

## **Article 14:**

# **SUBDIVISION DESIGN**

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### **Sec. 9-2.1400:**

#### **Design and Improvement Requirements**

All subdivision and tentative maps thereof, must conform to the Ontario General Plan, Development Code, and any applicable specific plans and to all applicable planning, zoning, design, improvement and environmental requirements. Unless otherwise specified, design requirements and improvement requirements may be modified or waived only by the City Council.

### **Sec. 9-2.1405:**

#### **Lot Requirements**

All residential, commercial and industrial lots shall have direct access to public streets except where private street, common driveway or other access easement rights are specifically approved by the Development Director (or designee) and the City Engineer and made a matter of record in the San Bernardino County Recorder's office. The access easement shall be reserved on the map in perpetuity for the benefit of the effected parcel(s).

### **Sec. 9-2.1410:**

#### **Street Rights-Of-Way**

The street layout of a proposed subdivision shall be consistent with all street right-of-way designations shown on the Circulation Element of the Ontario General Plan or applicable specific plans at the time the tentative map is approved. For alignments not shown on the circulation element of the General Plan, the City Engineer shall approve alignments which are consistent with the General Plan or applicable specific plan.

### **Sec. 9-2.1415:**

#### **Utility Easements**

Whenever overhead utilities are allowed in a proposed subdivision by this Chapter, utility easements of sufficient width shall be located along the rear or side lot lines. Whenever possible, such easements shall extend an equal distance into each of the two-(2) abutting lots. Electricity Transmission Lines under 66Kv and other overhead utilities shall not be permitted within the New Model Colony. This requirement may be modified or recommended for modification by the Advisory Agency if warranted by unusual circumstances in a particular proposed subdivision. To the extent practicable, underground utility easements, whenever necessary, shall be adjoining and parallel to lot lines.

### **Sec. 9-2.1420:**

#### **Drainage Easements**

The design of a proposed subdivision shall provide for the proper drainage of the proposed subdivision and all lots and improvements therein, based on the runoff that can be anticipated from ultimate development of the watershed area in which the subdivision is located. Stormwater detention measures shall be provided when

required by the City Engineer to reduce any adverse effects of increased runoff from development on downstream properties.

**Sec. 9-2.1425:**

**Street Lighting**

Within the New Model Colony, prior to recordation of the subdivision map, the subdivider shall cause the area within the subdivision to be annexed into the Ontario Lighting and Maintenance District, which is the District providing street lighting. The Advisory Agency may waive this requirement for parcel maps if it finds that inclusion within such parcels or that inclusion could be more appropriately a condition of approval of a future development.

**Sec. 9-2.1430:**

**Energy Conservation**

The design of subdivision shall be in conformance with Government Code Section 66473.1, with respect to passive or natural heating or cooling opportunities in the subdivision.