructions so as to permit the maximum enjoyment and use of property, and to assure the maximum safety of persons using streets and sidewalks. The provisions of this Section shall apply to the construction, addition or remodel of any wall or fence, and the placement of landscaping, signs, poles, equipment or any other object which may pose an obstruction to pedestrians, vehicular travel or visibility within residential zoning districts.

A. General requirements.

1. No hedge, fence, wall, merchandise, sign or any other equipment may be constructed, placed, grown, or permitted on any side walk, excepting newsstands, public trash receptacles, U.S. Government mailboxes, public utility poles, public transit shelters and/or seating, or any other object which is deemed no more objectionable than the foregoing by resolution of the City Council. Such authorized equipment shall be placed out of the normal flow or pedestrian traffic, and shall not be so placed as to constitute a hazard.

2. No hedge, fence, wall, merchandise, sign or any other equipment shall be permitted in or on any parkway adjacent to any sidewalk, except as allowed by the City Engineer, or excepting newsstands, public trash receptacles, U.S. Government mailboxes, public utility poles, public transit shelters and/or seating, or any other object which is deemed no more objectionable than the foregoing by the City Engineer. Such authorized

equipment shall be placed out of the normal flow or pedestrian traffic, and shall not be so placed as to constitute a hazard.

3. No fence, wall, shrub, sprinkler system or any construction may be placed within any street right-of-way without first obtaining an encroachment permit, issued by the City Engineer.

4. Any fence, shrub, sprinkler system, or any construction placed within the street right-of-way without permission of the City Engineer, shall be removed by the owner, upon request of the City Engineer, within 7 days of notification, and at no expense to the City. Upon failure to remove such, the City shall cause removal at the expense of the owner.

5. No fence shall be constructed of metal other than ornamental iron or steel, chain link, or wire mesh having a minimum size and thickness of 4 inches by 4 inches by 12 gauge. The use of barbed wire, electrified wire, razor wire or any other materials or applications considered by the Planning Director to be unsafe shall be prohibited.

6. Hedges and similar view obstructing structures or plant growth that, in the opinion of the Planning Director or City Engineer, adversely affect the safe ingress and egress of vehicles or pedestrians, shall not exceed a 3 FT in height within any required front setback area.

B. Required fences or walls.

1. Swimming pools. Areas surrounding a swimming pool shall be fully enclosed by a minimum 5-FT high non-climbable fence. All entrances and exits from the enclosed swimming pool area shall have self-closing, self-latching closures installed, which shall be located at least 4.5 FT above finish grade. Fences of picket-type construction, such as wrought iron or tube steel fences, shall not exceed 4 inches between pickets.

2. Developments and subdivisions of 5 or more units. Developments and subdivisions consisting of 5 or more dwelling units shall provide 6-FT high masonry block walls, as follows:

a. A decorative masonry wall shall be constructed along the perimeter of all new residential developments and subdivisions, including all interior side and rear project boundaries, and street frontages without front-on units.

b. A decorative masonry wall shall be constructed along all street side yards.

c. A masonry wall shall be constructed along interior side and rear property lines. Walls along the rear or side property lines shall not be required along lot lines that abut a property zoned or used as open space/recreation.

d. A decorative masonry wall shall be constructed between side yard walls and the adjacent dwelling. Appropriate gates for rear yard access shall be provided.

3. Unsafe areas. A 6-FT high wall or fence shall be constructed along the perimeter of all areas determined either by the Planning Director, Building Official or City Engineer, to pose a danger to the public health or safety.

4. Developments and subdivisions of 4 or fewer units. Residential developments and subdivisions consisting of 4 or fewer dwelling units shall provide a 6-FT high solid, view-obstructing wall or fence, as follows:

a. A decorative wall or fence shall be constructed along the project perimeter, including all interior side and rear project boundaries, and street frontages without front-on units.

b. A decorative wall or fence shall be constructed along all street side yards.

c. A wall or fence shall be constructed along interior side and rear property lines. Walls along the rear or side property lines shall not be required along lot lines that abut a property zoned or used as open space/recreation.

d. A decorative wall or fence shall be constructed between side yard walls and fences, and the adjacent dwelling. Appropriate gates for rear yard access shall be provided.

C. Development standards.

1. Materials and design.

a. All walls and fences visible from a street or public right-of-way must be designed so as to be compatible with the architecture of the adjacent dwelling on the same lot.

b. All walls visible from a public or private street, main drive aisles and adjacent properties shall be constructed of decorative masonry block, such as, but not limited to, split-face or slump block. Walls shall also incorporate additional decorative treatments, including cap treatment and pilasters, with finishes that are complimentary to the exterior materials of adjacent buildings. For more information on design treatment, please refer to the design guidelines for fences and walls for residential zoning districts contained in § 9-1.1445 (Residential Design Guidelines).

c. Fences shall be constructed of ornamental steel or iron, wood or PVC materials. Other materials may be considered if the Planning Director determines the design to be compatible with the development and its surrounding neighborhood.

d. Special design considerations shall be provided on walls and fences located within front yards and areas visible from the public street to ensure compatibility with the architecture of residential units on the same lot as the wall or fence, and with residential units in the surrounding neighborhood.

e. Long expanses of fence or wall (50 FT or more in length) adjacent to a public right-of-way shall have offset areas (decorative pilasters or a jog in the wall) along its length and shall be architecturally designed to prevent monotony.

f. Perimeter walls along major streets shall incorporate planter boxes, trellises, material changes, planar changes or other treatments to avoid monotonous street fronts. The design of the walls shall emphasize the highest quality of materials and design features.

g. Within the front and street side yards of homes within existing neighborhoods, chainlink may only be used if it is the predominate material used in the neighborhood. The Planning Director shall make determinations regarding the use of chainlink fencing. If chainlink fencing is determined to be appropriate, it shall be installed in accordance with industry standards.

h. The design and location of all walls, fences and gates shall be subject to review and approval by the Planning Director.

2. Height. The maximum height of a wall or fence located within a residential zoning district shall be as listed below, wherein the wall height shall be measured on the street side or exterior side of the wall, from the top of the wall to the lowest adjacent finish grade:

a. Development/subdivision perimeter fences and walls—Development/subdivision perimeter fences and walls shall not exceed 6 FT in height, except as permitted by Subdivision (C)(2)(f) of this Section.

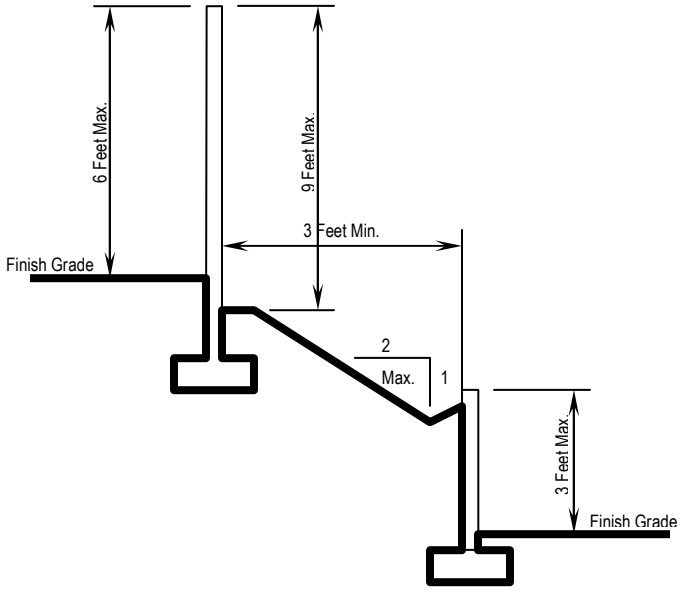
b. Street side yard fences and walls—Street side yard fences and walls shall not exceed 6 FT in height, except as permitted by Subdivision (C)(2)(f) of this Section.

c. Interior side and rear property line fences and walls—Interior side and rear yard property line fences and walls shall not exceed 6 FT in height, except as permitted by Subdivision (C)(2)(f) of this Section.

d. Front yard fences and walls—Solid fences and walls within a front yard area shall not exceed 6 FT in height, except as permitted by Subdivision (C)(2)(f) of this Section. Walls or fences in excess of 3 FT in height shall be constructed with at least 90 percent of the vertical surface being open and non-view-obstructing.

e. Reverse corner lot fences and walls—On a corner lot, where the rear property line of a lot is common with the side property line of another lot, a fence or wall constructed along the rear or street side property line shall not exceed 6 FT in height.

Figure 14-1: Tiered Retaining Wall Design Concept



f. Fences/walls in conjunction with retaining walls—To accommodate possible differences in grade between two properties or between a property and a public right-of-way, the Planning Director may approve walls and fence/wall combinations in excess of 6 FT in height, provided they are designed to retain up to a maximum of 3 FT of earth. In no case, however, shall a wall exceed an overall height of 9 FT (maximum 6-FT high wall on top of a maximum 3-FT high retaining wall).

3. In cases where greater than 3 FT of earth retention is necessary, retaining walls may be tiered, in accordance with Figure 14-1 (Tiered Retaining Wall Design Concept).

a. Noise Attenuation Walls—Walls constructed for noise attenuation pursuant to a noise impact study prepared by an acoustic engineer, shall be the minimum height necessary to ensure adequate noise attenuation. The design and construction of a noise attenuation wall in excess of 6 FT in height shall be approved by the Zoning Administrator, prior to building permit issuance.

b. Walls and fences within the buildable area of a lot (outside of setback areas)—Fences and walls constructed within the buildable area of a lot shall be subject to the height limitations of the zoning district within which it is located.

4. Location/placement.

a. Interior property lines—Where the side or rear property line of a lot or parcel is common with the side or rear property line of another lot or parcel, a wall or fence may be constructed along the common property line for purposes of property division and/or security.

b. Front and street side property lines—Within front and street side yard areas, a wall or fence shall be constructed 5 FT behind a front or street side property line, except as follows:

(i) No setback shall be required for walls or fences located within the front yard setback area which are 3 FT or less in total height.

(ii) On residential properties developed prior to 1998, a street side yard fence built with a nonconforming setback may be replaced with a new block wall or fence, keeping the existing setback, provided visual evidence (i.e., photographs) is produced proving existence of the fence at the time of permit issuance. In cases where a fence is demolished or removed and a building permit for a new fence or wall is subsequently applied for, the new fence or wall shall meet current fence/wall setback requirements. This exception does not apply to fences or walls located within the front yard area of a property.

(iii) An existing street side property line wall that is below the maximum allowed height may be increased in height to the maximum allowed, regardless of the existing setback provided.

(iv) A new street wall may be placed on a property line when street walls in the neighborhood are predominately placed on the property line. The Planning Director shall make determinations regarding

the placement of street walls. This exception does not apply to fences or walls located within the front yard area of a property.

c. Through-lots—Where a lot's rear property line is common with a public street, a wall or fence may be constructed 5 FT behind the property line.

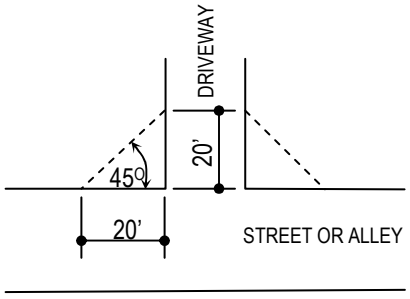
d. Reverse corner lots—On a corner lot where the rear property line of a lot is common with the side property line of another lot, a wall or fence may be constructed along the common property line for purposes of property division and/or security. Interior and street side property line fences and walls shall comply with subparagraphs (a) and (b), above.

D. Protection of intersection visibility. There shall be no visual obstructions within the areas specified by this Section. For the purposes of this Section, a visual obstruction shall be defined as any wall, fence, obstacle, mature landscaping, or thing allowed, installed, set out, or maintained, which exceeds a height of 3 FT above the nearest street pavement surface or, if there is no pavement, the existing traveled roadway; excepting existing or future permanent buildings which are otherwise constructed or maintained in accordance with applicable zoning and building regulations, public utility poles, trees trimmed at the trunk to a point at least 8 FT above the level of the street or traveled roadway (provided that trees are spaced so that trunks do not create a visual barrier), and official traffic or other governmental signs.

1. Intersecting streets, intersecting alleys and alleys intersecting streets. At intersecting streets, intersecting alleys and alleys intersecting streets, the City Engineer may require that a certain area is maintained free of visual obstructions (corner cut-off) to assure adequate sight distance for vehicular and/or pedestrian traffic. The corner cut-off shall be provided pursuant to standard drawings established by the City Engineer.

2. Intersecting private driveway with a street or alley (see Figure 14-2). Where a private driveway intersects a street or alley, the City Engineer may require that a certain area be maintained free of visual obstructions (corner cut-off) to assure adequate sight distance for vehicular and pedestrian traffic. The corner cut-off area is defined by a line in a horizontal plane, taken at a 45 degree angle with the street or alley, which line passes through a point on the street or alley, not less than 20 FT from the intersection of the driveway and the street or alley.

Figure 14-2: Intersecting Private Driveway with a Street or Alley



3. Driveway adjacent to a reverse corner lot. Where a key lot has a private driveway located along the side yard which abuts the rear yard of a reverse corner lot, the Planning Director and/or City Engineer may require that a corner cut-off be provided on the reverse corner lot pursuant to Subsection (D)(2) (Intersecting Private Driveway With a Street or Alley) of this Section, to assure adequate sight distance for vehicular and pedestrian traffic. New developments containing reverse corner lots, generally, shall locate the key lot driveway in the side yard opposite the rear property line of the reverse corner lot, unless determined by the Planning Director and/or City Engineer that the location of the driveway in relationship to the adjoining property will maintain adequate visibility at the intersecting driveway and street.

9-1.1420: Residential Densities

Within the R1.5, R2 or R3 zoning districts, residential developments exceeding the established "base density" shall require the filing of an application for “Planned Residential Development” approval and shall comply with the requirements of § 9-1.1430 (Planned Residential Developments) of this chapter. Furthermore, in approving a residential development project within the R1.5, R2 or R3 zoning district at a density greater than the established base density, the Planning Commission shall clearly establish at least 3 of the following findings:

A. The project provides exceptional benefits to the City with respect to employment, fiscal, social, housing and economic needs of the community;

B. The project provides exceptional architectural and landscape design amenities that exceed minimum development standards and design guidelines;

C. The project provides new public facilities which are needed by the City (i.e. off-site improvements, parks, open space, recreation, or other community facilities) that are beyond those required for the project;

D. The project does not create immitigable traffic impacts and overburden utilities serving the area; and

E. The project incorporates areas or facilities, which accommodate Recreational Vehicle (RV) storage areas for project residents.

9-1.1425: Open Space Requirements

Multiple family development projects and mixed use development projects containing residential dwellings shall comply with the following open space standards:

A. Quantity. Table 14-3 (Open Space Requirements for Multiple Family Developments) establishes the minimum amount of open space area to be provided on a per unit basis, including private open space, for the exclusive use of a dwelling's occupant and common open space for the enjoyment of all residents of a development complex;

1. Common Open space features include, but are not limited to, landscaping, picnic/barbecue areas, pools and spas, tennis/sport courts, clubhouse, tot lots/playgrounds, paseos and trails;

2. Private open space features include fenced yard/patio areas and balconies.

Table 14-3: Open Space Requirements for Multiple Family Developments

Open Space Type	*Zoning Districts*		
	R1.5	*R2*	*R3*
Private Open Space (in SF):	150	150	100
Common Open Space (in SF):	250	250	250

B. Recreation facilities requirements. On-site recreation facilities shall be provided pursuant to Table 14-4 (Minimum Common Recreation Facilities for Multiple Family Developments). For the purpose of this provision, recreational amenities shall be categorized as follows:

1. Major recreation facilities. A major recreation facility is intended to be a significant recreation node or focal point for residents, and include recreation buildings, swimming pools, tennis courts, basket ball courts, child care facilities and other such amenities requiring significant investment and appropriate to serve project residents, as determined by the City.

2. Minor recreation facilities. A minor recreation facility is intended to augment the variety and availability of recreation facilities, and include children's play areas, spas or saunas, picnic and barbecue areas, volley ball courts and other such amenities requiring significant investment and appropriate to serve project residents, as determined by the City.

Table 14-4: Minimum Common Recreation Facilities for Multiple Family Developments

Type	*Fewer Than 10*	*10-25*	*26-100*	*101-150*	*151-200*	*201-250*	*251-300*	*301+*
Major Facilities:	0	1	1	1	2	2	3	One/100 Dwellings
Minor Facilities:	1	0	1	2	2	3	3	One/50 Dwellings

C. Standards. The following standards govern the placement and location of private and public open space:

1. At least one-half (½) of the required open space area must be provided at the ground level, not including front yard setbacks, and not more than one-half (½) of the open space requirement is to be satisfied by balconies or roof decks;

2. Common open space shall have a minimum contiguous area of 300 SF with no dimension less than 15 FT in any direction.

3. Private open space located at ground level shall have a minimum contiguous area of one hundred and fifty 150 SF in area with no dimension less than 10 FT in any direction. Open space located on roof decks or balconies must have a minimum contiguous area of 50 SF in area and a minimum dimension of 5 FT in any one direction;

4. All required ground floor open spaces shall be planted with permanent landscaping or be devoted to recreational facilities, such as swimming pools, tennis courts, tot lots, patios or similar open space and/or recreational facilities;

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

6. Private, ground level open space on the street side of a structure is to be suitably screened from the streets by a fence, densely planted shrub, or combination of both;

7. Parking areas, driveways or service areas shall not be counted in the minimum open space requirement.

9-1.1430: Planned Residential Developments (PRD)

A. Purpose and intent. The purpose of the a PRD is to achieve superior development, as compared to that which can be achieved through the strict application of the standards of a specific zoning district, by permitting greater flexibility in the design of single family and multiple family residential developments, and to promote a more efficient, aesthetically pleasing and desirable use of land. It is the intent of these standards to ensure compliance with the General Plan and good zoning practices, while allowing certain desirable departures from the strict provisions of specific zoning districts.

This section is designed to encourage new development to use designs and an urban form that create more livable communities and recall Ontario's history and character. Desirable features include houses that have the living space oriented towards the street; provisions for smaller lots; relatively narrow streets; landscaped parkways with large canopy trees; the use of alleys and detached garages located to the rear of the lot; emphasis on alternate forms of transportation; and the integration of other activities in close proximity, including jobs, schools, shopping and recreational facilities. The advantages of this design approach include an increased sense of neighborhood and community; reduced reliance on the automobile; and a more attractive, aesthetically pleasing streetscape.

B. Planned residential development defined. The term "planned residential development" shall mean a single family or multiple family residential development on one or more adjacent parcels, which is developed or constructed by one or more persons or corporate bodies, and typically involves a variety of structure types, planned as a total entity and, therefore, subject to approval, development and regulation as one land use complex.

C. Housing types permitted. A PRD may include attached and detached single-family dwellings, townhouses, patio houses, zero lot line houses and any other type of single-family or multiple family dwelling permitted by the regulations of the zoning district in which the site is located.

D. Development criteria.

1. Development standards. Planned residential developments shall comply with the following:

a. A homeowners association shall be formed and appropriate covenants, conditions and restrictions (CC&Rs) shall be recorded with the County of San Bernardino Office of the County Recorder, establishing the purpose and restrictions of the association. The purpose of the association is to maintain common areas and facilities, enforce CC&Rs, regulate operations and uses within the development, and specify architectural and site design standards for the purpose of ensuring continued architectural and landscaping compatibility within the development.

b. Open space and recreational facilities shall be provided as follows:

(i) A minimum of 20 percent of the net project area shall be devoted to common open space, with recreation amenities and facilities provided pursuant to § 9-1.1420 (Open Space Requirements) of this chapter.

(ii) Single-family dwellings shall have a contiguous private outdoor living area on the ground floor, measuring a minimum of 450 SF, with a minimum dimension of 15 FT.

(iii) Multi-family dwellings shall have a contiguous private outdoor living area on the ground floor, measuring a minimum of 400 SF, with a minimum dimension of 10 FT.

(iv) Small lot single-family subdivisions shall provide a unique and high quality development through the variation in the design, orientation and location of each unit on the lot and the incorporation of such elements as rear-loaded garages, side-on units, zero lot lines, front porches and courtyards.

c. Attached single-family dwellings of more than one story in height shall not exceed more than 4 units in any one group. Attached multi-family dwellings of more than one story in height shall not exceed more than 8 units in any one group. In an attached group of dwellings, other than apartments, no unit shall occupy any space above another unit.

d. The Planning Commission may require the submittal of an economic feasibility report or market analysis by a qualified consultant to support the market need for the proposed project.

2. Departures from base development standards. In order to provide variety in streetscapes, encourage innovative and superior site design, and enhance the articulation of building facades, planned residential developments may be permitted certain deviations from established base zone development standards, as follows:

a. Minimum lot area, width and depth;

b. Building setbacks for interior side and rear property lines;

c. Minimum building separations;

d. Maximum lot coverage;

e. Minimum parking setbacks;

f. Minimum landscape requirements;

g. Direct access to a public street for individual lots; however, sufficient CC&Rs, easements and/or reciprocal access agreements shall be recorded to ensure adequate access is available and is maintained; and

h. Single-family subdivisions may vary from minimum lot size, width and depth, and minimum building setbacks, as set forth in Table 14-5 (Single-Family Planned Residential Development Standards).

Table 14-5 Small Lot Single Family Planned Residential Development Standards

Requirement	*Minimum Standard*	*Additional Regulations*
SITE REQUIREMENTS		
A. Minimum lot size (in SF)		
1. Interior lots	4,000	
2. Corner lots	4500	
B. Minimum lot dimensions (in FT)		
1. Lot width		
a. Interior lots	40	
b. Corner lots	45	
2. Lot depth	100	
BUILDING REQUIREMENTS		
A. Front yard setback (in FT)		
1. From public streets (measured from property line)	15	Notes 1 & 2

Requirement	*Minimum Standard*	*Additional Regulations*
2. From private streets (measured from back of sidewalk)	15	Notes 1 & 2
B. Interior side yard setback (in FT)	5/5 or 10/0	Note 3
C. Street side yard setback (in FT)		
1. From public streets (measured from property line)	10	Note 3
2. From private streets (measured from back of sidewalk)	10	Note 3
D. Rear yard setback (in FT)	10	Note 3

Notes:

1. *Porches may encroach up to 5 FT into the front yard setback area.*

2. *Garages fronting a street shall be setback a minimum of 20 FT, measured from the property line for public streets and from back of sidewalk for private street , to provide sufficient depth for driveway parking.*

3. *Patio covers, whether attached or detached, may encroach to within 5 FT of an interior side or rear property line.*

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3. Design concept. Planned Residential Developments should, to the extent possible, incorporate design concepts that will result in the creation of a more livable community, which include, but are not limited to, the following:

a. Rear garages with alley access (where alleys exist or can be logically connected with existing street patterns);

b. Rear garages with no alley access (located in the rear one-half of lot);

c. Street parkways;

d. Street trees;

e. Front porches;

f. Public park or square;

g. Bike/pedestrian connections to activity centers;

h. Inclusion of neighborhood commercial;

i. Bus turn outs;

j. Class I bikeways;

k. Traditional house design (see § 9-1.2685 of this chapter for architectural styles, common features, details and guidelines); and

l. Interconnected street patterns.

9-1.1435: General Provisions

The following general provisions are applicable within all residential zoning districts:

A. Noise mitigation. Within all residential zoning districts, habitable structures shall be designed and constructed to mitigate noise levels from exterior sources so as not to exceed the maximum interior and exterior noised levels set forth in Chapter 29 (Noise) of Tile 5 of the Ontario Municipal Code.

B. Minimum dwelling width. All single family detached dwellings units, including mobile homes constructed outside of mobile home parks but excepting accessory dwelling units, guest houses, garages, patio covers and similar attached or detached accessory structures, shall have a minimum width of 24 FT.

C. Temporary Structures. No temporary structure shall be located within the front or street side yard area. A temporary structure may be located within the rear or interior side yard area provided it is screened from view by a solid 6-FT high fence or wall with appropriate gate.

D. Carports. No carport is allowed within a front or street side yard area. Carports may be located within the rear or interior side yard area, provided it is screened from view by a solid 6-FT high fence or wall with appropriate gate. Carports shall not be permitted in lieu of a two-car garage required pursuant to the provisions of Article 30 (Off-Street Parking and Loading) requirements of this chapter.

E. Refuse storage. Refuse enclosures conforming with City standards must be provided for certain agricultural uses in the AR District, which generate a substantial amount of waste or refuse as determined by the City Solid Waste Superintendent. Multiple family dwellings must also provide refuse enclosures per City standards. Refuse enclosures are to be located to allow easy access by refuse trucks and must also comply with size and design provisions as set forth in § 9-1.3288 of this chapter.

F. Storage of automobiles, recreational vehicles, light trucks, trailers and other such vehicles.

1. The storage of automobiles, boats, recreational vehicles, trucks, trailers and other such vehicles within a front or street side yard area is prohibited. For the purposes of these provisions, the term "stored" means continuously parked in the same location for more than 72 hours.

2. Automobiles, boats, recreational vehicles, trucks, trailers and other such vehicles that are not stored within an enclosed structure shall comply with the following:

a. Vehicles shall be placed on a paved surface and screened from public view by building walls, decorative screen walls or fences, landscaping, or a combination thereof.

b. Vehicles shall only be stored on property owned by the owner of the vehicle or on property where the registered owner resides.

c. Vehicles shall bear current vehicle registration (if required by state law).

d. Vehicles shall not be stored in a wrecked, dismantled or inoperative condition.

e. Vehicles stored within side and rear yard areas shall be limited to 5 percent of the total lot area.

G. Parking of Vehicles. The parking of vehicles or equipment on any undeveloped or unpaved lot is prohibited. Commercial vehicles exceeding a one (1) ton rating (2,000 pounds) shall not be parked or stored on any property located within a residential district or zone. This includes, but is not limited to, commercial tractor and/or trailer and commercial equipment, regardless of weight.

H. Signage. Signs are limited as set forth in Article 31 (Signs) of this chapter.

I. Environmental Performance. All uses within residential zoning districts shall be operated consistent with the environmental performance standards established in Article 33 (Environmental Performance Standards) of this chapter.

J. General Development Requirements. All uses within residential zoning districts shall be subject to the general development requirements and exceptions prescribed in Article 32 (General Development Requirements) of this chapter.

K. Historic Preservation. Certain portions of residential zoning districts are identified as potentially historic and are list on the City's Historic Resources Eligibility List. Development regulations set forth in Article 26 (Historic Preservation) of this chapter shall apply in these instances.

L. Front Yard Landscaping. Front yards of residential tracts shall be landscaped and fully irrigated prior to Certificate of Occupancy issuance. A maximum of 60 percent of the front yard area may be comprised of hardscape materials, such as paved patios, courtyards, areas of synthetic/artificial turf, walkways and driveways.

M. Driveways. Driveways in residential areas shall comply with the following:

1. Location.

a. All driveways shall lead to an off-street parking area.

b. In the case of a single-family residence, a driveway shall lead to a garage or carport and should not exceed the overall width of the garage or carport.

c. Corner lots may have a rear yard access drive from the side street, subject to City Engineer approval. Such rear yard access drive shall not exceed 10 FT in width and must lead to a parking area that is screened by a view-obstructing wall or fence, with appropriate view-obstructing gate.

2. Circular Driveways. Circular driveways shall not exceed 10 FT in width and shall only be allowed under the following circumstances:

a. The property is located and takes access from a major or secondary arterial street as identified in the Ontario General Plan, and does not front onto Euclid Avenue; or

b. The property meets each of the following conditions:

(i) The property is zoned AR, RE or R1, or is within the AG overlay district;

(ii) The dwelling is setback at least 30 FT behind the front property line;

(iii) The lot is at least 10,000 SF in size; and

(iv) The property does not front onto or take vehicular access from Euclid Avenue.

3. Recreational vehicle parking/storage access. Driveways for access to interior side or rear yard parking for recreational vehicles shall be permitted, subject to the following:

a. The total area of driveway shall not exceed 25 percent of the yard area.

b. The access drive shall not exceed 10 FT in width.

c. The parking area shall be screened from view of the street by a solid wall or fence with appropriate gate.

4. Drive approach. Not more than 25 percent of a property's frontage should be utilized for driveway openings. This guide does not apply to flag lots, or lots fronting a cul-de-sac bulb or knuckle.

N. Conversion of garages. No garage may be converted to another use unless a replacement garage is constructed on site, which meets the minimum requirements of Article 30 (Parking and Loading Requirements) of this chapter.

O. Security standards. Within residential zoning districts, all lots, parcels and structures thereon shall be subject to the requirements of Ontario Municipal Code Title 4, Chapter 11 (Security Standards for Buildings).

P. Refuse and recycling storage areas.

1. Within residential zoning districts, refuse and recyclable materials shall be stored in an appropriate container, out of view of public streets and/or adjacent properties.

2. A residential development project consisting of 3 or more dwelling units, which has not been approved by the City for individual dwelling unit pick-up of refuse and recyclable materials, shall provide refuse and recyclable materials container storage areas within City-approved enclosures.

3. The enclosure design shall consist of a minimum 6-FT high decorative masonry wall with appropriate gates for container access and separate pedestrian access. The enclosure design shall be consistent with the architectural design of adjacent buildings and shall include a decorative overhead trellis or roof structure.

4. The number of enclosures, and their precise locations, dimensions and general design parameters shall be in accordance with established City standards and is subject to review and approval by the City's Public Works Department.

9-1.1440: Special Requirements for Certain Uses, Activities and Facilities

The below-listed special requirements shall apply to certain uses in residential districts. Additionally, each use, activity and/or facility contained in Table 13-1 (Permitted, Conditional and Ancillary Land Uses – All Zoning Districts) that is subject to "additional regulations," shall comply with its' corresponding operational standard(s) listed below:

A. Accessory structures, including guesthouses, garages, carports, garden and tool sheds, and other similar detached secondary buildings.

1. General requirements. Accessory buildings or structures shall be developed in accordance with the following standards:

a. The structure may be attached to either the main dwelling or an independent structure that is detached from the main dwelling. An accessory structure that is attached to the main dwelling by either a common wall or solid roof (having a width equal to the accessory structure roof) shall be considered part of the main dwelling and is subject to all setback requirements applicable to the main dwelling. Accessory structures detached from the main dwelling shall comply with the Detached Accessory Structure Requirements listed in Table 14-1 (Single Family Residential Development Standards) of this chapter.

b. The structure shall not contain a kitchen or cooking facilities, excepting second units designed pursuant to Subsection (A)(3) of this Section.

c. The size, footprint, height, bulk and scale of accessory structures shall be compatible with the main dwelling and other accessory structures and dwellings in the surrounding neighborhood.

d. The area of an accessory structure shall be the minimum necessary to house, shelter or secure the use proposed within the structure; however, in no case shall the total floor area of all accessory structures on a lot or parcel exceed the area contained in the main dwelling (exclusive of any required garage), excepting those used for animal keeping purposes. In calculating the area of all accessory structures on a lot, required parking within a garage shall be excluded from the calculation, up to a maximum of 3 covered parking stalls (maximum 651 SF).

e. Accessory buildings or structures, excepting those buildings or structures less than 120 SF in area and those used solely for animal keeping purposes (including the storage of vehicles, machinery and equipment used in animal keeping) shall match the main dwelling with respect to architectural design and detailing, roof material and design, exterior color, exterior finish materials, window and door design, design and placement of attic vents. Structures visible from a public street shall be required to provide additional architectural detailing consistent with the architectural style of the building.

f. Detached accessory structures shall not be located within front yards or within street side yards of corner lots, or in front of the main dwelling.

g. No accessory structure containing mechanical or other fixed equipment capable of creating a noise audible outside of the property line shall be placed closer than 5 FT to a side or rear property line.

h. Detached accessory structures may be placed within the side or rear yard area of the main dwelling pursuant to the Detached Accessory Structure Requirements listed in Table 14-1 (Single-Family Residential Development Standards) of this chapter; however, a minimum useable rear yard shall be maintained equal to a minimum of 10 percent of the lot area, with a minimum dimension of 20 FT in any direction.

i. On a reversed corner lot, a detached accessory building placed within the rear yard shall not project beyond the required front yard setback of the key lot or be located no closer than 5 FT of the side property line of the key lot (rear property line of the reverse corner lot).

j. On reverse corner lots, an accessory structure shall not be closer to the rear property line than the required side yard on the adjoining key lot.

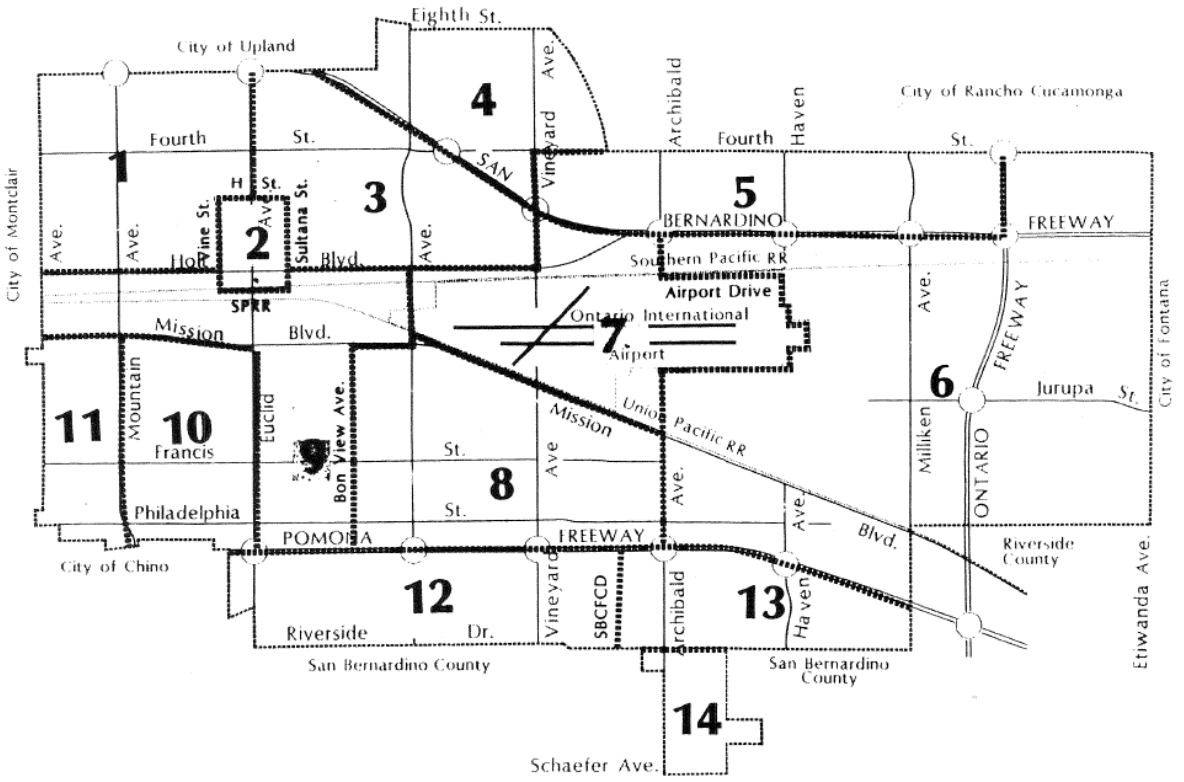
k. Prior to the issuance of a building permit for an accessory structure, a covenant of restriction to run with the land shall be recorded which specifies that the accessory structure is for the sole use of persons employed on the premises, family members, or for temporary use by guests of the occupants of the primary structure, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling. Approved second units are exempt from the covenant requirement.

2. Guesthouses. In addition to the general requirements applicable to accessory structures, which are contained in Subsection (A)(1) of this Section, guesthouses shall comply with the following additional requirements:

a. Number—No more than one (1) guesthouse is allowed per lot or parcel. A guesthouse may not be constructed if a second unit, senior second unit or guesthouse already exists on the lot.

b. Users—Guesthouses shall be for the sole use of the family of the occupants of the premises and persons employed on the premises, or for temporary use by non-paying guests for a period not to exceed 90 days within any 120-day period. In addition, guesthouses shall not be rented or otherwise used as a separate, independent residence.

Figure 14-1: Community Planning Area Map



3. Second and senior second units. In addition to the general requirements applicable to accessory structures, which are contained in subsection A.1 of this section, and the requirements of State Law (Government Code § 65852.1 et seq.), second units shall comply with the following additional requirements:

a. Second and senior second units shall only be permitted on a lot containing a single family dwelling, within Community Planning Areas 3, 4 and 9 (see Community Planning Area Map, above). No more than one (1) second unit is allowed per lot. A second unit may not be constructed if a guesthouse already exists on the lot.

b. The second unit may either be:

(i) An independent unit attached to the existing dwelling;

(ii) A unit attached to the main dwelling, sharing living space; or

(iii) An independent unit detached from the main dwelling.

c. The unit shall be placed on the same lot as an existing single-family residential dwelling.

d. A unit shall not be permitted on residential lots already containing 2 or more dwelling units.

e. Separate sale of the unit shall not be permitted; however, the unit may be rented.

f. The unit may be metered separately from the main dwelling for gas, electricity and water services. A sewer connection separate from the main dwelling may also be provided.

g. Separate entrance(s) from the main dwelling are to be provided with the entrance(s) not be visible from a public street.

h. One (1) uncovered parking space shall be provided on-site in addition to a two-car garage required for the main dwelling pursuant to the provisions of Article 30 (Off-Street Parking and Loading Requirements) of this chapter. The parking space should be provided in a side-by-side configuration; however, the Planning Director may approve a tandem configuration if no other feasible method is available.

i. A kitchen or food preparation area is permitted within a second unit.

j. Prior to the issuance of a building permit for a second unit, a restrictive covenant to run with the land shall be recorded, which specifies that the use of the secondary unit as an independent dwelling may continue only if one unit on the property is owner occupied.

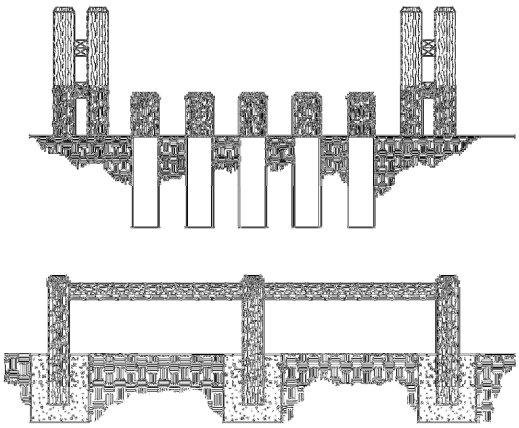
B. Equestrian trails and related facilities in the AR District. The following standards shall govern the establishment of equestrian trails and easements:

1. An unobstructed 8-FT wide easement may be required to be dedicated for equestrian trails along the front property line, if determined necessary by the Planning Director. At the end of blocks, additional 8-FT wide easements along side or rear property lines may be required to create needed connections to streets or adjacent easements;

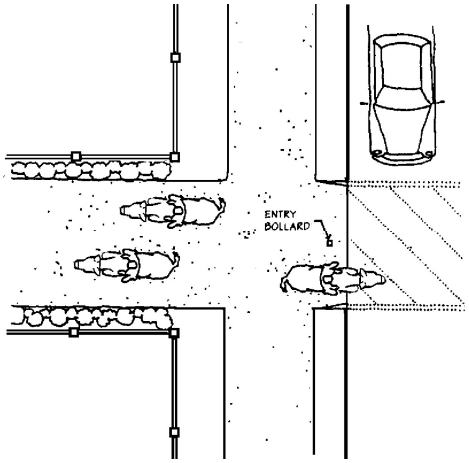
2. Trails should not be surfaced with hard materials such as concrete or asphalt. Preferred surface materials include wood chips, decomposed granite and shale;

3. Fencing built at the edge of the easement shall not be over 48 inches in height; an additional inch of height shall be allowed for every 2 inches that the fence is setback from the easement. Within 4 FT of the easement, fences shall not be opaque for more than 50% of their surface area. Wooden rail and wood plank fencing are preferred, while chainlink and wrought iron fencing should be avoided. Entries to individual properties should be accentuated with hitching posts and gates;

4. Entrances to an equestrian trail from the street shall allow the free movement of pedestrians and equestrians. Vehicular access to the trail may be limited by bollards or a gate; however, they should be designed to permit



Equestrian Trail Entries



Equestrian Trail Entry Condition

emergency vehicle access and occasional vehicular access by residents, such as through the use of break-away elements or keys. Street crossing by pedestrians and equestrians should be facilitated at the street-trail entry by restricting on-street parking, narrowing paved widths (to minimize crossing distances) marking the crossing with striping and signs.

C. Infill housing. Individual dwellings, as well as larger developments, are to be complementary with the character of the existing neighborhood in terms of height, setbacks, general architectural style and use of exterior materials. Reference the Residential Design Guidelines contained in § 9-1.1445 of this article.

D. Mobile homes on residential lots not constructed within a mobile home park. The following standards shall govern the development of mobile homes on residential lots not constructed within a mobile home park:

1. Each mobile unit shall meet and be certified under the standards set forth in the National Manufactured Housing Construction and Safety Act (42 USC 5401 et. seq.), as amended, at the time of any application for the placement of such mobile home;

2. The mobile home must be placed on a permanent foundation system;

3. The square footage of the floor area shall be within a minimum 40 percent of the average size of the residential structures located within 300 FT of the proposed location of the mobile home, as measured from the exterior boundaries of the subject lot;

4. The mobile home is to be covered with an exterior material similar in appearance to new, conventionally constructed residential structures as is found in the surrounding area;

5. The exterior covering material must extend to the ground. If a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation. Alternative skirting materials commonly found on conventionally built residential structures will normally be considered compatible;

6. The roofing material shall be of a type commonly found on conventionally built residential structures in the surrounding area;

7. Electrical, natural gas service, water service and sewer connections are to be made in a permanent manner, as typically required for permanent buildings. Gas shut-off valves, meters and regulators shall not be located beneath a mobile home structure;

8. An enclosed garage (either attached or detached) similar to conventionally built residential structures in the surrounding area must be provided for each unit. The exterior covering and roofing materials of the garage or carport shall be of the same type as the covering and roofing material as the mobile home.

9-1.1445: Residential Design Guidelines

The design guidelines contained in this section are applicable to all residential zoning districts and are intended as a reference to assist the designer in understanding the City's goals and objectives for high quality residential development. The guidelines compliment the mandatory development regulations contained in this chapter, by providing good examples of potential design solutions and by providing design interpretations of the various mandatory regulations

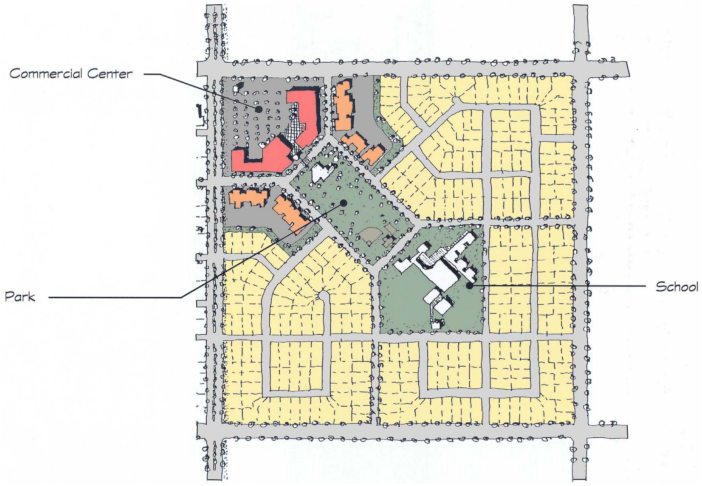
Residential Design Guidelines are intended to create livable neighborhoods and residential areas as well as safe and attractive streets by encouraging high-quality site planning and architecture. Where appropriate, the Guidelines also seek to establish walkable areas by facing streets and common open spaces with entries, visually interesting building features and activities.

The design guidelines are general and may be interpreted with some flexibility in their application to specific projects. Variations may be considered for projects with special design characteristics during the City's development review process to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers; however, unless there are compelling reasons or practical difficulties, these guidelines shall be observed. Determinations of compliance with these design guidelines shall be made by the Planning Director.

A. Developments and subdivisions.

1. Mixed use. Neighborhoods should be designed to promote a mix of uses. Uses including parks, churches, schools, neighborhood commercial centers are encouraged to be integrated into the design of a neighborhood

a. Orientation—Neighborhoods should be oriented around community uses such as parks, schools and neighborhood commercial centers. Neighborhoods that are segregated from other uses and which force residents to commute by automobile to reach services should be avoided.



Example of Subdivision Design

b. Variation—A mix of housing type and size are encouraged. Mixing townhouses and other attached dwellings into single family neighborhoods and varying the size and dimensions of detached lots are encouraged. Neighborhoods that have little variation in home type and lot size should be avoided.

2. Walkable neighborhoods. Neighborhoods should be designed to promote a sense of community. Neighborhoods should be designed to encourage outdoor activity and alternate forms of transportation. The use of landscaped parkways, street design, mixed uses, and building orientation and design can encourage outdoor activity and the use of alternate forms of transportation. Neighborhoods that are designed with a reliance on automobile transportation and do not provide pedestrian linkages are discouraged.

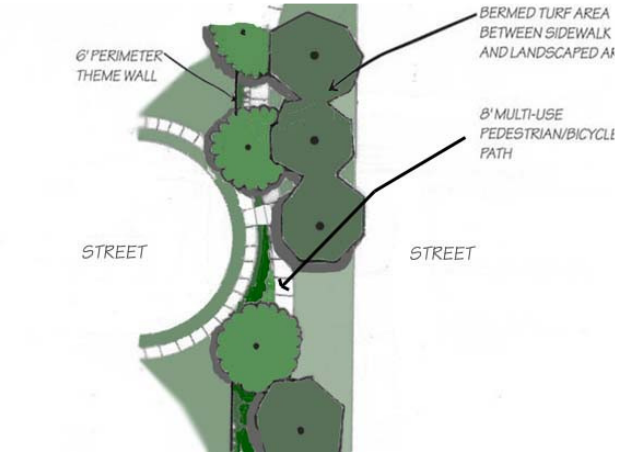
3. Street networks and patterns. Neighborhoods should be designed to be integrated with other areas. An interconnected pattern of streets and pedestrian paths should be provided in projects exceeding 3 acres.

a. Blocks—Neighborhood streets should encourage pedestrian activity. Blocks should average between 350 and 400 FT in length, with a maximum length of 500 FT.

b. Network—Neighborhood streets should provide increased connectivity. A street network should be based on some form of the grid system. Neighborhood streets should be connected to each other and arterial streets. Any neighborhood street that connects through a neighborhood and provides access to arterials should be provided at least every quarter mile on average. This level of connection should allow residences to face

streets with acceptable traffic volumes and create safer walking environments where complementary land uses are close (e.g. retail, residential and office); direct street or pedestrian connections should be provided to these destinations.

c. Cul-de-sacs—Cul-de-sacs and dead ends should be avoided. When cul-de-sacs are necessary, pedestrian connections should be created to allow for access to either open space or other streets.

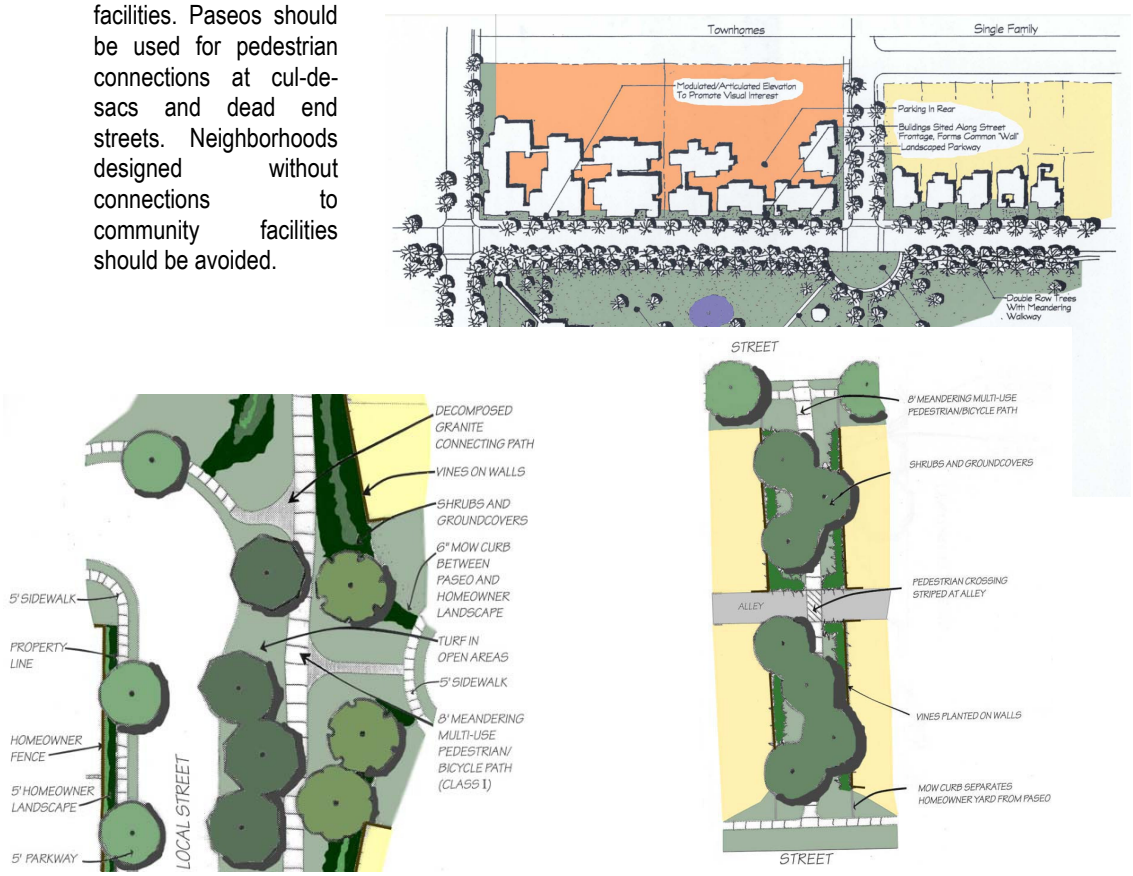


Appropriate treatment of Cul-de-sacs

4. Integrated open spaces. Neighborhoods should be designed with open space and community facilities as integral parts of the neighborhood. Integrated open space and public facilities foster a sense of community and create a more livable environment.

a. Schools and parks—Neighborhoods should be designed around neighborhood parks, schools and other community facilities. Pedestrian connections to these facilities are also encouraged.

b. Paseos—Neighborhoods should be designed to include paseos, trails or other connections to community facilities. Paseos should be used for pedestrian connections at cul-de-sacs and dead end streets. Neighborhoods designed without connections to community facilities should be avoided.



Examples of Paseos

c. Non-recreational open space—Neighborhoods should be designed to protect natural features. Natural areas can enhance a neighborhood while protecting the environment. Developments that alter or destroy natural features should be avoided.

B. Streets.

1. Street design. Streets should be designed to provide an increased sense of neighborhood and community; reduced reliance on the automobile; promote energy conservation; and a more attractive, aesthetically pleasing streetscape.

a. Reduced width streets—Narrow streets help reduce automobile speeds, which create a safer environment for residents. Neighborhood streets should be designed for residents of the neighborhood not as automobile thoroughfares. Large streets should be avoided.

b. Parkways—Landscaped parkways provide a more attractive streetscape and create a buffer between automobile and pedestrian traffic. All neighborhood streets should be designed with landscaped parkways. Streets with sidewalks adjacent to the curb should be avoided. Landscape parkways should also be irrigated and permanently maintained.

c. Street trees—Trees planted within landscaped parkways create a pleasant environment for pedestrians and provide shade to neighborhoods during the hot summer months. Street trees should be shade trees that are deciduous or evergreen. Trees such as palms and other non-shade trees should be avoided.

2. Alleys. Alleys should be designed with the same considerations as streets. Alleys have earned a reputation as being high crime, dirty areas. Alleys should be designed as mini-streets, providing some of the same amenities as regular streets.

a. Lighting—Alleys should be designed to incorporate streetlights, which assist in providing security in alleys. Alleys that are not well lit should be avoided.

b. Landscaping—Alleys should include some landscaping to create a more pleasant streetscape. Alleys with no landscaping should be avoided.

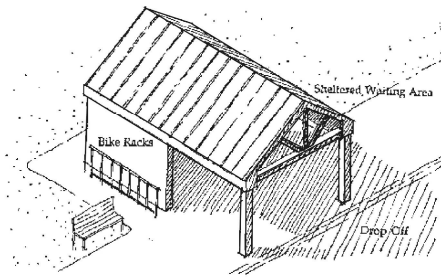
c. Other features—Windows, doors and other features that bring activity and surveillance are encouraged along alleys.

3. Multi-use streets. Streets should de designed to accommodate other forms of transportation. Residential Streets should incorporate bikeways, trails, and other amenities that encourage alternate forms of transportation.

4. Transit.

a. Transit stops—Residential Neighborhoods should be designed to take advantage of mass transit opportunities. Neighborhood edges along arterial and collector streets should provide transit stops, including turnouts for bus stops. Neighborhoods without transit connections should be avoided

b. Transit shelters—Transit shelters should be designed to fit into a neighborhood. Transit shelters that are incorporated within the form of a building (e.g. under an awning or arcade) are encouraged. For freestanding shelters, the developer should explore with the transit agency and the City, possibilities for a structure that is integrated architecturally with the project through its color, materials and architectural style.



Transit Shelter

5. Lighting. Lighting should relate to the pedestrian scale of residential neighborhoods. Light standards less than 15 FT in height are encouraged throughout residential projects. Bollard lighting is encouraged along walkways. Overhanging "cobrahead" light fixtures are discouraged. Lighting should utilize Metal Halide luminaries.

6. Views. Plaza and site design should take advantage of views to the San Gabriel Mountains. The vistas looking down streets, driveways and walkways may also be used to draw attention to distinctive features (such as entrances, fountains, and plantings

C. Open space and landscaping.

1. Common open space. Common open space areas include shared gardens, courtyards, natural areas, recreation areas or equivalent landscaped areas.

a. Connecting walkways—Common open spaces should be linked to streets via connecting walkways. Connecting walkways should be visible from the street, unless precluded by a lot's depth. Openings from streets to common open spaces should be at least 12 FT wide.

b. Location and surrounding elements—Common Open Space should be designed to integrate buildings and other structures.

(i) At least 75 percent of common open spaces shall be bounded by building walls with windows, by architectural elements such as low walls or trellises, by landscape features such as hedges or rows of trees, or by some combination of these elements. Required open space should be conveniently located near the majority of units.

(ii) Common open spaces bounded by a parking lot or driveway should be minimized or discouraged. Private open spaces should be contiguous to the units they serve and screened from public view.

c. Size—Common open space areas may be small, while providing amenity and identity through appropriate design. Common open space areas should be at least 15 FT wide and have special paving or scored-concrete. If adjacent to a building entry, common open space areas may occur within front or side yards. Building entries and windows should overlook open spaces to enhance safety and activity. Locate common facilities, such as laundries and exercise rooms, adjacent to common open spaces.

d. Landscaping and features—Landscaping and open space must be designed as an integral part of project design and enhance the building design, enhance public views and spaces and provide buffers where needed. Open space should be provided in concentrated areas large enough to provide opportunities for active uses by groups.

(i) The design and orientation of these areas should take advantage of available sunlight and should be sheltered from the noise and traffic of adjacent streets or other incompatible uses.

(ii) Outdoor seating, tables and umbrellas, water features, landscaping, gazebos, or other place-making features are encouraged in common open spaces and should be consistent with the architectural style of the project. Shaded areas should be provided. Common open space features should cater to anticipated residents (e.g. play lots for children, or seating areas for elderly).

e. Parking lots and driveways—Parking lots and driveways located adjacent to common open spaces should be designed to meet at least one of the following conditions:

(i) The parking lot or driveway adjacent to the common open space shall have special pavers for an adjacent depth of at least 18 FT;

(ii) The parking lot or driveway shall be screened by linear architectural elements such as walls (not exceeding 3.5 FT in height) or trellises,

(iii) The parking lot or driveway shall be screened by linear landscape features such as hedges or rows of trees, or

(iv) Some combination of these elements or other features may be used to achieve an equivalent effect. Windows should be placed to overlook unsecured parking areas as a safety feature.

2. Common recreational facilities. Common recreational facilities are required for all multiple family residential development projects consisting of 3 or more dwelling units These facilities should be designed for anticipated residents and may include play equipment, barbecue area, picnic shelter, tennis courts, pools and spas, day care, clubhouses, tennis, basketball, or equivalent facilities.

3. Connecting pathways. Connecting walkways should provide a convenient pedestrian route between all entries and the street. The following conditions apply to connecting walkways:

a. Public and shared pedestrian sidewalks and trails should be between 5 FT and 8 FT in width (excluding car overhangs).

b. Walks should be accompanied by a landscaped strip that is at least 4 FT wide.

c. Walkways should consist of special pavers or scored concrete with modules that should not exceed 3 FT in width.

d. Permeable but easy to maintain surfaces, such as compacted decomposed granite, are encouraged for trails, although other materials are also permissible.

e. Where a walkway is oversized to accommodate occasional emergency vehicles, landscaping, grasscrete, turf-block and other features should be used to accommodate traveling widths that exceed 8 FT.

D. Parks. Reserved for future use

E. Trails. Reserved for future use

F. Lots.

1. Sizes and dimensions. Single-family lot patterns should be varied to avoid monotonous streetscapes. This could be accomplished by the following:

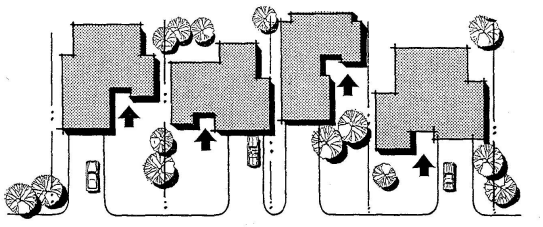
a. No street should have more than five consecutive lots of the same size.

b. For single-family projects larger than 3 acres, lot sizes should vary from the average lot size by at least 20% for at least one-third of all lots.

c. Single-story buildings and larger lots are encouraged on corners. Smaller lots are encouraged surrounding common open space areas.

2. Model variety. Single-family house models should be varied to avoid monotonous streetscapes. This could be accomplished by the following:

a. In tract developments, the design of structures should be varied to create variety and interest. A significant difference in the massing and composition (not just materials) of each adjacent house should be accomplished. Different models can be established by varying the design features such as porches, bay windows and roof forms. One particular design should not be repeated more frequently than every 4 houses.



Yard Variations

b. Each group of three adjacent properties should contain at least one property whose front yard setback differs from those of its neighbors by at least 7 FT. Minimum setbacks should not be reduced to accommodate this variation.

c. In single family housing developments with more than 5 lots, a variety of different floor plans and building elevations shall be provided as follows:

Number of dwelling units	***Number of differing floor plans and elevations***	***Required Number of Differing Exterior Elevations***
5-10	2	2
11-25	2	3
26-50	3	3
51-75	3	4
76-100	4	4
Over 100	4; +1 additional floor plan with 4 elevations for each additional 50 units exceeding 100	

3. Building orientation. Primary building entries should be designed to front onto either a street or common open space. Up to 25% of all units in townhouse and multifamily complexes (R1.5, R2 and R3 Districts) may hay building entries that do not front onto streets or common open space. All entries and common open spaces should have a direct connection to a street via a connecting walkway. Street frontages consisting of garages, carports and parking lots are to be minimized.

Appropriate Orientation

4. Garage placement. Neighborhoods should be designed to minimize the visual impact of garages along streets. Garages should not comprise more than 50% of a building's street frontage for single-family houses, duplexes and townhouses, and 33% of a building's street frontage for apartment and condominium housing types. In addition, one of the following options should be used:

a. Place garages behind buildings (with access from driveways or alleys).

b. Recess garages that face the street behind the primary facade of buildings with a setback of at least one (1) FT from the primary facade for every 3 FT of garage width, with a minimum setback of 5 FT being provided.

c. Use a side-facing garage door (with no additional setback required). When a garage for one unit encloses more than 2 cars, these additional cars should be accommodated in one of the following ways:

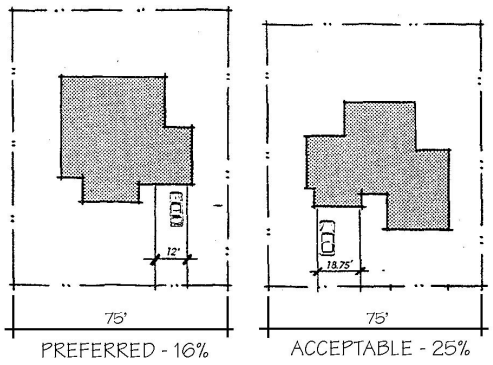
Example of a Side Facing Garage

(i) With a side-facing garage door; or

(ii) By recessing any garage doors in excess of 2 per unit, an additional 5 FT. See "garage design" for architectural design of garages.

5. Driveways. Driveways should be designed to minimize the visual impact on the streetscape. Driveways should provide adequate room to maneuver vehicles and, for multifamily complexes, to allow for emergency vehicle access. Not more than 25% of a property's frontage should be utilized for driveway openings (this guide does not apply to flag lots on a cul-de-sac bulb, etc.).

6. Parking lots. Parking lots should generally be placed behind buildings and away from the street. Not more than 33% of any linear street frontage should be lined by parking lots. Parking lots must be setback at least 20 FT from the front property line and be screened by a landscaped buffer with a low wall, fence or hedge not exceeding 4 FT in height.



Driveway Widths

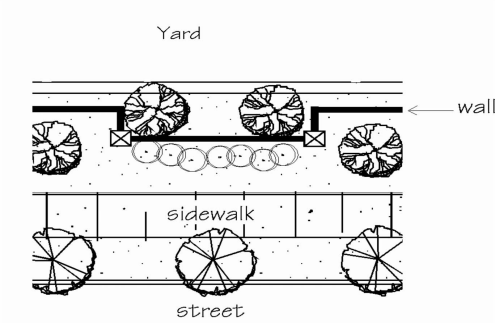
7. Fences, walls and hedges. Fences and walls should be designed as an integral part of the whole project.

a. Materials—Fences and walls should use materials and design elements that make it consistent with the design of the whole project. Fences and walls in public view should be built with attractive, durable materials, including, but not limited to, wrought iron with pilasters, textured concrete block, or formed concrete with reveals. Chainlink fencing, corrugated metal fencing and tennis windscreens are not permitted. All fences and walls should have a distinctive cap of different width, material or texture within the top 8 FT. Fences and walls exceeding 4 FT in height should have a distinctive and substantial-looking base of different material or texture within the bottom 2 FT.

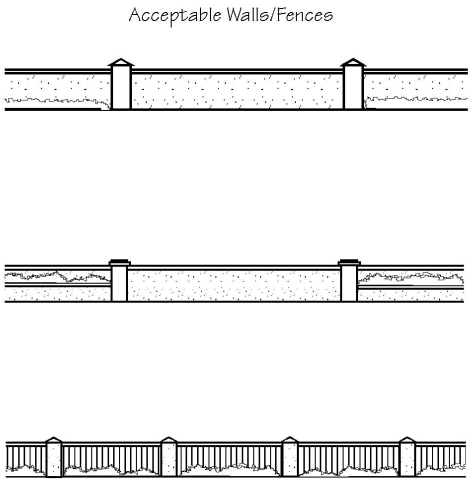
b. Height—Fences and walls should not exceed a height of 6 FT without being made of textured concrete block, textured interlocking blocks, formed concrete with reveals, or similar materials.

c. Special design considerations—Short fences, walls, hedges and gates are encouraged along sidewalks to contribute to an attractive streetscape. Decorative gates are encouraged near the sidewalk. To maintain some visual connection between entries and a street or walkway, walls and fences should be accompanied by a gate. Gates should be accompanied by pilasters or other special architectural or landscape treatment.

d. Fence and wall styles—While site plans should avoid placing rear property lines along local streets and minor collectors, tall walls and fences are sometimes unavoidable along a street. Pilasters, planter boxes, trellises, material changes, planar changes or other treatments should be used to avoid long and monotonous street fronts. Appropriate designs include:



One option is to incorporate a 2' stagger to wall at appropriate intervals.



Fences and walls should be built with attractive, durable materials. Pilasters should include a distinctive cap.

Fence and Wall Styles

(i) A solid wall with pilasters,

(ii) A short wall with fencing and pilasters,

(iii) Fencing with pilasters, staggered walls (i.e. change-in-plane),

(iv) Gated openings and planters integrated with walls. Pilasters, openings, or a 3-FT minimum change-in-plane should occur at least every 40 FT.

(v) Exterior security fencing should be considered in the initial design stage to avoid the need for future modifications to the plan.

Landscaping to Soften Fences and Walls

8. Refuse enclosures and equipment. Refuse Enclosures should be design to be integrated into the whole project. Refuse containers and equipment should be easily accessed by service vehicles and located within a screened enclosure. Reflect the architectural style of adjacent buildings in the design of enclosures, and use similar, high-quality materials. Landscaping or trellises is encouraged where screened enclosures are visible from a street or connecting walkway and shall be permanently maintained.

G. Building Design.

1. Building types allowed within each residential district.

a. Allowable building types are dictated by design standards and guidelines for each residential district. Allowable building types expected within each residential district are noted here. Other types may also be permissible as long as they conform to applicable standards and guidelines.

b. Multiple family developments (i.e., apartments, condominiums, townhouses) are discouraged immediately adjacent to lower density single family areas. Multiple family development projects adjacent to existing one-story single family developments should be one story, unless the impact of two-story structures on the existing one-story neighborhood is fully mitigated with emphasis on privacy, views, and general compatibility.

2. Massing and roof form. The Scale and mass of buildings should be designed in relation to the scale and nature of the neighborhood. The mass and scale of buildings should be proportionate to the site, open spaces, street locations and surrounding developments. The bulk of the building should be divided to reduce the apparent scale and provide visual interest. Box-like designs should be avoided. Appropriate massing shall be accomplished through the following techniques:

a. Use variations in the building footprints, facades and roof forms.

b. Use a variety of shapes and forms including architectural projections such as roof overhangs, bay windows, entry elements such as porches, stoops, balconies, trellises and cantilevers that create shadows on the building.

c. Use contrasting vertical and horizontal elements that help break the visual mass of facades into small areas.

d. When appropriate to the architectural style of the building, a minimum of a 12-inch roof overhang should be provided

Appropriate Massing for Multi-family Units

e. For multi-family buildings, higher tower elements or similar features are encouraged at focal points, such as plazas, major entrances, or where walkways meet streets. Structures containing 3 or more attached dwellings in a row should incorporate one of the following at a minimum:

(i) For each dwelling unit, at least 1 architectural projection not less than 2 FT from the wall plane and not less than 4 FT in width should be provided. Such projections should extend the full height of single story structures, at least 2 the height of a 2-story building, and 2/3 the height of a 3 story building.

(ii) A change in wall plane of at least 3 FT in depth for at least 12 FT in length for each 2 units should be provided.

3. Front entries. Buildings should be designed with a clearly identified front entry. Front entry areas for single family homes, multi-family units including apartments and condominiums should be clearly identified using porches, stoops, canopied outdoor areas, or fenestrated indoor lobbies or vestibules with exterior fenestration (see also garage design). For apartment and condominium projects, building entries should be at least 20 FT from a parking lot, carport, or property lines that are not adjacent to streets. Address numbers should be illuminated or appropriately lit.

4. Porches.

a. Porches, stoops, or shared entry areas such as lobbies and vestibules, should be placed immediately adjacent to primary entries and be clearly visible from the street or common open space. Entry elements should cover at least 25% of primary facades (including garages) or 10 FT, whichever is greater. More than one entry element may be used to meet this requirement.

b. Porches, stoops and shared entry areas should have a minimum unobstructed depth of 6 FT and width of 8 FT. Indoor lobbies or vestibules should be visually connected with outdoor areas and should have at least 20 SF of glazing. Corner entries and wrap around porches are encouraged on corner lots.

5. Garage design. Garage and carport structures should exhibit designs, which are compatible, supportive and fully integrated into the overall architectural theme. Garage design should be implemented through the following provisions:

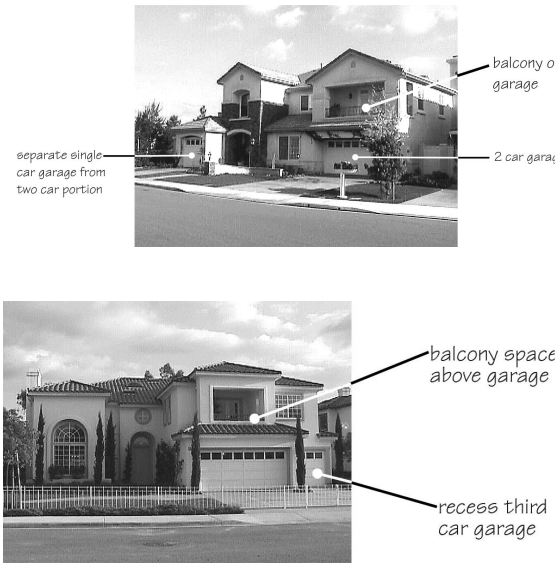
a. fenestrated indoor living space or balcony space should be built over the garage;

b. strong shadow lines should be created around the garage face by recessing the door one (1) FT behind the adjacent building plane;

c. for multiple car garages, no garage door should exceed 9 FT in width and intervening posts should be at least one (1) FT in width;

d. long structures present difficulties in keeping proportions appropriate with the design intent with the main structures, and therefore, the garage/carport (for multiple units) should be limited to 8 to 12 cars;

e. integrate substantial design elements (i.e. columns, beams, roof design) into carport structures to convey a more permanent concept. Prefabricated metal carports are discouraged.



Acceptable Garage Designs

6. Accessory structures. Additions, renovations and new accessory structures should be designed to provide variety and interest while creating an overall unified image. Building facades should be designed with consideration of appropriate

materials, complementary colors, and by using materials with textures and depth of materials such as brick or stone. The additions of accessory structures should be designed in a manner that is integrated with the existing structures and avoid the appearance of being simply tacked on by the owner. This can be accomplished by:

a. Using similar roof pitches and types;

b. Using complementary or consistent materials and colors;

c. Designing additions as a integral part of the building;

d. Maintaining appropriate proportions of the existing building design; and

e. Maintain a balance between the proportions of the existing building in terms of building mass and scale. Avoid placing architectural elements that are visually more massive or heavier above elements that are visually lighter or less massive.

7. Mechanical equipment. Mechanical equipment should be integrated as part of a project's site and building design. The following conditions apply to mechanical equipment:

a. Rooftop and ground-mounted equipment should be screened from view of elevated highways, streets, parking lots, connecting walkways and freeways.

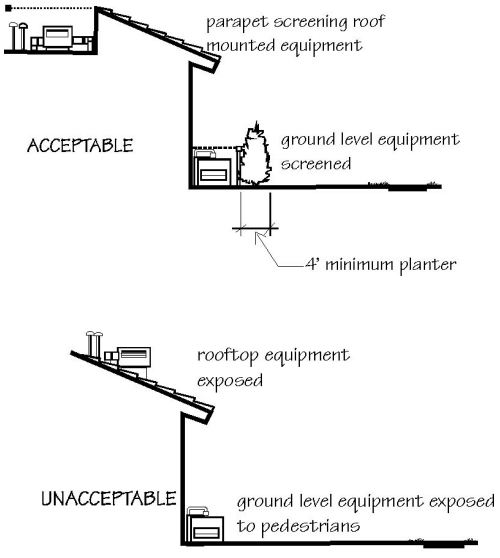
b. Roof-top equipment (including satellite dishes) should be integrated into the overall mass of a building by screening it behind parapets or by recessing equipment into hips, gables, parapets or similar features; plain boxes are not acceptable.

c. Screening details should incorporate capping elements and the same exterior trim details as found elsewhere in the project.

d. The top of screens should be at least as high as the top of the equipment, yet the screen walls shall be generally kept as low as possible. Cross-section drawings shall be prepared to illustrate the method in which the equipment will be screened from view of adjacent streets, freeways and properties.

e. Transformers, heating units and other ground-mounted equipment should be adequately screened with walls and landscaping. Design these features to be graffiti and vandal-resistant by providing a 2-FT landscape strip at the base of these walls for tall shrubs, and by using materials that are easily cleaned or painted. Additional area for future ground-mounted equipment and screening needs should be considered and set aside. Avoid interrupting connecting walkways with these features.

f. Antennas should be placed in attics or building interiors. New units should be pre-wired to accommodate cable reception. Satellite dish antennas should be ground mounted and screened from public view on all sides with a combination of walls, landscaping or buildings.



Mechanical equipment screening

H. Architectural details.

1. Architectural styles. Construction should reflect a chosen style through appropriate detailing, properly applied materials and quality workmanship. A consistent architectural style should be used for a building and the elements

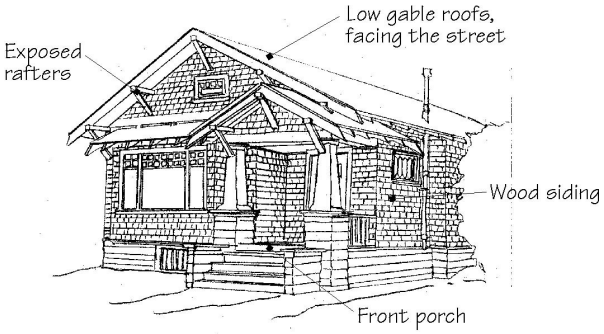
that relate to it, such as trellises, planters, light-standards, etc. More than one style may be used within projects with more than one building; however, an attempt should be made to unify the project by using similar massing, cornice lines, and architectural elements, such as bays and balconies.

a. While specific architectural styles are not dictated by the Development Code, several styles predominate in Ontario and should be emulated to help maintain Ontario's individual character. These styles generally respond to the region's climate. Predominant styles include Mediterranean and other Revival Styles, Craftsman, Art Deco, Queen Anne Victorian, and Contemporary.

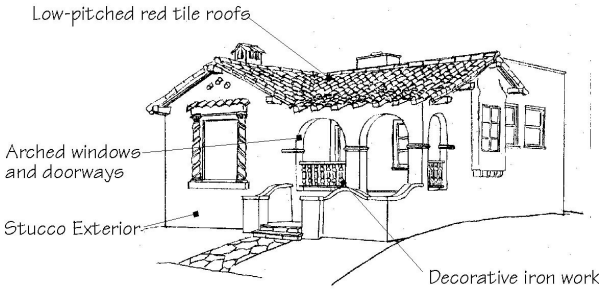
b. In general, the architecture should be compatible with the surrounding character, including harmonious building style, form, size, color and roofline. Individual dwelling units should be distinguishable from one another.

c. In districts or along streets with a predominant style (e.g. along Euclid Avenue), fundamental components of that style should be incorporated within a building's architecture, including roof form, massing, materials, structural expressions, and the proportion of openings (i.e. vertical, square or horizontal). Styles need not be replicated literally, but should be clearly reflected in a proposed project.

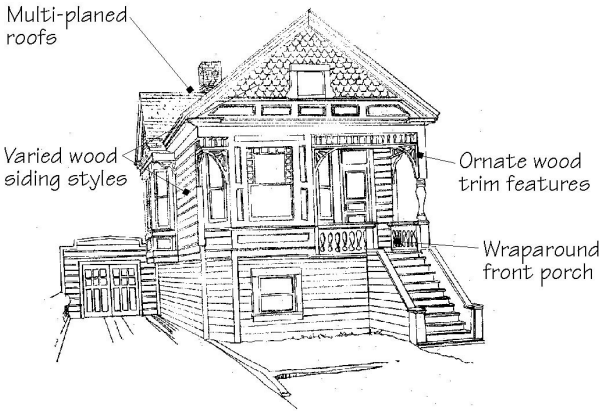
d. For more details on architectural styles, features and details, see § 9-1.2685 of this chapter.



Craftsman Bungalow



Mediterranean Revival



Queen Anne Victorian

2. Articulation.

a. Facades that are visible from adjacent streets or common open spaces should display greater visual interest. This can be done by using architectural elements that break up the massing of large buildings, such as windows, porches, bay windows, balconies, and other architectural features (see guidelines on Massing).

b. Shadow patterns created by architectural elements such as overhangs, projection or recession of stories, balconies, reveals, and awnings contribute to a building's character while aiding in climate control. Further, changes in the roof level or planes provide architectural interest. In particular, low-medium density and multi-family residential development should be designed with upgraded architecture through increased delineation of surface treatment and architectural details.

3. Base and top treatments. All facades should have a recognizable base and top.

a. Base—The base should visually carry the weight of the building. The base should comprise approximately one-eighth of a building's height. Techniques for establishing a base include thicker walls; richly textured

materials (e.g. clapboard siding, tile or stucco treatments); darker colored materials, mullion, and/or panels; and/or intensified, permanently maintained landscaping, with a mature height of at least 18 inches.

b. Tops—Tops take advantage of the visual prominence of a building's silhouette and should be approximately one-eighth of a building's height. Techniques for clearly expressing a top include cornice treatments, roof overhangs with brackets, richly textured materials (e.g. tile or stucco treatments) and/or differently colored materials.

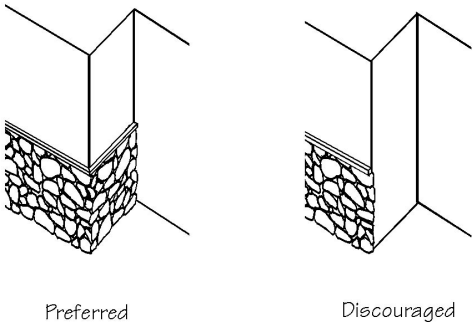
4. Paint palettes. Paint palettes should be appropriate to the style of architecture. For example, typical colors for Craftsman Bungalows include shades of browns and greens, and dark colors such as maroon and forest green. Typical Craftsman paint palettes would consist of 3-5 colors, depending on the detail of the individual home.

a. Paint colors can assist in creating variety in tract homes. Several paint palettes should be offered for each building elevation. One particular palette should not be used on adjacent houses.

b. Muted colors contain a mix of complementary colors that result in off-whites, tans, and other softer colors. Lighter colors have a value equivalent to 30% or less on a gray scale. Accent colors may include brighter and darker colors.

5. Exterior materials. High quality building materials are encouraged. Recommended materials include stucco, exterior plaster, wood siding, tile or stone. Veneers that are visibly prefabricated are not recommended. Materials and detailing should have a substantial and long-lasting appearance.

6. Material changes. To avoid the false appearance of lightweight veneers, material changes should not occur at external corners. Material changes may occur at reverse or interior corners or as a return at least 4 FT from external corners. Color and material changes should be used to add interest and reduce a building's apparent scale.

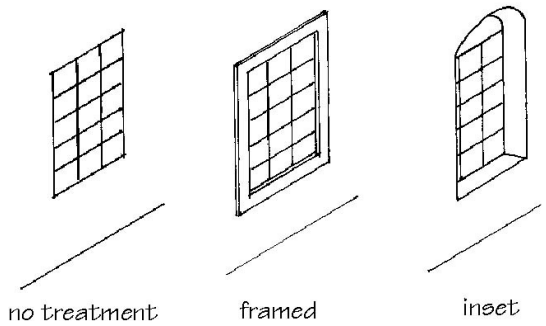


Material Changes

7. Windows. Windows should either be inset or framed to create a more substantial appearance. All windows should have trim or other treatments consistent with the style of architecture of the building.

a. Windows should be designed to open vertically or swinging. Horizontally sliding windows should be avoided.

b. Interior window coverings shall be included on all bedroom and bathroom windows, as well as those windows which are within the view of a public right-of-way. Acceptable types of window coverings include drapes, blinds and shades.



Window Treatments

8. Balconies. Balconies should be designed to ensure privacy. In multi-family projects where units are within 20 FT of each other, balconies or bay windows should be placed to maintain privacy within the units.

9. Doors. Doors should be designed to emphasize the entries to buildings.

a. Exterior doors—All doors should have trim or other treatments consistent with the style of architecture of the building and with the window treatment. Front Doors should be designed to emphasize the entry to the building. All other doors should be designed to be consistent with the style of architecture. Plain doors should be avoided.

b. Interior doors—All interior doors should be consistent with the style of architecture. Plain doors should be avoided.

10. Roofs. Roof forms should be representative of the design and scale of the units and reflect the internal organization of buildings.

a. Articulation—Roof articulation should be consistent with the style of architecture and may be achieved by changes in plane no less than 2.5 FT and/or the use of traditional roof forms such as gables, hips and dormers. Flat roofs, A-frame type roofs and mansard roofs are discouraged unless a balanced façade composition can be demonstrated. Primary facades should not display more than two gable ends.

b. Roofing materials—Roofing materials should be durable and display frequent, clearly marked shadow lines. Roofing materials that are generally acceptable include metal standing seam, concrete tile, ceramic tile and slate or slate-like materials. Roofing Material should be consistent with the style of architecture.

11. Gutters, vents and downspouts. Gutters, vents and downspouts should be concealed unless designed as a continuous architectural feature. Exposed gutters used as architectural features should be colored to match fascia or wall material. Exposed downspouts should be colored to match the surface to which they are attached. Roof vents should be colored to match roofing materials or the dominant trim color of the structure.

12. Lighting. Lighting style should be consistent with the style of architecture of the building.