

Article 1:

PURPOSES AND OBJECTIVES

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Title

This chapter shall be known as the City of Ontario Development Code and shall be referred to as the "Development Code" or "Code".

Sec. 9-1.0105:

Purposes and Objectives

The Development Code is adopted to assist in the implementation of the Ontario General Plan and expeditious processing of development applications in order to protect and promote the public health, safety, comfort, convenience, prosperity and general welfare. More specifically, it is intended to achieve the following objectives:

- A. To provide a precise guide for the physical development of the City in such a manner as to preserve the character and quality of existing neighborhoods and to foster a harmonious, convenient and workable relationship among all types of land uses;
- B. To achieve the proper arrangement of land uses envisioned in the General Plan, maintain the stability of existing neighborhoods, promote the revitalization of areas that require enhancement, and to protect all areas of the community from intrusions by inharmonious or harmful land uses;
- C. To prevent excessive population densities and related overcrowding;
- D. To ensure the provision of adequate open space for light, air circulation, visual relief from the built environment and to maximize fire safety provisions;
- E. To establish reasonable standards and guidelines promoting quality development, well designed buildings and all other structures, while, at the same time, processing development applications in an expedient manner;
- F. To reduce the risk of injury or exposure to hazards for people and property;
- G. To allow and encourage a full range of office, commercial, industrial and transportation related activities in appropriate locations, in accord with the General Plan, in order to assure a strong local economic base;
- H. To require the provision of adequate off-street parking spaces and loading facilities in concert with their need as well as promoting a safe and efficient traffic circulation system;
- I. To ensure that new development will not overtax the capacity of existing streets, utilities or community facilities and services;
- J. To outline a comprehensive, thorough public review process for new development;

- K. To establish development regulations in an understandable format.

Sec. 9-1.0110:**Contents**

This chapter consists of regulations and guidelines for the use of land within Ontario and includes the following:

- zoning districts governing various types of land uses and associated allowed residential density, maximum building intensity, height and location standards for buildings and the amount of required open space per building site;
- on-site landscaping, parking and loading provisions, and the number, size, height and location of signs;
- provisions for the implementation of standards, requirements and guidelines through appropriate review procedures;
- special requirements for certain identified land uses.

The Development Code also contains design guidelines which are suggestions as to how the objectives of both the General Plan and the Development Code can best be implemented. These guidelines may be supplemented by additional, more contemporary standards approved by the Zoning Administrator. The guidelines will be periodically updated by and kept on record at the Planning Department.

A separate map has also been adopted designating the location and extent of zoning districts within the City, which is known as the "Zoning Map".

Sec. 9-1.0115:**Interpretation**

In the interpretation and application, the provisions of the Development Code shall be held to be minimum requirements. No provision of the Code is intended to repeal, abrogate, annul, impair, or interfere with any existing City law, except as is specifically repealed by adoption of this chapter. However, where the Development Code imposes a greater restriction on the use of land or structures or the height of structures, or requires greater open spaces or greater areas or dimensions of sites, or greater restrictions on signs than is imposed or required by an existing law, the provisions of the Code shall control.

Where uncertainty exists regarding the interpretation of any provision or its application to a specific case or situation, the Zoning Administrator shall have the authority to interpret the intent of any provision by written decision. Thereafter, the Zoning Administrator's interpretation shall apply in all similar situations, unless modified by the Planning Commission or City Council on appeal.

Sec. 9-1.0120:**Application**

This chapter shall apply to all property within the incorporated limits of the City.

Sec. 9-1.0125:**Fees**

The City Council establishes by resolution a schedule of fees for the processing of various applications required by this chapter. All required fees shall be paid at the time of filing, and no processing shall commence until such fees are paid.