SECTION 5 DEVELOPMENT REGULATIONS

5.1 INTRODUCTION

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

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

5.2 GENERAL PROVISIONS

5.2.1 DEFINITION OF TERMS

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

5.2.2 APPLICABILITY

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

5.3 GENERAL SITE DEVELOPMENT CRITERIA

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

5.3.1 GROSS ACREAGE

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

5.3.2 GRADING

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

5.3.3 SUBSEQUENT BUILDING MODIFICATION

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

5.3.4 TECHNOLOGY

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

5.3.5 UTILITIES

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

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

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

5.3.6 DEVELOPMENT INTENSITY

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

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

5.3.7 COMMERCIAL INTENSITIES AND USE

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

5.3.8 MIXED-USE

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

5.3.9 LIVE/WORK

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

5.4 RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

5.4.1 RESIDENTIAL PERFORMANCE STANDARDS

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

5.4.1.1 Mixture of Housing Types

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

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

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

5.4.2.1.1 Lot Criteria:

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

5.4.2.1.2 Lot Dimensions:

Standard Lot:	Minimum Width @ Front PL[4]:	60′
	Minimum Depth:	100′
Corner Lot:	Minimum Width @ Front PL[4]:	70′
	Minimum Depth:	100′

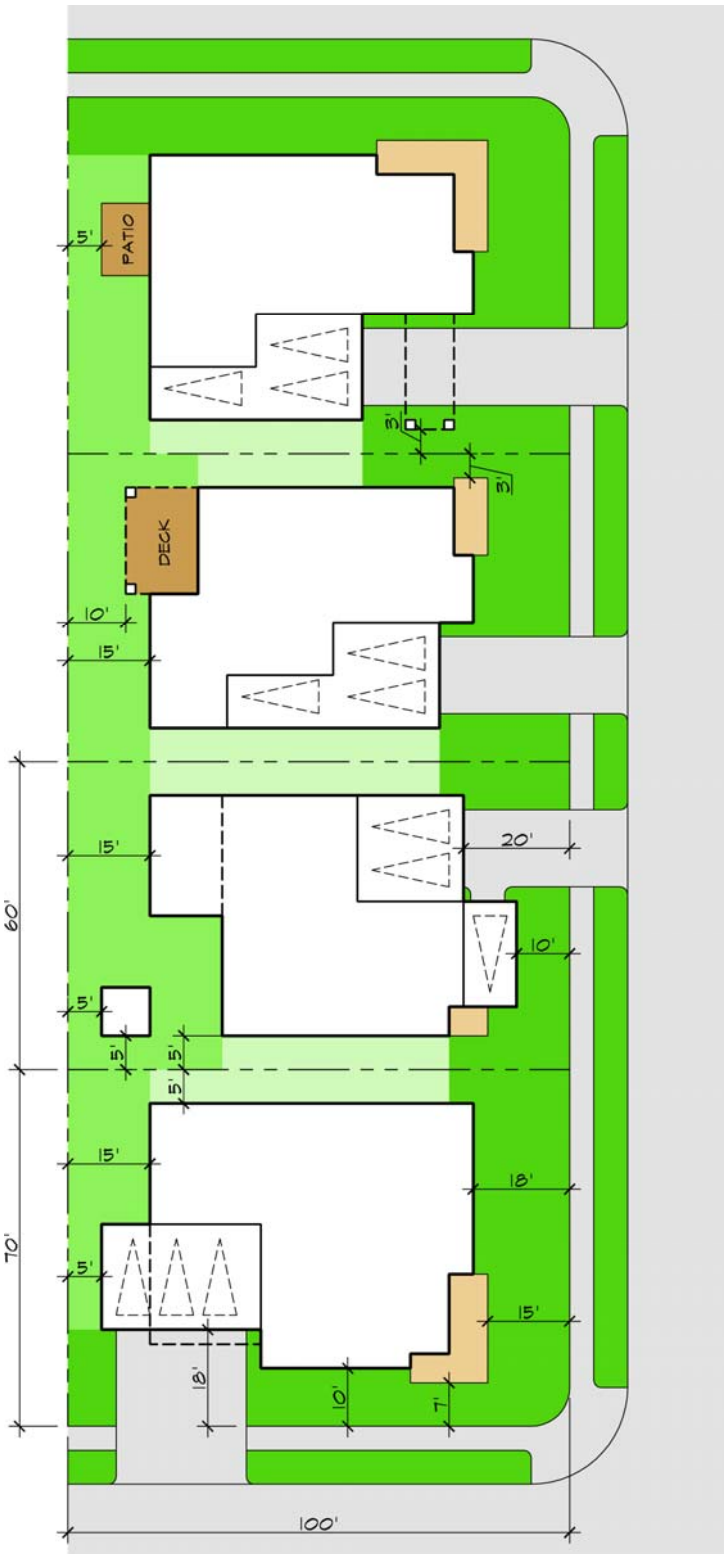
5.4.2.1.3 Building Setbacks[1]:

Front Setbacks	
Living Area:	18′
Porch / Balcony:	15′
Garage - Front Loaded:	20′ (Garage door to back of sidewalk)
Garage - Side Loaded:	10′ (Side of garage to back of sidewalk)
Side Setbacks	
Living Area / Accessory Structure	
Interior PL:	5′
Corner PL:	10′
Porch / Balcony	
Interior PL:	3′
Corner PL:	7′
Garage	
Interior PL:	5′
Corner PL (Front Loaded, No Side Access):	10′ (Side of garage to back of sidewalk)
Corner PL (Side Access with Driveway):	18′ (Garage door to back of sidewalk)
Rear Setbacks	
Living Area:	15′
Garage (Single Story Plate Line):	5′
Garage (Two Story Plate Line):	15′
Patio Cover:	5′
Second Story Deck / Balcony:	10′
Accessory Structure:	5′

5.4.2.1.4 Building Height[2]:

Primary Structure:	35′
Accessory Structure:	14′
Projections / Architectural Features:	3′ above primary structure, or 10% of the building height
Wall, Fence and Hedge Height	
Front or Corner Side Yard:	3′
All other locations:	6′
Retaining Walls:	3′

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.
2. Building heights shown are maximum dimensions.
3. Building separations are to be measured between main walls.
4. Lots within cul-de-sac, standard knuckles or modified configurations shall provide a minimum 35′ lot width at front property line and shall meet the minimum lot width established for the product type at the building setback. All minimum side and rear yard setbacks shall be maintained at all times.



CONVENTIONAL 7,200 SF SINGLE FAMILY DETACHED

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

5.4.2.2.1 Lot Criteria:

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

5.4.2.2.2 Lot Dimensions:

Standard Lot:	Minimum Width @ Front PL[4]:	50′
	Minimum Depth:	90′
Corner Lot:	Minimum Width @ Front PL[4]:	60′
	Minimum Depth:	90′

5.4.2.2.3 Building Setbacks[1]:

Front Setbacks	
Living Area:	12′
Porch / Balcony:	8′
Garage - Front Loaded:	18′ (Garage door to back of sidewalk)
Garage - Side Loaded:	10′ (Side of garage to back of sidewalk)
Side Setbacks	
Living Area	
Interior PL:	5′
Corner PL:	10′
Porch / Balcony	
Interior PL:	3′
Corner PL:	7′
Garage	
Interior PL:	5′
Corner PL (Front Loaded, No Side Access):	10′ (Side of garage to back of sidewalk)
Corner PL (Side Access with Driveway):	18′ (Garage door to back of sidewalk)
Accessory Structure:	3′
Rear Setbacks	
Living Area:	15′
Garage (Single Story Plate Line):	5′
Garage (Two Story Plate Line):	15′
Patio Cover:	5′
Second Story Deck / Balcony:	10′
Accessory Structure:	3′

5.4.2.2.4 Building Height[2]:

Primary Structure:	35′
Accessory Structure:	14′
Projections / Architectural Features:	3′ above primary structure, or 10% of the building height
Wall, Fence and Hedge Height	
Front or Corner Side Yard:	3′
All other locations:	6′
Retaining Walls:	3′

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.
2. Building heights shown are maximum dimensions.
3. Building separations are to be measured between main walls.
4. Lots within cul-de-sac, standard knuckles or modified configurations shall provide a minimum 35′ lot width at front property line and shall meet the minimum lot width established for the product type at the building setback. All minimum side and rear yard setbacks shall be maintained at all times.

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

5.4.2.3.1 Lot Criteria:

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

5.4.2.3.2 Lot Dimensions:

Standard Lot:	Minimum Width @ Front PL[4]:	45′
	Minimum Depth:	60′
Corner Lot:	Minimum Width @ Front PL[4]:	55′
	Minimum Depth:	60′

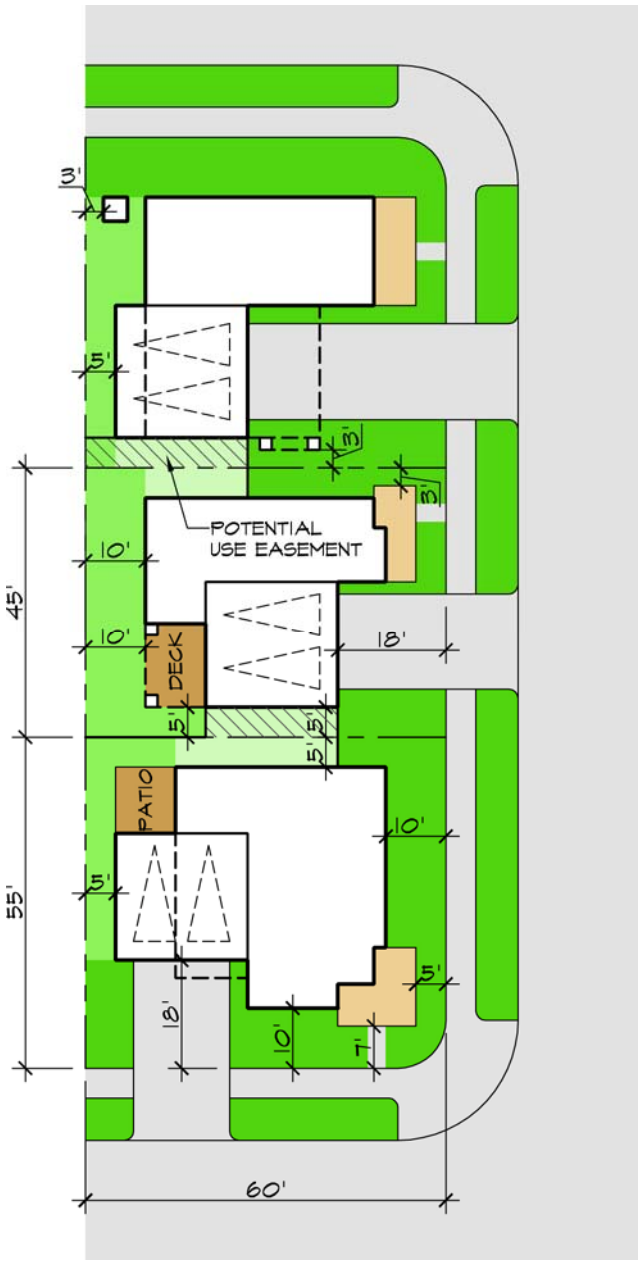
5.4.2.3.3 Building Setbacks[1]:

Front Setbacks	
Living Area:	10′
Porch / Balcony:	5′
Garage - Front Loaded	
From Public or Private Street:	18′ (Garage door to back of sidewalk)
From Common Drive or Alley:	5′ (Garage door to back of curb)
Garage - Side Loaded:	10′ (Side of garage to back of sidewalk)
Side Setbacks	
Living Area	
Interior PL:	5′
Corner PL:	10′
Porch / Balcony	
Interior PL:	3′
Corner PL:	7′
Garage	
Interior PL:	5′
Corner PL (Front Loaded, No Side Access):	10′ (Side of garage to back of sidewalk)
Corner PL (Side Access with Driveway):	18′ (Garage door to back of sidewalk)
Accessory Structure:	3′
Rear Setbacks	
Living Area:	10′
Garage (Single Story Plate Line):	5′
Garage (Two Story Plate Line):	10′
Patio Cover:	5′
Second Story Deck / Balcony:	10′
Accessory Structure:	3′

5.4.2.3.4 Building Height[2]:

Primary Structure:	35′
Accessory Structure:	14′
Projections / Architectural Features:	3′ above primary structure, or 10% of the building height
Wall, Fence and Hedge Height	
Front or Corner Side Yard:	3′
All other locations:	6′
Retaining Walls:	3′

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.
2. Building heights shown are maximum dimensions.
3. Building separations are to be measured between main walls.
4. Lots within cul-de-sac, standard knuckles or modified configurations shall provide a minimum 35′ lot width at front property line and shall meet the minimum lot width established for the product type at the building setback. All minimum side and rear yard setbacks shall be maintained at all times.



CONVENTIONAL 2,700 SF SINGLE FAMILY DETACHED

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

5.4.2.4.1 Lot Criteria:

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

5.4.2.4.2 Lot Dimensions:

Standard Lot:	Minimum Width @ Front PL[4]:	40′
	Minimum Depth:	72′
Corner Lot:	Minimum Width @ Front PL[4]:	50′
	Minimum Depth:	72′

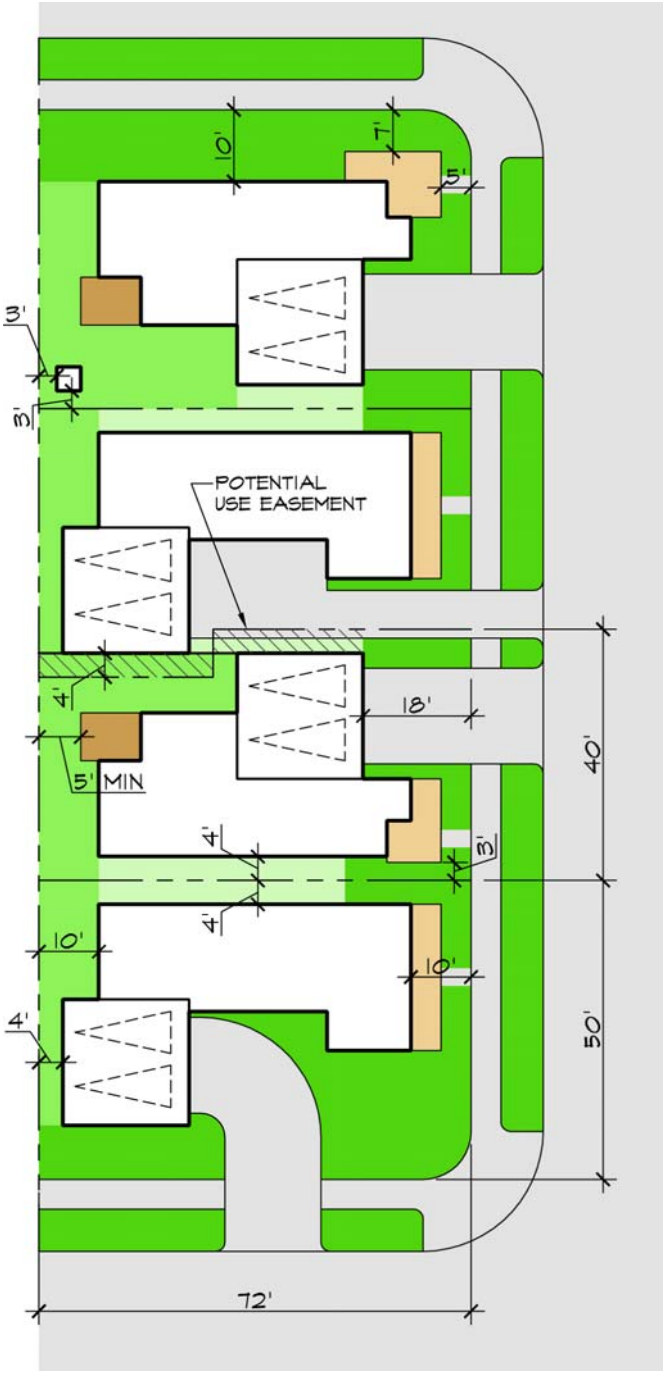
5.4.2.4.3 Building Setbacks[1]:

Front Setbacks	
Living Area:	10′
Porch / Balcony:	5′
Garage - Front Loaded	
From Public or Private Street:	18′ (Garage door to back of sidewalk)
From Common Drive or Alley:	5′ (Garage door to back of curb)
Side Setbacks	
Living Area	
Interior PL:	4′
Corner PL:	10′
Porch / Balcony	
Interior PL:	3′
Corner PL:	7′
Garage	
Interior PL:	4′
Corner PL (Front Loaded, No Side Access):	10′ (Side of garage to back of sidewalk)
Corner PL (Side Access with Driveway):	18′ (Garage door to back of sidewalk)
Accessory Structure:	3′
Rear Setbacks	
Living Area:	10′
Garage (Single Story Plate Line):	4′
Garage (Two Story Plate Line):	10′
Patio Cover:	5′
Second Story Deck / Balcony:	10′
Accessory Structure:	3′

5.4.2.4.4 Building Height[2]:

Primary Structure:	35′
Accessory Structure:	14′
Projections / Architectural Features:	3′ above primary structure, or 10% of the building height
Wall, Fence and Hedge Height	
Front or Corner Side Yard:	3′
All other locations:	6′
Retaining Walls:	3′

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.
2. Building heights shown are maximum dimensions.
3. Building separations are to be measured between main walls.
4. Lots within cul-de-sac, standard knuckles or modified configurations shall provide a minimum 35′ lot width at front property line and shall meet the minimum lot width established for the product type at the building setback. All minimum side and rear yard setbacks shall be maintained at all times.



TWO-PACK OR "Z" LOT SINGLE FAMILY DETACHED

5.4.2.5 Development Standards, Alley Single Family Detached

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

5.4.2.5.1 Lot Criteria:

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

5.4.2.5.2 Lot Dimensions:

Standard Lot:	Minimum Width @ Front PL[4]:	30′
	Minimum Depth:	60′
Corner Lot:	Minimum Width @ Front PL[4]:	40′
	Minimum Depth:	60′

5.4.2.5.3 Building Setbacks[1,3]:

Front Setbacks (Street Frontage)	
Living Area:	10′
Porch / Balcony:	5′
Building Separation (Greenbelt or Paseo Frontage)	
Front to Front:	30′
Front to Side:	25′
Porch to Porch:	15′
Side Setbacks	
Living Area / Accessory Structure	
Interior PL:	4′
Corner PL:	10′
Porch / Balcony	
Interior PL:	3′
Corner PL:	5′
Garage	
Interior PL:	4′
Garage Separation (Door to Door):	30′
Building Separation (Side to Side):	8′
Rear Setbacks	
Living Area, Second Story Deck, Balcony:	3′
Garage (From Common Drive or Alley):	5′
Garage Separation (Door to Door)	30′
Patio Cover:	5′
Accessory Structure:	3′

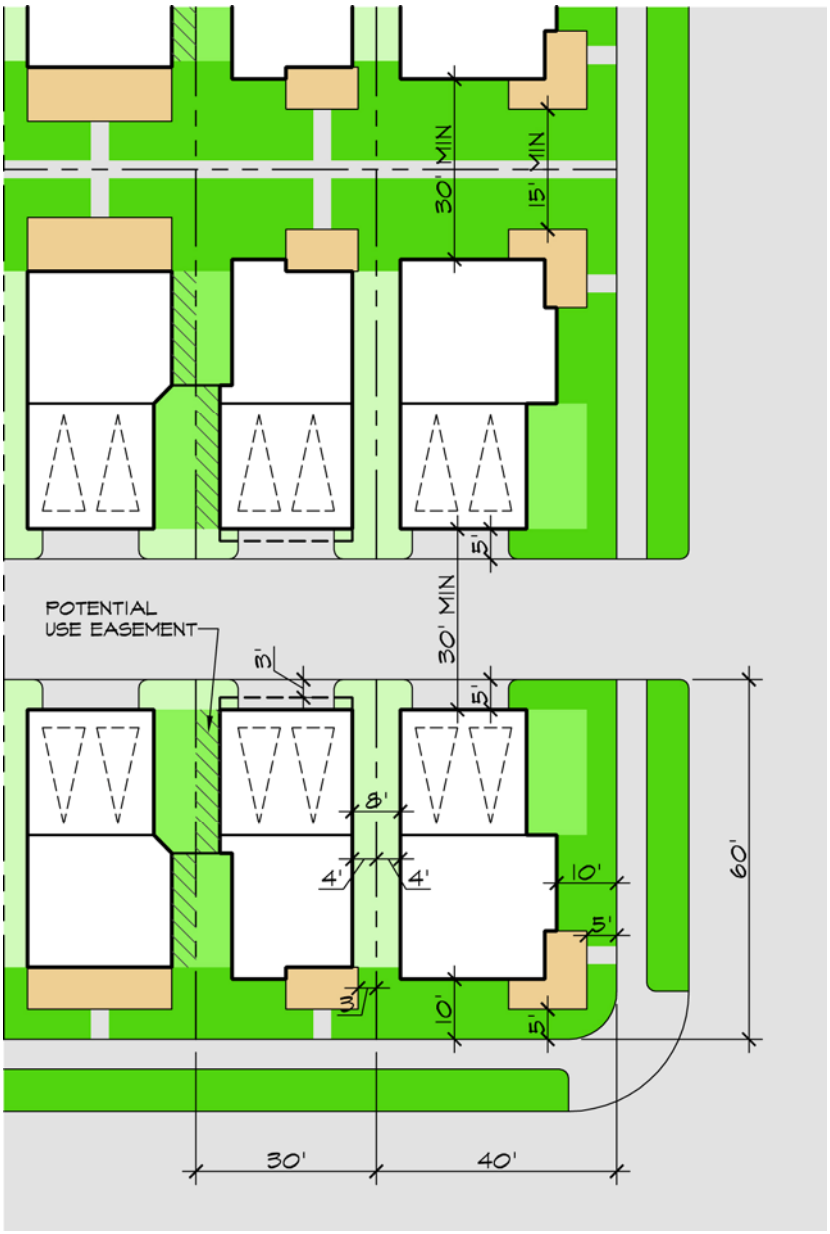
5.4.2.5.4 Building Height[2]:

Primary Structure:	35′
Accessory Structure:	14′
Projections / Architectural Features:	3′ above primary structure, or 10% of the building height
Wall, Fence and Hedge Height	
Front or Corner Side Yard:	3′
All other locations:	6′
Retaining Walls:	3′

5.4.2.5.4 Private Open Space:

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

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.
2. Building heights shown are maximum dimensions.
3. Building separations are to be measured between main walls.
4. Lots within cul-de-sac, standard knuckles or modified configurations shall provide a minimum 35′ lot width at front property line and shall meet the minimum lot width established for the product type at the building setback. All minimum side and rear yard setbacks shall be maintained at all times.



ALLEY SINGLE FAMILY DETACHED

5.4.2.6 Development Standards, Cluster Single Family Detached

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

5.4.2.6.1 Lot Criteria:

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

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

5.4.2.6.2 Lot Dimensions:

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

5.4.2.6.3 Building Setbacks[1,3]:

Front Setbacks

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

Side Setbacks

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

Rear Setbacks

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

Garage Setbacks

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

5.4.2.6.4 Building Height[2]:

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

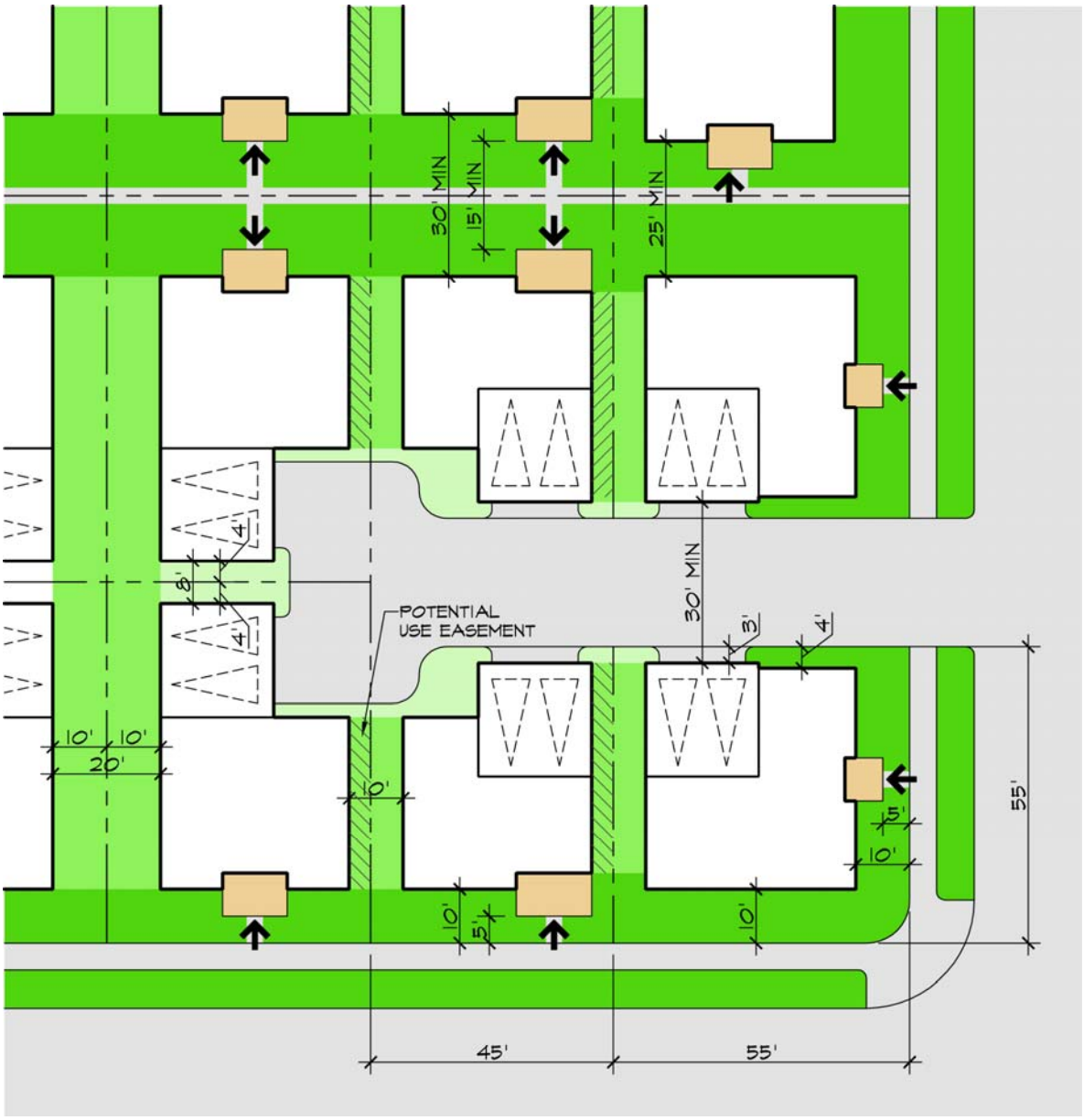
Wall, Fence and Hedge Height

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

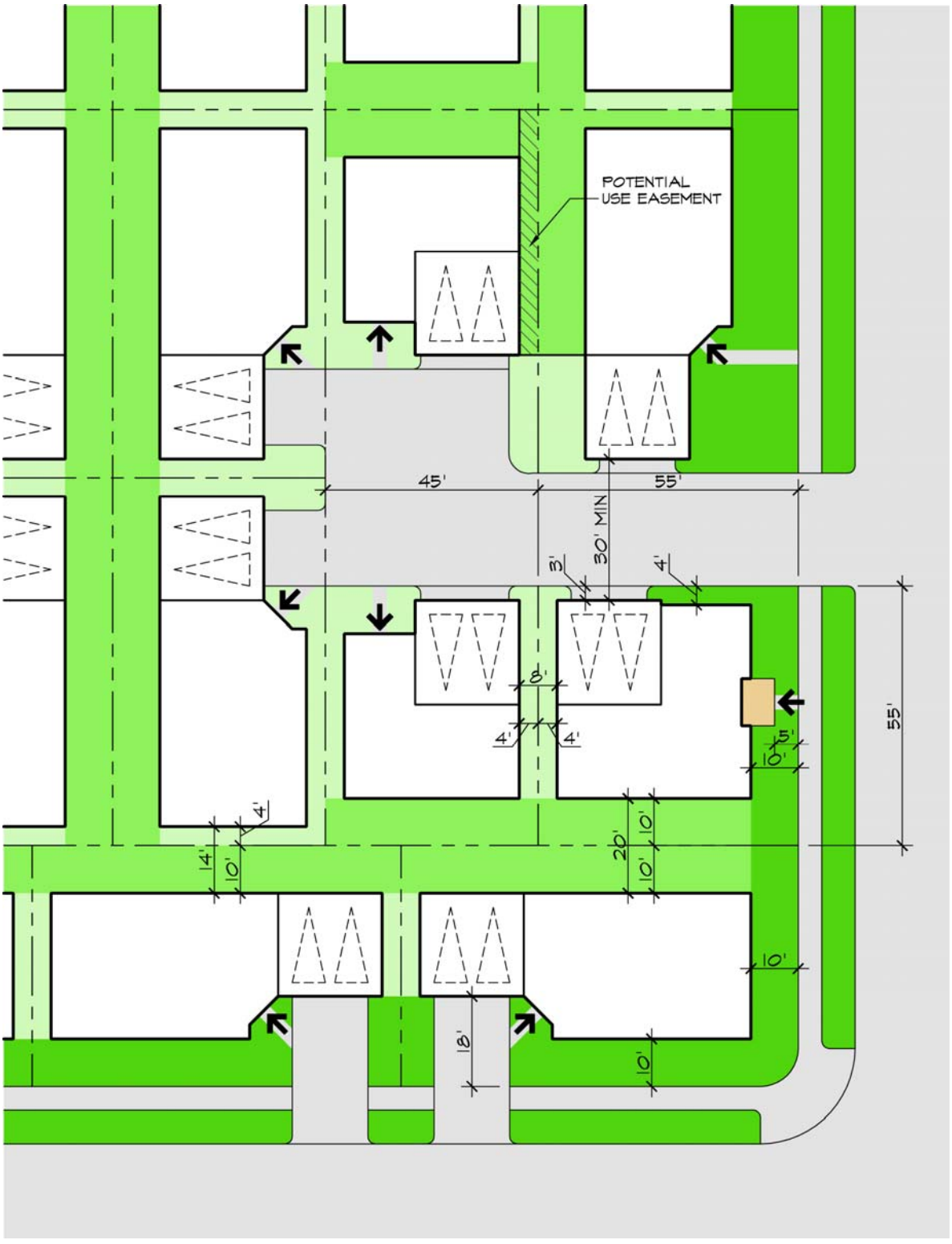
5.4.2.6.5 Private Open Space:

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

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.
2. Building heights shown are maximum dimensions.
3. Building separations are to be measured between main walls.



CLUSTER SFD WITH PASEO ENTRY



CLUSTER SFD WITH AUTO COURT ENTRY

5.4.2.7 Development Standards, Duplex/Triplex

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

5.4.2.7.1 Lot Criteria:

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

5.4.2.7.2 Building Setbacks[1,3]:

Front Setbacks	
Living Area:	12′
Porch / Balcony:	8′
Building Separation	
Front to Front:	30′
Front to Side:	25′
Porch to Porch:	15′
Side Setbacks	
Interior PL (Non-Entry)	5′
Interior PL (Entry, i.e. at Carriage Flat)	6′
Living Area Adjacent to Street (Corner Lot):	10′
Porch/Balcony Adjacent to Street (Corner Lot):	7′
Building Separation (Side to Side)	
Front Entry Residence:	10′
Side-Yard Entry Residence (i.e. Carriage Flat):	12′
Rear Setbacks	
Living Area, Second Story Deck, Balcony	
Interior PL:	10′
Alley or Common Drive:	5′
Patio Cover:	5′
Accessory Structure:	3′
Building Separation (Rear to Rear):	20′
Garage Setbacks	
Garage Door at Street (With Driveway):	18′ (Garage door to back of sidewalk)
Side of Garage at Street (No Driveway):	10′ (Side of garage to back of sidewalk)
Garage from Alley or Common Drive:	3′
Building Separation (Door to Door):	30′

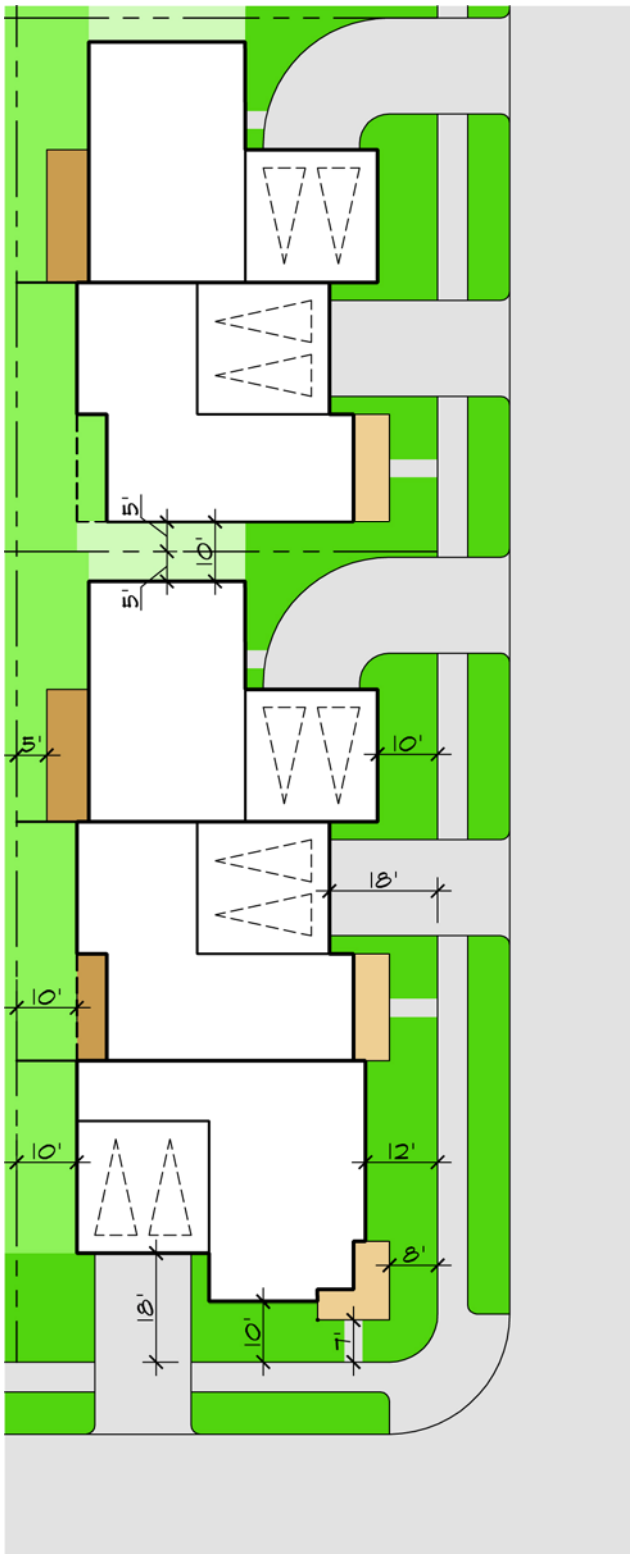
5.4.2.7.3 Building Height[2]:

Primary Structure:	35′
Accessory Structure:	14′
Projections / Architectural Features:	3′ above primary structure, or 10% of the building height
Wall, Fence and Hedge Height	
Front or Corner Side Yard:	3′
All other locations:	6′
Retaining Walls:	3′

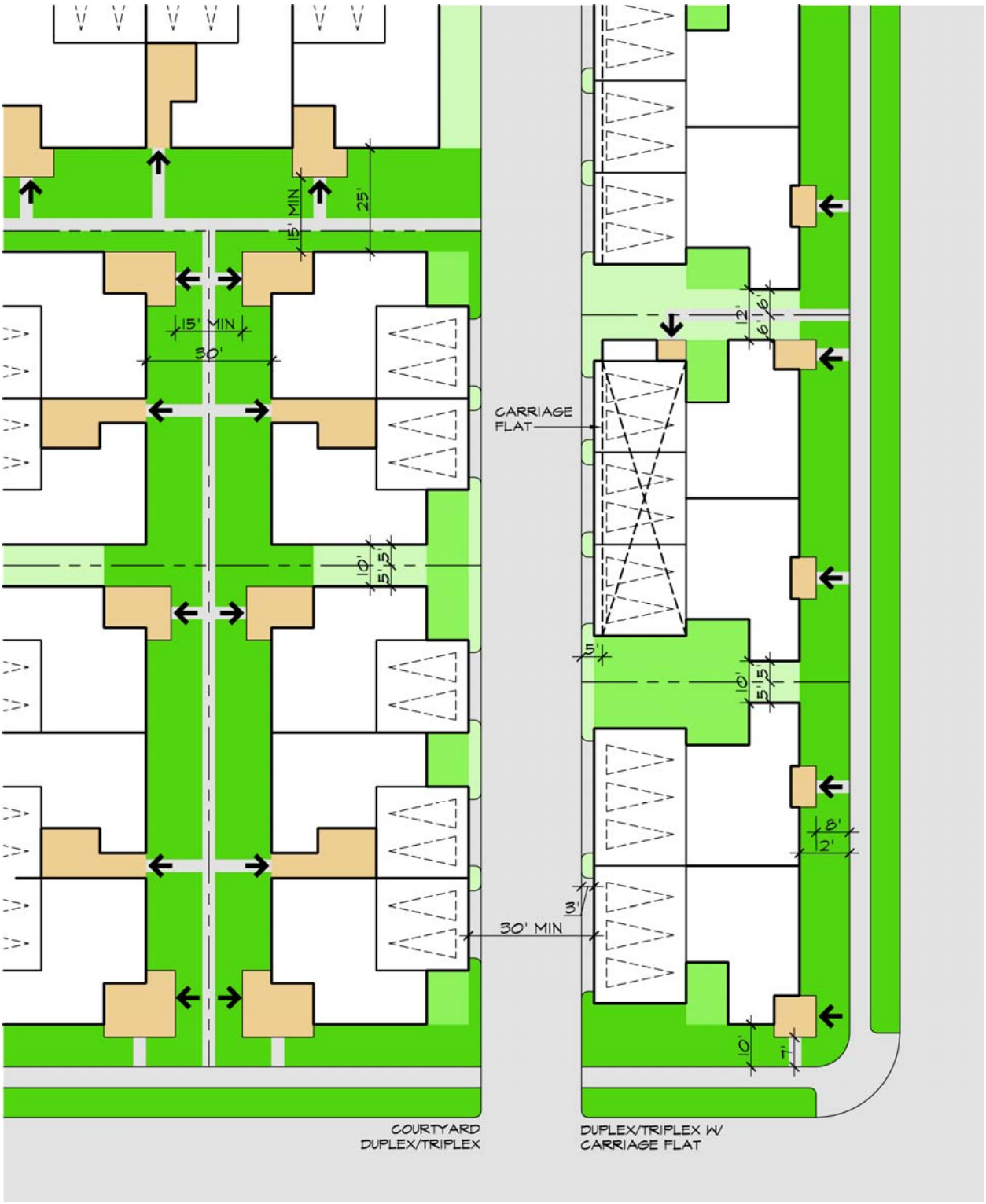
5.4.2.7.4 Private Open Space:

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

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.
2. Building heights shown are maximum dimensions.
3. Building separations are to be measured between main walls.



CONVENTIONAL DUPLEX/TRIPLEX



ALLEY DUPLEX/TRIPLEX ALTERNATIVES

5.4.2.8 Development Standards, Row Town Homes

5.4.2.8.1 Lot Criteria:

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

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

5.4.2.8.2 Building Setbacks[1,3]:

Front Setbacks		
Living Area:	10′	
Porch / Balcony:	5′	
Building Separation (Greenbelt or Paseo Frontage)		
Front to Front:	30′	
Front to Side:	25′	
Porch to Porch:	15′	
Side Setbacks		
Interior PL (Living Area, Porch/Balcony, Side of Garage):		4′
Living Area Adjacent to Street (Corner Lot):		10′
Porch/Balcony Adjacent to Street (Corner Lot):		5′
Building Separation (Side to Side):		8′
Rear Setbacks		
Living Area, Second Story Deck, Balcony:	5′	
Patio Cover:	5′	
Garage Setbacks		
Garage Door at Street (With Driveway):	18′ (Garage door to back of sidewalk)	
Side of Garage at Street (No Driveway):	10′ (Side of garage to back of sidewalk)	
Garage at Alley or Common Drive:	3′	
Building Separation (Door to Door):	30′	

5.4.2.8.3 Building Height[2]:

Primary Structure:	35′
Accessory Structure:	14′
Projections / Architectural Features:	3′ above primary structure, or 10% of the building height
Wall, Fence and Hedge Height	
Front or Corner Side Yard:	3′
All other locations:	6′
Retaining Walls:	3′

5.4.2.8.4 Private Open Space:

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

1. All setbacks and building separations are minimums and shall be measured from the property line unless otherwise noted.
2. Building heights shown are maximum dimensions.
3. Building separations are to be measured between main walls.