Article 14:

Residential Districts

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Sec. 9-1.1400: Purpose

A. **General Purposes.** The purpose of this Section is to ensure that development within residential zoning districts of the City will contribute toward 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 Policy Plan (General Plan) component of The Ontario Plan. These regulations are further established to:

1. Assist in implementing the goals and objectives 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;

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 that are well designed, safe, and pleasant places to live;

5. Ensure adequate light, air, privacy, and open space for dwellings;

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;

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. **Purpose of Residential Zoning Districts.** The purpose of each residential zoning district is as follows:

1. **AR (Agricultural-Residential) Zoning District.** The AR 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. **RE (Residential Estate) Zoning District.** The RE 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 to 3.5 dwelling units per acre.

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

4. **R1.5 (Low-Medium Density Residential) Zoning District.** The R1.5 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. **R2 (Medium Density Residential) Zoning District.** The R2 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 18.0 dwellings per acre with an appropriate level of on-site amenities and open space.

6. **R3 (Medium Density Residential) Zoning District.** The R3 zoning district is established to accommodate 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.

7. **HDR-45 (High Density Residential—25.1 to 45.0 DU/Acre) Zoning District.** The HDR-45 zoning district is intended to accommodate high-density multiple-family developments in an urban environment, generally located within 1/2-mile of a transit corridor or station, at a density range of 25.1 to 45.0 dwelling units per acre. The HDR-45 zoning district is consistent with and implements the High Density Residential land use designation of the Policy Plan component of The Ontario Plan.

Sec. 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 of 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 of 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 of 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 Variance is granted pursuant to Article 10 (Variances and Administrative Exceptions) of this Chapter. Any lot that 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 an allowed land use, and shall be subject to all other regulations applicable to the zoning district in which the site is located.

Sec. 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 (Multiple-Family Residential Development Standards), which specifies standards for the development of all multiple-family dwellings and related accessory structures within the R1.5, R2, R3, and HDR-45 zoning districts.

Table 14-1: Single-Family Residential Development Standards

Requirement	*Residential Zoning Districts*						*Additional Regulations*
	AR	*RE*	*R1*	*R1.5*	*R2*	*R3*	
A. SITE REQUIREMENTS							
1. Maximum lot coverage	30%	40%	50%	60%			
2. Minimum lot size (in SF)	18,000	10,000	7,200 min./ 8,000 avg.	5,000 min./6,000 avg.			Note 1
3. Maximum density (in dwelling units per net acre)							
a. Base density	2		5	8	13	20	
b. Maximum density	2		5	11	18	25	Note 2
4. Minimum lot dimensions (in FT)							
a. Lot width							
(i) Interior lots	100	70	60	50			Note 1
(ii) Corner lots	120	80	65	50			Note 1
(iii) Cul-de-sac lots							
(1) Measured along front property line	40						Note 1
(2) Measured at front building setback	70		60	40			Note 1
b. Lot depth	135	100	75	100			Note 1
5. Equestrian trails/facilities required	Yes	No					Sec. 9-1.1440.B
6. 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.						
7. Landscaping	Landscaping shall be provided pursuant to Sec. 9-1.3205 (Landscape Design Guidelines) of this Chapter.						

Table 14-1: Single-Family Residential Development Standards

Requirement	Residential Zoning Districts						Additional Regulations
	AR	RE	R1	R1.5	R2	R3	
B. BUILDING REQUIREMENTS							
1. Front yard setback (in FT)							
a. From public streets (measured from property line)	30		20 min./25 avg.				Note 3
b. From private streets (measured from back of sidewalk)	30		20 min./25 avg.				Note 4
2. Street side yard setback (in FT)							
a. From public streets (measured from property line)	20	10					Note 5 & 11
b. Private streets (measured from back of sidewalk)	20	10					Note 4
3. Interior side yard setback (in FT)	10		5/10	5			Note 5 & 11
4. Rear yard setback (in FT)	25		20		15		
5. Maximum structure height (in FT)	35				45	55	
C. DETACHED ACCESSORY STRUCTURE REQUIREMENTS							
1. Maximum height (in FT)							
a. Without conditional use permit approval	14						
b. With conditional use permit approval	35						Note 6
2. Maximum building size (in SF)							
a. Without conditional use permit approval	650/1050 GFA						Note 7
b. With conditional use permit approval	As deemed appropriate by the Zoning Administrator or Historic Preservation Commission, as applicable						Note 7
c. Guesthouses	650 GFA						Sec. 9-1.1440.A.2
d. Second units/granny flats	650 GFA						Sec. 9-1.1440.A.3
3. Street side setback	10						Note 8
4. Interior side setback							
a. 25 FT or less in structure depth	10		0/3/5				Note 9
b. Greater than 25 FT in structure depth	10			0/3/5			Note 10
5. Rear setback							
a. 25 FT or less in structure width	5		3				
b. Greater than 25 FT in structure width	10						
6. Rear alley setback (alley facing garages only)	6						
7. Minimum building separations (in FT)							
a. Habitable to habitable structures	15						
b. Habitable to non-habitable structures	6						

Table 14-1: Single-Family Residential Development Standards

Requirement	Residential Zoning Districts						Additional Regulations
	AR	RE	R1	R1.5	R2	R3	
c. Non-habitable to non-habitable	6						

Notes:

1. *Reductions in the minimum lot size and dimensions may be permitted in conjunction with a "planned residential development" designed pursuant to Sec. 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 Sec. 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 Sec. 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 Sec. 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 Sec. 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 Sec. 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 Paragraph G.2 (Continuation of a Nonconforming Setback) of Sec. 9-1.0710 for provisions pertaining to the continuation of nonconforming setbacks.*

Table 14-2: Multiple Family Residential Development Standards

Requirement	Zoning Districts				Additional Regulations
	R1.5	R2	R3	HDR-45	
A. SITE REQUIREMENTS					
1. Maximum Lot Coverage	60%			100%	
2. Minimum Lot Size (in SF)	8,000	7,200		20,000	Note 1
3. Maximum Density (in dwelling units per net acre)					
a. Base Density	8	13	20	N/A	
b. Maximum Density	11	18	25	45	Note 2
4. Minimum Lot Dimensions (in FT)					
a. Lot Width					
(i) Interior Lots	50			100	Note 1
(ii) Corner Lots	50			100	Note 1

Table 14-2: Multiple Family Residential Development Standards

Requirement	Zoning Districts				Additional Regulations
	R1.5	R2	R3	HDR-45	
(iii) Cul-De-Sac Lots					
(1) Measured Along Front Property Line	40				Note 1
(2) Measured At Front Building Setback	40				Note 1
b. Lot Depth	100			200	Note 1
5. Minimum Drive Aisle, Driveway, and Parking Space Setbacks					
a. Drive Aisle, Driveway or Parking Space to Front Property Line	20			10	
b. Drive Aisle, Driveway or Parking Space to Street Side Property Line					
(i) Arterial Streets	20	20	20	20	
(ii) Other Streets	10	10	10	10	
c. Drive Aisle, Driveway or Parking Space to Interior Side Property Line	5	5	5	5	
d. Drive Aisle, Driveway or Parking Space to Rear Property Line	10	10	10	5	
6. 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.				
7. Landscaping	Landscaping shall be provided pursuant to Sec. 9-1.3205 (Landscape Design Guidelines) and Sec. 9-1.3040 (Landscaping of Parking Facilities) of this Chapter.				
B. BUILDING REQUIREMENTS					
1. Front Yard Setback (in FT)					
a. From Public Streets (measured from property line)	20 minimum/25 average			5	
b. From Private Streets (measured from back of sidewalk)	20 minimum/25 average			15	
2. Street Side Yard Setback (in FT)					
a. Arterial Streets (measured from property line)	20			5	
b. Other Public Streets (measured from property line)	10			5	
c. Private Streets (measured from back of sidewalk)	10			15	
3. Interior Side Yard Setback (in FT)					
a. First Floor	5			10	Note 3
b. Second or More Floors	5			10	Note 3
c. Adjacent to R1 Zone	10			10	Note 3
4. Rear Yard Setback (in FT)	20	15		10	
5. Building to Parking Space Setback (in FT)					
a. From Living Area and Other Habitable Space	10			3	
b. From Garage and Other Similar Non-Habitable Space	5			3	

Table 14-2: Multiple Family Residential Development Standards

Requirement	Zoning Districts				Additional Regulations
	R1.5	R2	R3	HDR-45	
6. Building to Drive Aisle Setback (in FT)					
a. From Living Area and Other Habitable Space	15			3	
b. From Garage and Other Similar Non-Habitable Space	10			3	
7. Building to Driveway Setback					
a. From living area and other habitable space	10			3	
b. From garage and other similar non-habitable space	3			3	
8. Freeway Setback (in FT)	20			20	
9. Maximum Structure Height (in FT)	35	45	55	75	
10. Minimum Building Separations (in FT)					
a. Habitable Structures					
(i) Front to Front	25			30	
(ii) Front to Rear	25			30	
(iii) Front to Side	15			25	
(iv) Side to Side	15			10	
(v) Side to Rear	15			20	
(vi) Rear to Rear	15			20	
b. Non-Habitable Structures	10				
11. Open Space	Open space shall be provided pursuant to Sec. 9-1.1425 (Open Space Requirements)				
12. Minimum Setback From Major Pipelines (habitable structures only) (in FT)	50				
13. Maximum No. Dwelling Units Per Building	4	6	12	N/A	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 Sec. 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 Sec. 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 percent 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 (Multiple-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 Sec. 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 (e.g., 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 Sec. 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. Nonresidential Land Uses within Residential Zoning Districts. Nonresidential land uses allowed within residential zoning districts pursuant to Table 13-1 (Permitted, Conditional, and Ancillary Land Uses—All Zoning Districts) of this Chapter, shall comply with the setback requirements applicable to multiple-family developments, except as follows:

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.

Sec. 9-1.1415: Walls, Fences, and Other 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 Sec. 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 and/or subdivision perimeter fences and walls shall not exceed 6 FT in height, except as permitted by Subparagraph 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 Subparagraph 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 Subparagraph 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 Subparagraph 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.

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).

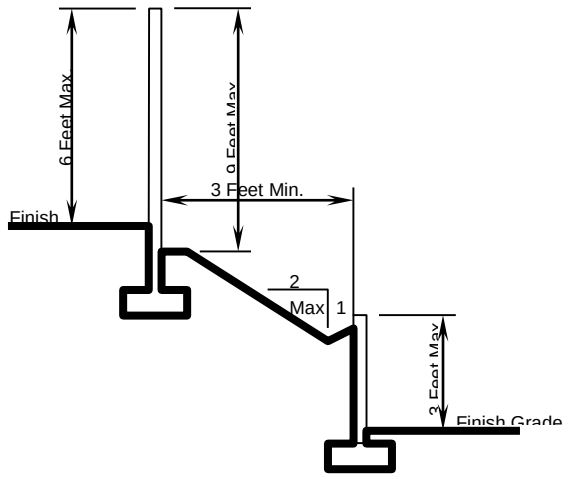
3. Walls Requiring Greater than 3 FT of Earth Retention. In cases where greater than 3 FT of earth retention is necessary, retaining walls may be tiered, in accordance with Figure 14-1 (Tiered Retaining Wall Design Concept).

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.

Figure 14-1: Tiered Retaining Wall Design Concept



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.

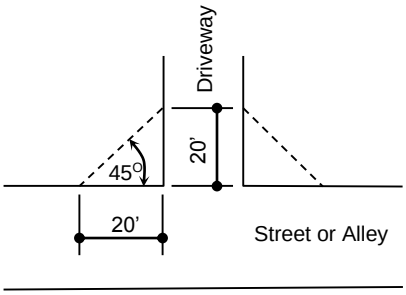
d. ***Reverse Corner Lots.*** On a corner lot where the rear property line of a lot is common with the side property line of another lot, a wall or fence may be constructed along the common property line for purposes of property division and/or security. Interior and street side property line fences and walls shall comply with subparagraphs C.4.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 Paragraph 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.

Sec. 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 Sec. 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.

Sec. 9-1.1425: Open Space Requirements

A. **Purpose.** The purpose of this Section is to ensure sufficient open space areas for the active enjoyment of recreational activities by residents and guests of single-family small lot and cluster development projects, and multiple-family development projects. In this regard, active open space elements shall be of sufficient size and location, and easily accessible to each dwelling unit.

B. **Applicability.** Active open space areas that feature recreational amenities, such as pools, spas, court activities, etc., shall be placed and managed so as not to infringe upon the peacefulness of any neighboring conventional single-family development. The following open space areas shall contribute to the open space requirements for single-family small lot and cluster development projects, and multiple-family and the residential portion of mixed-use development projects:

C. **Minimum Open Space Requirements.**

1. Table 14-3 (Minimum Open Space Requirements), below, establishes the minimum open space requirements for multiple-family development projects and the residential portion of mixed-use development projects. The required open space area shall be calculated on a on a per unit basis and includes private open space for the exclusive use of a dwelling’s occupants and guests, and common open space areas for the enjoyment of all residents within a development project. Common open space consists of active areas, with recreation facilities, and passive areas incorporating features that enhance the appearance and desirability of a development project, such as turf areas, exotic plantings, pathways, waterscapes, hardscapes, rockscapes, benches, gazebos, raised planters, and other unique features.

Table 14-3: Minimum Open Space Requirements

Open Space Type	Zoning Districts		
	R1.5 & R2	R3	HDR-45
Private (per dwelling)	150 SF	100 SF	60 SF
Common (per dwelling)	250 SF	250 SF	250 SF
Total Open Space (per dwelling)	400 SF	350 SF	310 SF

2. Single-family small lot and cluster development projects, and multiple-family development projects, shall provide open space pursuant to Table 14-3 (Minimum Open Space Requirements), above. The ratios of "private" open space area to "common" open space area specified by the Table are suggest and may be adjusted by the developer, based upon the housing market the proposed development is intended to serve; however, at a minimum, the "total open space" amount must be provided for each dwelling, based upon the applicable zoning district's open space requirement. Any change in the ratio of private to common open space area shall first be approved by the Approving Authority, based upon a thorough consideration of the developer's reasons (basis) for the proposed change.

3. Private streets and drives, off-street parking spaces, drive aisles, driveways, loading or service areas, and required setback areas shall not be included in minimum open space calculations.

D. Private Open Space Areas.

1. For single-family small lot and cluster developments, at least one-half of the required private open space area shall be provided at the ground level, not including front setback areas, and not more than one-half of the open space requirement shall be satisfied by balconies or roof decks. Private open space located at ground level shall have a minimum contiguous clear area of 150 SF, with a minimum clear horizontal dimension of 10 FT and a minimum clear vertical dimension of 8 FT.

2. For multiple-family developments, private open space located at ground level shall have a minimum contiguous clear area of 50 SF, with a minimum clear horizontal dimension of 7 FT and a minimum clear vertical dimension of 8 FT.

3. Open space located on balconies or roof decks shall have a minimum contiguous clear area of 50 SF, with a minimum clear horizontal dimension of 6 FT and a minimum clear vertical dimension of 8 FT.

4. Private ground level open spaces located on the street side of a structure shall be screened from street public view by a decorative wall or fence, and densely planted landscaping.

5. Private open spaces shall be permanently maintained in an orderly manner, and kept clear of weeds and refuse, debris, rubble, or any other waste.

E. Active Open Space Areas.

1. Active open space containing recreation facilities shall be provided pursuant to Table 14-4 (Minimum Requirements for Common Recreation Amenities). For the purpose of this provision, required recreation facilities shall be categorized as follows:

a. ***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 or wading pools, tennis courts, water-play fountains, childcare facilities, and other major amenities requiring significant investment and appropriate to serve project residents, as determined by the City. (Note: For projects consisting of 25 or fewer dwellings, two minor recreation facilities may be provided in place of one major recreation facility.)

b. ***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, basketball courts, volleyball courts, and other similar amenities requiring significant investment and appropriate to serve project residents, as determined by the City.

Table 14-4: Minimum Requirements for Common Recreation Amenities

Type	No. of Dwelling Units							
	< 10	10-25	26-100	101-150	151-200	201-250	251-300	> 300
Major Facilities	0	1	1	1	2	2	3	One per 100 DUs
Minor Facilities	1	0	1	2	2	3	3	One per 50 DUs

2. Active open space areas shall be located at least 10 FT from any habitable structure, and shall have a minimum contiguous area of 300 SF, with no horizontal dimension less than 15 FT, and no clear vertical dimension less than 8 FT.

3. All active open space areas 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 recreational facilities.

4. Active open space areas are to be permanently maintained in an orderly manner.

Sec. 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 Sec. 9-1.1425 (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) Multiple-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*
A. SITE REQUIREMENTS		
1. Minimum Lot Size (in SF)		
a. Interior Lots	4,000	
b. Corner Lots	4500	
2. Minimum Lot Dimensions (in FT)		
a. Lot Width		
(i) Interior Lots	40	
(ii) Corner Lots	45	
b. Lot Depth	100	
B. BUILDING REQUIREMENTS		
1. Front Yard Setback (in FT)		
a. From Public Streets (measured from property line)	15	Notes 1 & 2
b. From Private Streets (measured from back of sidewalk)	15	Notes 1 & 2
2. Interior Side Yard Setback (in FT)	5/5 or 10/0	Note 3

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

Requirement	*Minimum Standard*	*Additional Regulations*
3. Street Side Yard Setback (in FT)		
a. From Public Streets (measured from property line)	10	Note 3
b. From Private Streets (measured from back of sidewalk)	10	Note 3
4. 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.

Sec. 9-1.1435: General Provisions

The following general provisions are applicable to 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 Sec. 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 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.

Sec. 9-1.1440: Special Requirements for Certain Residential 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 Paragraph 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 Paragraph A.1 of this Section, guesthouses shall comply with the following additional requirements:

a. Number—No more than one 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.

3. Second and senior second units. In addition to the general requirements applicable to accessory structures, which are contained in Paragraph 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. No more than one 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 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.** The following standards shall govern the establishment of equestrian trails and easements:

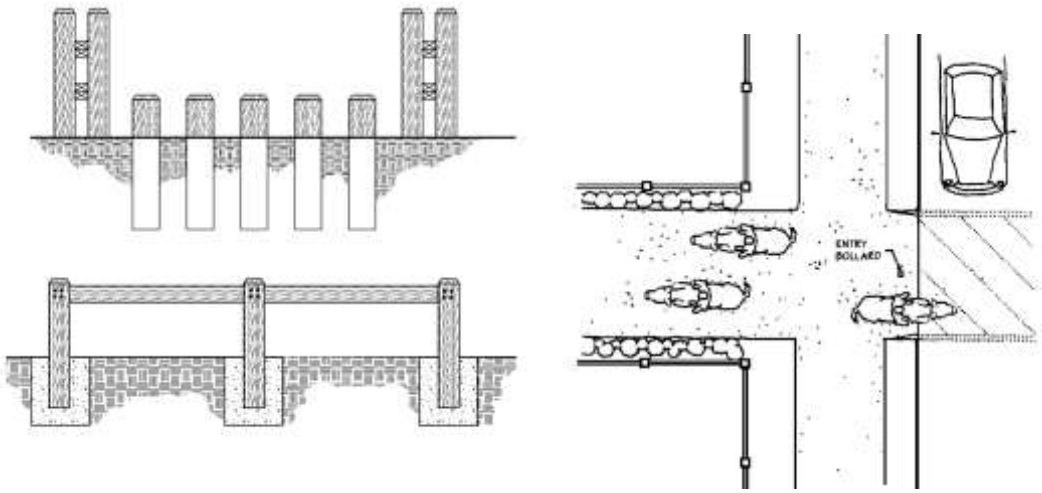
1. An unobstructed 8-FT wide easement may be required to be dedicated for equestrian trails along the front property line, if determined necessary by the Planning Director. At the end of blocks, additional 8-FT wide easements along side or rear property lines may be required to create needed connections 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 percent 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 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 Sec. 9-1.1445 of this Article.



Equestrian Trail Entries Equestrian Trail Entry Condition

Figure 14-3: Equestrian Trail Entry Design

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.

Sec. 9-1.1445: Residential Design Guidelines

A. Introduction.

1. The intent of these guidelines is to ensure that single-family residential developments are architecturally diverse and appear to be neighborhoods that have evolved naturally over time rather than master planned communities.

2. The design guidelines contained in this Section are applicable to all residential zoning districts and are intended as a reference to assist

Figure 14-4: Example of Subdivision Design

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 Section, by providing good examples of potential design solutions and by providing design interpretations of the various mandatory regulations.

3. The residential design guidelines are intended to create livable neighborhoods and safe and attractive streets by encouraging high quality site planning and architectural design. Where appropriate, these guidelines also seek to establish walkable areas by facing streets and common open spaces with entries, visually interesting building features, and activities.

4. These design guidelines are general in nature and may be interpreted with some flexibility in their application to specific development projects. During the City's development review process, variations may be considered for projects with special design characteristics 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. Nevertheless, unless there are compelling reasons or practical difficulties, these design guidelines shall be observed. Determinations of compliance with these design guidelines shall be made by the Zoning Administrator

B. Design Objectives. The following objectives form the basis for the residential design guidelines. These guidelines seek to promote a desired level of development quality that will:

1. Recognize and fulfill the different economic, social, and physical needs of residents;

2. Create a human-scaled, bicycle and pedestrian-friendly environment;

3. Create visual diversity and neighborhoods with a unique sense of place; and

4. Incorporate physical and pedestrian connections between neighborhoods to help create a unified community.

C. Neighborhoods.

1. Mix of Uses. Neighborhoods should be designed to promote a mix of uses, including parks, religious assembly, and schools. Additionally, neighborhood commercial centers are encouraged to be integrated into neighborhood design.

2. Neighborhood Design and Orientation.

a. Neighborhoods should be oriented around community uses, such as parks, schools, and neighborhood commercial centers.

b. Neighborhoods that are segregated from other uses, forcing residents to commute by automobile to reach services, should be avoided.

c. Neighborhoods should be distinguished from one another using edges and landmarks that are formed with trees, open space, parks, natural features, or major streets.

3. Mix of Housing Types. A mix of housing types and sizes are encouraged. Mixing multiple-family housing into single-family neighborhoods, and varying the size and dimensions of detached lots, is encouraged. Neighborhoods that have little variation in housing type and lot size should be avoided.

4. Encourage Outdoor Activity and the Use of Alternate Forms of Transportation. Neighborhoods should be designed to promote a sense of community, and 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.

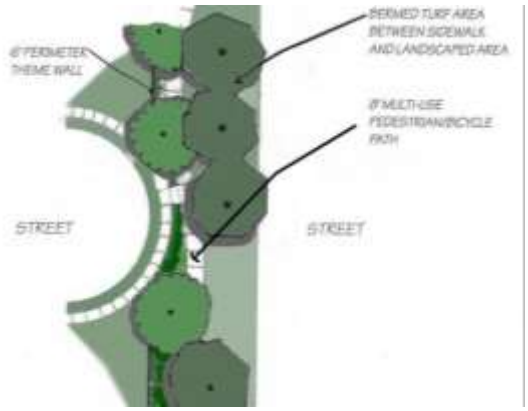


Figure 14-6: Example of Paseo Design

5. Neighborhood Connectivity. Neighborhoods should be designed to be integrated with other areas. An interconnected pattern of streets and pedestrian pathways should be provided in projects exceeding 3 acres.

a. Local streets networks should be designed to provide increased connectivity between neighborhoods.

b. The street network should be based upon a grid system, with local streets connections to arterial streets occurring at least every one-quarter mile on average. This level of connectivity should allow residences to face streets with acceptable traffic volumes and create safer walking environments where complementary land uses, such as retail and office uses, are located in close proximity.

c. The use of cul-de-sac and dead end streets should be avoided. When cul-de-sac streets are necessary, pedestrian connections should be created to allow for access to either open space or other streets.

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

6. Protect Natural Features. 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.

7. Neighborhood Circulation. 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

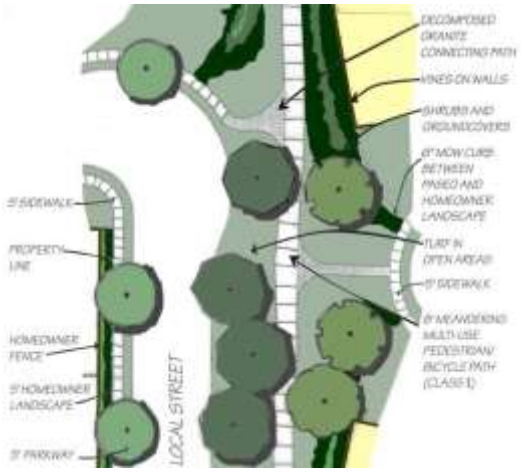


Figure 14-5: Appropriate Treatment of Cul-De-Sacs

automobile speeds, which create a safer environment for residents. Neighborhood (local) streets should be designed for residents of the neighborhood and not as automobile thoroughfares. Large streets should be avoided.

b. ***Streetscape.*** Landscaped parkways provide a more attractive streetscape and create a buffer between automobile and pedestrian traffic.

(i) All neighborhood streets should be designed with landscaped parkways, which are irrigated and permanently maintained. Streets with sidewalks adjacent to the curb should be avoided.

(ii) Trees planted within landscaped parkways create a pleasant environment for pedestrians, and provide shade 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.

(iii) Alleyways 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, generally providing the same amenities as streets, including landscaping and lighting.

8. Transit.

a. 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.

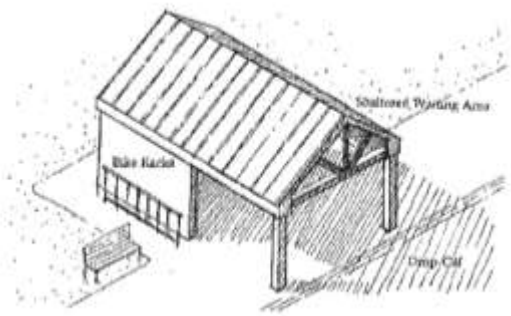


Figure 14-7: Example of a Transit Shelter

b. Transit shelters should be designed to fit into a neighborhood. Transit shelters that are incorporated within the form of a building, such as 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.

D. Single-Family Residential Development.

1. Introduction. The intent of these guidelines is to ensure that single-family residential developments are architecturally diverse and appear to be neighborhoods that have evolved naturally over time rather than master planned communities. Variation in home sizes, floor plans, elevations, and lot sizes contribute to such diversity. The use of regional architecture styles, such as Craftsman, Spanish Colonial Revival, Monterey, Mission Revival, and Bungalow, are encouraged.

2. Site Planning.

a. ***Project Entry and Character.*** Project entries should incorporate special paving, architectural elements, and landscaping treatments to set the overall tone for the development's character and design. In larger projects, a hierarchy of design should be established, with smaller, but similar, secondary entry features that serve to further distinguish the character of the project.

(i) Project entry features shall reflect the overall architectural identity and character of a residential subdivision or development project. Entry features should consist of authentic materials (natural rock and stone, brick, wood, ironwork, etc.). Stucco is discouraged unless true to the architectural style of the home, such as Spanish Colonial Revival, Monterey and Mission Revival architectural styles.

(ii) A combination of the accent features should be incorporated into project entries, such as lighting, public art, specimen trees, landscaped medians, stone wall features, water features, architectural monumentation, and signage.

(iii) Colored and textured paving treatment should be integrated into vehicle and pedestrian entries of a project.

b. ***Lot Design.***

(i) Single-family lot patterns should be varied to avoid monotonous streetscapes.

(ii) No street should have more than 5 consecutive lots of the same width and area.

(iii) For projects larger than 3 acres, lot sizes should vary from the average lot size by at least 20 percent for at least one-third of all lots.

c. ***Circulation.*** Single-family residential development should have a circulation network that will efficiently interconnect all parts of the neighborhood. All modes of transportation—vehicular, transit, bicycle, and pedestrian—should be integrated into the circulation network.

(i) Blocks within single-family residential subdivisions should be 300 to 400 FT in length, with a maximum length of 500 FT.

(ii) Single-family residential developments should provide vehicular, bicycle, and pedestrian connections to adjacent residential and non-residential areas.

(iii) Security walls and fences should not be used to define a "neighborhood edge" because they isolate neighborhoods from surrounding areas. Pedestrian access and mobility through neighborhoods is encouraged. Walls and fences may be appropriate as a "land use edge" treatment, depending on the type of adjoining use(s).

(iv) Where shrub planting or low walls are used for screening, allow for a clear line of site into the area.

(v) A street circulation network should provide access to all areas of the development. Dead end streets are discouraged.

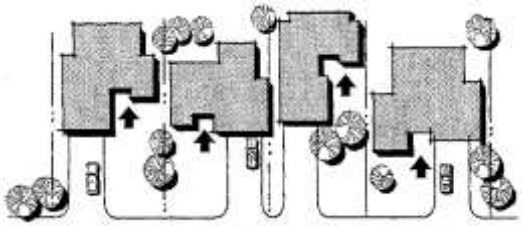


Figure 14-8: Example of Varied Streetscape

(vi) The circulation network design shall consider the location of street trees, parkways, pedestrian scale lighting, sidewalks, and on–street parking, along with determining the appropriate relationship between street widths and building setbacks.

(vii) In addition to walkway lighting, peripheral lighting shall be provided for neighborhood streets to provide security.

(viii) Neighborhood streets should be as narrow as possible and shaded by rows of trees. These techniques slow traffic and create an environment suitable for pedestrians and bicycles.

(ix) Streets should be bordered with a street-adjacent minimum 5-FT wide landscape and irrigated parkway, and a minimum 5-FT wide sidewalk.

Figure 14-9: Example of Appropriate Building Orientation

d. ***Building Placement.*** Building placement should enhance the quality of the streetscape. Neighborhood development should provide variation in lot sizes and building placement to avoid a repetitive and regimented appearance.

(i) When siting homes, care should be taken to highlight view corridors of the surrounding mountains from streets and neighborhood open spaces.

(ii) Architectural diversity in neighborhoods should be enhanced by providing a variations in lot widths, interior and street side setbacks, and building heights at the rate of every fourth house. Additionally, to create a varied streetscape, the front setback should be staggered an additional five feet at the rate of every fourth house.

(iii) No two identical floor plans should be placed on adjacent lots.

(iv) Residents should be provided with privacy, both inside and outside their homes, by utilizing site layout techniques, such as alternating the placement of windows, rear yard outdoor patio areas, and entrances on adjacent lots. Windows on adjacent properties shall not be located directly across from one another.

(v) Maximize energy conservation by considering climactic factors, such as prevailing winds, shade trees, window and door orientation, and the positioning of buildings on the site.

e. ***Street Orientation.*** Homes shall be oriented towards the street to establish a sense of belonging and community for the residents.

(i) Homes and other structures shall be sited to define the street environment and the transition between public and private space.

(ii) Residential development on a single loaded street shall look onto the adjacent open space.

(iii) Lots should not be centered on "T" intersections, as noise and glare from on-coming vehicle headlights is often problematic for homes on those lots.

f. ***Off-Street Parking and Access.*** Parking lots for cluster-type single-family developments, and garages in conjunction with single-family homes, should be as invisible as possible.

(i) In new subdivisions, no more than one plan-type should have a garage that extends beyond the main portion of the home. All other plan types should vary garage door placement and layout to de-emphasize the garage. Possible techniques include:

(1) Locate the garage at the rear of the lot, accessible from the side or rear;

(2) Recess the garage at least 7 FT behind the face of the main living portion of the home;

(3) The garage door must be architecturally compatible with the style of the house;

(4) Locate the garage perpendicular to the street, in a side-on configuration; and

(5) Provide shared driveway access.

(ii) Garages should be used for vehicle parking and should not be used for storage (except within areas of a garage specifically designed for storage pursuant to Paragraph D.3 (Storage) of this Section.

(iii) Lots with public alley access should provide parking (garages, driveways, and parking lots) access from the alley rather than from the public street.

Figure 14-10: Example of Side Facing Garage Orientation

(iv) The use of tandem parking bays are generally not recommended, but may be used in certain special circumstances, such as garage spaces provided in excess of the minimum parking requirement or parking for second dwellings on a driveway.

(v) If parking spaces for guests are necessary, the parking facilities should be integrated into the overall project design, consisting of small lots located central to the residential units.

(vi) Parking lots should generally be placed behind buildings, screened from street views. Not more than one-third of any linear street frontage should be lined by parking lots. Parking lots must be setback at least 20 FT behind the front property line and must be screened by a 3-FT high decorative masonry wall and dense landscaping.

(vii) Driveways should be designed to minimize their visual impact on the streetscape, while at the same time providing adequate space for the maneuvering of vehicles. Not more than 25 percent of a property's frontage should be utilized for driveway openings, excepting flag lots and lots fronting a cul-de-sac bulb.

3. Storage. Adequate private storage space should be provided for each single-family dwelling, which is accessible from within the dwelling or garage, or from within rear yard areas. Usable storage space should be provided in addition to the garage parking spaces and necessary utility area. Residential storage should not be allowed on balconies, patios, or porches, or any other areas that are visible from public or private streets, alleyways, or exterior ground-floor areas of neighboring properties.

4. Building Design. These guidelines seek to promote high quality architectural designs that enhance the character of City neighborhoods. New developments should utilize architectural styles that complement one another and any nearby existing development. The architectural style and design theme of residential developments should establish a unique neighborhood identity.

a. ***Architectural Style.*** For the purpose of these guidelines, "architectural style" classifies architecture in terms of form, techniques, materials, period, and region.

(i) Several common characteristics can be used to identify the existing or proposed architectural style of a building, including roof type, symmetry and shape, frame, articulation, massing, windows and doors, building materials and colors, decorative trim, and porches, eaves and columns.

(ii) Article 26 (Historic Preservation) of this Chapter. may be relied upon to aid in determining the characteristics of the architectural styles most common to the City.

b. ***Street Environment and Building Frontage.*** Single-family residential development should efficiently use the site, and relate to the street.

(i) Front porches are encouraged to create an attractive interface with front yard areas. Porches should match the scale and be integral to the architectural design of the home.

(ii) The front entry should be the focal point of the home. Roof elements, columns, porticos, or other architectural features should be utilized.

(iii) Garages in single-family residential neighborhoods should be subordinate to the front of the house and should not dominate the streetscape.

(iv) The height, mass, and appearance of dwellings should include some variation to provide visual interest to the streetscape. The lower floor of a two-story house should use architectural accents, texture, and color to add detail and interest.

c. ***Building Form and Articulation.*** Building form and articulation includes variation in wall planes (projections and recesses) and wall height (vertical relief), as well as variations in roof forms and heights to reduce the perceived scale of the structure.

(i) Single-family dwellings should incorporate articulation on all facades, including variation in massing, roof forms, and wall planes, as well as surface articulation.

(ii) The highest level of articulation will likely occur on the front facade and facades visible from public streets. Similar and complementary massing, materials, and details should be incorporated into every other structure elevation.

(iii) Elements and details of homes should be true to an established architectural style. While there is no required architectural style for single-family residential projects, the use of styles common to the region, such as Art Deco, Art/Streamline Moderne, Craftsman, Colonial Revival, French Provincial Revival, Mediterranean Revival, Mission Revival, Monterey, Prairie, and Spanish Colonial Revival, are encouraged (see Article 26 (Historic Preservation) of this Chapter for descriptions of features common to architectural types). The primary focus should be on constructing a high-quality residential environment.

(iv) Wall planes on all sides of the house should be articulated if visible from a public street or pedestrian pathway.

(v) Surface detailing should not serve as a substitute for well integrated and distinctive massing.

(vi) Architectural elements that add visual interest, scale, and character, such as recessed or projecting balconies, trellises, recessed windows, and porches, are strongly encouraged.

(vii) Architectural elements, such as overhangs, trellises, projections, and awnings, should be used to create shadows that contribute to a structure's character.

(viii) Chimneys should be featured as architectural elements rather than hidden with a wall surface. Chimney caps should be decorative and spark arrestors should be concealed.

(ix) Variation in mass and building height in higher density developments along streets and public right-of-ways should be incorporated by providing a mix of single-story and two-story homes. Two-story homes should have single-story elements on prominent elevations.

(x) A mix of single-story and two-story homes should be included to provide an appealing streetscape with a variety of home types, height, mass, and size.

(xi) Massing should accentuate entries and minimize garage prominence.

(xii) Porches should be a minimum of 6 FT in depth (measured on the interior side of any posts or railings), with materials and details that are authentic to the architectural style of the home.

d. ***Building Height.*** Single-family dwellings should be one or two stories in height. Homes within a development should have varied heights to create visual interest in the neighborhood.

(i) Corner lots should feature single-story homes.

(ii) Additions to structures should be designed to be compatible with adjacent structures and the surrounding neighborhood. The height and mass of additions should not adversely affect any adjacent structures.

(iii) The second story of a house should be designed to reduce the appearance of the overall scale of the structure, depending upon the chosen architectural style. Possible techniques include setting the second story back from the front and sides of the first story, providing larger front and/or side setbacks for the entire structure, and/or concentrate the bulk of the second story floor area over the back one-half of the first story.

(iv) A second story should not exceed 80 percent of the area of the first floor.

e. ***Roof and Upper Story Details.*** Visual diversity should be created by incorporating multiple rooflines and designs, while remaining consistent with the architectural style of the home.

(i) A variety of roof types should be incorporated throughout the development (e.g., gabled, hipped, dormers, etc.).

(ii) Multiple roof forms (gable, hip and shed roof combinations) should be used to break up the massing of buildings.

(iii) Various roof forms and changes in roof plane should be used on all exterior elevations visible from a public street or pedestrian right-of-way.

(iv) Variation in ridgeline height and alignment should be utilized to create visual interest.

(v) Full, sloped roofs are strongly encouraged, with both vertical and horizontal roof articulations.

(vi) Where applicable to the architectural style, roof overhang should extend a minimum of 12 inches, measured from the primary wall surface, to enhance shadow lines and articulation of surfaces.

(vii) Roof overhangs should be sized appropriately for the desired architectural style.

(viii) Gable ends should face the street.

(ix) Exposed gutters and downspouts, unless designed as an outstanding feature consistent with the overall architectural theme, should be colored to match the fascia board.

f. ***Building Materials and Finishes.*** The use of high quality materials will create a look of permanence within a project. Materials and colors should be varied to generate visual interest in the facades and to avoid the monotonous appearance that is sometimes common in some contemporary residential development projects.

(i) Key elements of the building facade should be enhanced with special materials and color.

(ii) Material changes should occur at intersecting planes, preferably at inside corners of changing wall planes, or where architectural elements intersect (e.g., chimney, pilaster, projection, fence line, etc.).

(iii) Contrasting but complementary colors should be used for trim, windows, doors, and key architectural elements.

(iv) Roof materials and colors shall be consistent with the desired architectural style, as identified in Article 26 (Historic Preservation) of this Chapter.

(v) Heavier materials should be used on the lower portion of a building's elevation to form the base of the structure.

(vi) Paving materials should be compatible with the project aesthetic. The use of permeable paving materials is encouraged.

(vii) Stucco may be an appropriate building material if careful attention is paid to ensure it is appropriate to the architectural style of the house.

g. ***Windows, Doors and Entries.*** The desired architectural style of a building can be captured by carefully designing windows, doors, and entries.

(i) Entrances should be enhanced through lighting, landscaping, and architecture detailing.

(ii) The main entrance to a home should be clearly identifiable and should be articulated with projecting or recessed forms, creating a covered landing that will provide for shelter from the weather.

(iii) Window type, material, shape, and proportion shall complement the architectural style of the building.

(iv) Windows should be located to maximize incoming daylight, reduce the need for indoor lighting, and promote energy efficiency through the use of low e-coatings.

(v) In order to enhance privacy, windows on side elevations, that face a neighboring dwelling, should be staggered and should not be positioned directly opposite of the adjacent structure's windows.

(vi) The window design should be appropriate to the architectural style of the structure, and should be articulated with sills, trim, kickers, shutters, or awnings that are authentic to the architectural style.

(vii) Where architecturally appropriate, windows should be generously inset from structure walls to create shade and shadow detail.

h. ***Garages.*** Garages that are well integrated into a project will ensure that they do not dominate front facades or the overall streetscape.

(i) Garage doors should be recessed a minimum of 6 inches, measured from the face of the garage.

(ii) A garage with doors facing the street should be set back at least 5 feet behind the exterior face of the main house to help reduce the adverse visual impact of the garage.

(iii) A maximum of 2 garage bays should face the street. Garages with more than 2 bays may face the street if the garage is placed toward the rear of the site, or if a third bay is oriented differently.

(iv) Garage doors should incorporate panels and/or windows to articulate large planes.

(v) The ratio of garage frontage to the width of the house should not be greater than 50 percent.

Figure 14-11: Example of Appropriate Garage Designs

(vi) Roof forms, trellises, and balconies should be located above the garage door to help minimize the impact of garage doors on the streetscape.

i. ***Compatibility with Neighborhood.*** In new developments, single-family homes should vary from neighboring dwellings in architectural style, height, and material selection, while still relating to the overall theme of the larger development as a whole.

(i) The same floor plan should not be placed side-by-side, nor should the same exterior colors be used.

(ii) Homes directly across the street from one another should not have the same floor plan.

5. 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.

6. Landscaping. Landscaping should be used to define entrances to neighborhoods and homes, to provide a visual buffer between incompatible land uses, and to provide screening when necessary.

a. A variety of height, textures, and colors should be used in the landscape palette. Additionally, a combination of trees, shrubs, and ground cover should be incorporated into landscape plans.

b. Plant materials should be placed so as to not interfere with lighting or line-of-sight, or restrict access to emergency equipment (e.g., fire hydrants, fire alarm boxes, etc.).

c. Trees or large shrubs should not be planted under overhead lines or over underground infrastructure if there is a potential that growth may interfere with public utilities.

d. Large specimen trees should be strategically placed to assist new development in looking “established” as quickly as possible.

e. Trees should be properly pruned. When selecting tree species, consider tree and root growth, maintenance, nearby pedestrian activities and vehicular accesses, and potential impacts on the public right-of-way.

f. Trees and shrubs should be located and spaced to allow for mature and long-term growth.

g. Root problems caused by trees and shrubs should be minimized by careful selection and planting procedures. Root barriers should be provided for any tree placed adjacent to pavement, or other situations where roots could disrupt adjacent paving/curb surfaces.

h. Landscaping efforts should be coordinated with adjacent property owners whenever possible to provide a consistent aesthetic.

i. Parkways should be planted with shade trees to provide a pleasant pedestrian environment and contribute to streetscape continuity.

j. Individual lot landscaping should be compatible with the architectural style, size, and massing of the individual home, creating a diverse streetscape.

7. Walls and Fences. Walls and fences should be designed to complement the architecture of adjacent buildings and should be designed in concert with the surrounding landscaping.

a. The maximum height of any perimeter project and property line wall should be 6 feet. Specialty walls such as screen walls, sound walls, and retaining walls should have a maximum height dependent on necessity and location.

b. Perimeter walls and fences should be architecturally enhanced, and use materials and colors that complement the architecture of adjacent buildings. Pilasters, planter boxes, trellises, material changes, planar changes or other treatments should be used to avoid long and monotonous expanses of wall.

c. Perimeter and property line walls should incorporate design techniques such as textures, staggered setbacks, and variation in height in conjunction with landscaping, to provide visual interest and to soften the wall's appearance.

d. Walls and fences should be designed in a style, material, and color to complement the adjacent buildings.

e. Walls should be constructed as low as possible, while still performing screening, noise attenuation, and security functions, with a maximum height of 6 FT, unless additional height is required for noise attenuation or site security.

f. Walls required for screening purposes should be constructed of non-transparent materials and incorporate standards to provide for wall inserts and/or decorative columns or pilasters to provide relief.

g. Perimeter walls and fences should be architecturally treated on both sides and incorporate landscaping whenever possible.

h. Walls on sloping terrain should be stepped to follow the terrain.

i. Walls should be softened using plants that camouflage their hard edges (e.g. cap,

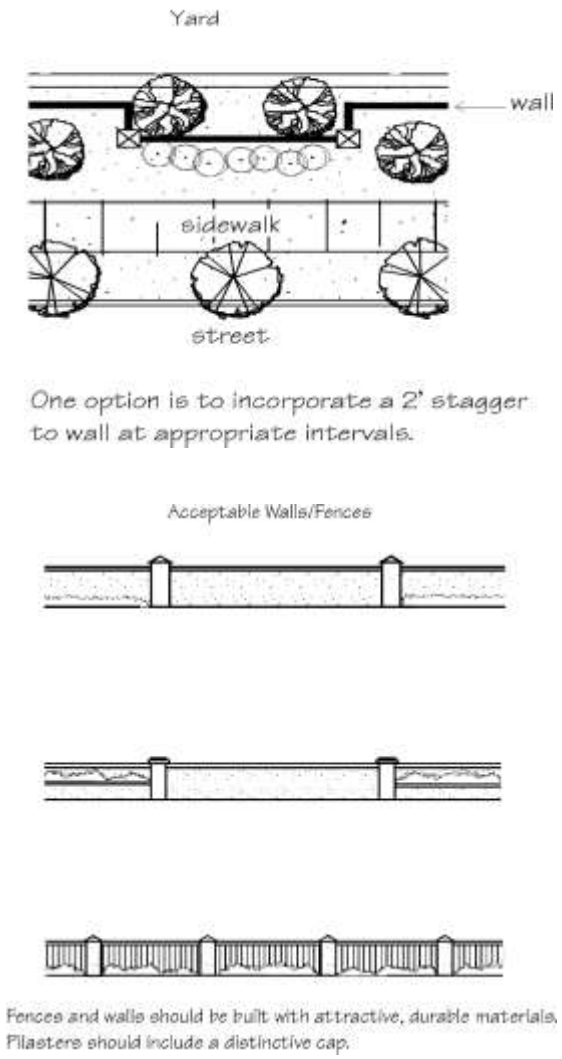


Figure 14-12: Example of Fence and Wall Styles

base, and ends), such as vines cascading over the top of walls and base plantings. Planting mature tall trees in front or behind a wall can effectively reduce the apparent wall height, and shrubs and vines can be used to break up the expanse of the wall body.

Figure 14-13: Example of How Landscaping May Be Used to Soften Fences and Walls

j. Either no front yard walls or fencing, or the use of low (3 FT high) decorative masonry walls or fencing is preferred. Walls and fencing should be constructed of authentic materials (e.g., natural woods, common brick, stone, river rock, wrought iron slump block, split-face block, or other masonry approved by the Zoning Administrator). However, vinyl and other manufactured fencing materials may be acceptable if the overall appearance appears natural. No wire or chainlink fencing, or unfinished precision masonry block should be used.

k. Whenever possible, homes adjacent to common open space areas should have wrought iron or tube steel grillwork and view fences to provide visual access to open space.

8. Open Spaces. Single-family residential development projects should be designed with open space and community facilities as integral parts of the project. Integrated open space and public facilities foster a sense of community and create a more livable environment. Open spaces, whether public or private, serve a variety of functions, should be centrally located, and are important places for residents to gather, socialize, and play. These areas should be safe and secure, and may provide area for small intimate meetings or larger neighborhood gatherings.

a. The size and scale of neighborhood amenities should be appropriately scaled.

b. Open space areas should be a prominent feature of a development project. Open space areas do not consist of the unusable landscaped areas between buildings.

c. Open space shall accommodate a variety of sitting areas, gathering areas, and active recreational areas.

d. Open spaces and community facilities should be visible from adjacent dwellings to help promote site safety.

e. Open spaces and community facilities should be easily accessible from all residential units within a development project.

f. Community features such as plazas, interactive water features, and community gardens should be included whenever possible.

g. Public art may be used to help create an identity and character for a neighborhood, and should be designed in context with the surrounding neighborhood and development.

h. Neighborhood open spaces may be used to promote connectivity by providing pedestrian and bicycle access to adjacent neighborhoods and open spaces, and other land uses where possible.

E. Multiple-Family Residential.

1. Introduction. The intent of these design guidelines is to communicate the design expectations of the City and to foster quality multiple-family development projects and a pleasant residential environment within the context of higher residential density. Multiple-family projects should contribute to the sense of community within the City, by carefully relating to the scale and form of adjacent properties, and by establishing a streetscape that creates architectural and landscape interest for the casual pedestrian and neighborhood residents alike. As defined by this Development Code, and for purposes of this Section, the term "multiple-family" includes all attached dwelling units.

2. Design Objectives. The following objectives form the basis for the multiple-family residential design guidelines. These guidelines seek to promote a desired level of development quality that will:

a. Establish distinctive multiple-family residential architectural designs that support the City's desire for high quality development.

b. Provide attractive, functional, and convenient site arrangements.

c. Identify landscape materials and designs that enhance the appearance of multiple-family housing developments and contribute to the overall quality of the community.

d. Provide amenities appropriate for different age groups of multiple-family residential developments, as appropriate.

e. Use crime prevention techniques to enhance safety and security within multiple-family residential developments, such as:

(i) Avoid long, dead-end drive aisles;

(ii) Off-street parking should be located interior to the site, and be designed to minimize visual disruption of the overall project design;

(iii) Pathway lighting is a safety feature and shall be used to light all pathways and open areas, including pathways from the parking lot to the building's entrance; and

(iv) Parking areas should not be located between a building and a public street.

Figure 14-14: Example of Appropriate Massing of Multiple-Family Development

3. Site Planning.

a. ***Building Orientation and Massing.***

(i) Views, particularly of Mount San Antonio, Mount Baldy and the surrounding San Gabriel Mountains, existing mature trees, and any other natural amenities unique to the site should be preserved and incorporated into a multiple-family residential development project, whenever possible.

(ii) Clustering of multiple-family dwellings into larger buildings should be a consistent site-planning element. Large multiple-family development projects should be broken up into groups of buildings consisting of 4 to 8 dwelling units for low-medium density projects (up to 11.0 DU/Acre) and 12 to 16 dwelling units for medium density projects (up to 11.1 to 25.0 DU/Acre). High density residential projects (25.1 to 45.0 DU/Acre) should be massed in response to the scale of surrounding buildings, unless doing otherwise helps to achieve a specific neighborhood character desired for specific growth areas identified in the General Plan.

(iii) Buildings should be generally oriented to the street, with varying setbacks to provide visual interest and varying shadow patterns.

(iv) Developments should relate directly to the adjacent street, and present an attractive and interesting facade to the casual observer.

(v) Buildings should be oriented to promote privacy to the greatest extent possible.

(vi) New development projects should respect existing development in the immediate area.

b. ***Circulation.*** Multiple-family residential development should have an efficient circulation network, connecting all modes of transportation to the project site.

(i) Vehicular access onto a multiple-family project site should be through an entry drive aisle. Direct access to off-street parking spaces from a public street is not permitted.

(ii) All site entrances should be easily viewed from a public street and well lighted.

(iii) Vehicular and pedestrian site entries should incorporate enhanced pavement treatments, such as stamped concrete or interlocking pavers.

(iv) Unique accents, such as monuments, public art, ornamental features, enhanced paving, flowering accents, decorative walls, and specimen-sized trees should be used to generate visual interest at entries.

(v) All main site entrances from public streets should have sidewalks on both sides, providing pedestrian access into the site from the public street.

(vi) All site entrances should be coordinated with existing or planned driveways and median openings.

(vii) Where possible, all multiple-family development projects should incorporate pedestrian connections to adjoining residential and commercial projects, and other compatible land uses.

(viii) Cross circulation between vehicles and pedestrians should be minimized. A continuous, clearly marked walkway should be provided from on-street and off-street parking areas, to the main entrances of buildings.

(ix) Walkways should be located to minimize the impact of pedestrians on the privacy of nearby residences or private open space. Additionally, walkways should not be constructed directly against a building or wall — landscaped planter areas should be provided between walkways and building facades or walls.

c. ***Off-Street Parking.***

(i) For low-medium and medium density projects, parking areas should be divided into a series of connected smaller parking courts. For high density projects, parking areas should be located within structure, utilizing a "podium" or "wrap" design.

(ii) For high density projects utilizing a parking structure, the structure shall be screened using architectural and landscape solutions. The method of screening should be compatible with the overall project architecture and landscaping themes. Visible parking structure elevations should be finished in the same style as the primary buildings, with compatible materials. This will help integrate the structure into the overall project design while reducing its visual impact.

(iii) Parking areas should be located within the development's interior, behind buildings, so as to be screened from street views. Parking lots located adjacent to the street, if necessary, may take-up no more than 20 percent of any linear street frontage, must be setback at least 20 FT behind the street property line, and must be screened from street views by a 3-FT high decorative masonry wall and dense landscaping. Carports and tuck-under parking should not be visible from a public street.

(iv) To the greatest extent possible, adverse visual impacts on the residential streetscape from parking areas, garages, and unarticulated garage doors and walls viewed through driveway openings along a project's street frontages, should be minimized.

(v) Carports, detached garages, and accessory structures should be designed as an integral part of a project's architecture, and should be similar in material, color, and detail to the principal buildings of a development project.

(vi) Prefabricated metal carports that are unarticulated and void of architectural embellishment should not be used.

(vii) Parking courts should be treated as a highly visible public space, the character of which is clearly articulated by landscaping, lighting, building massing, and pedestrian and vehicular circulation.

(viii) Where garages are utilized, garage doors should be recessed a minimum of 6 inches, measured from the face of the garage, so as not to appear

flush with the exterior wall. Furthermore, the large, flat planes created by garage doors should be articulated through the incorporation of decorative panels and/or windows.

4. Storage. Adequate private storage space should be provided for each multiple-family dwelling, which is accessible from within the dwelling or associated parking facility. Residential storage is not allowed on balconies, patios, or porches, or any other areas that are visible from public or private streets, alleyways, or exterior areas of neighboring properties. As such, Usable storage space should be provided in addition to necessary utility areas.

5. Building Design. These guidelines seek to promote high quality architectural designs that enhance the higher density residential areas of the City. New developments should utilize architectural styles that complement one another and existing development.

a. ***Architectural Style.*** For the purpose of these guidelines, "architectural style" classifies architecture in terms of form, techniques, materials, period, and region.

(i) While there is no required architectural style for multiple-family residential projects, the use of styles common to the region, such as Art Deco, Art/Streamline Moderne, Craftsman, Colonial Revival, French Provincial Revival, Mediterranean Revival, Mission Revival, Monterey, Prairie, and Spanish Colonial Revival, are encouraged (see Article 26 (Historic Preservation) of this Chapter for descriptions of features common to architectural types). The primary focus should be on constructing a high-quality residential environment.

(ii) The incorporation of architectural elements that add visual interest, scale, and

Figure 14-15: Example of the Craftsman Bungalow Architectural Style

Figure 14-16 Example of the Mediterranean Revival Architectural Style

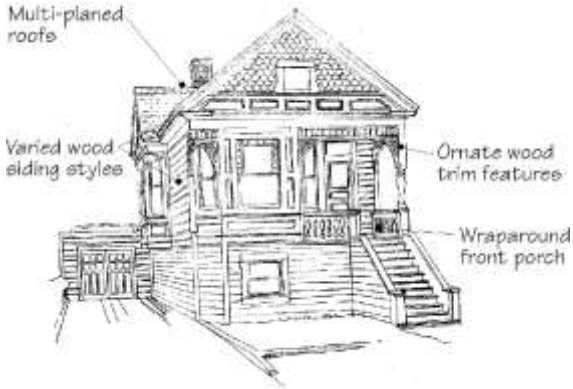


Figure 14-17: Example of the Queen Anne Victorian Architectural Style

character to the neighborhood, such as bays, bay windows, recessed or projecting balconies, verandas, balconies, porches, and other architectural elements, are encouraged.

b. *Building Form and Articulation.*

(i) Low-Medium and Medium Density Projects—

(1) Building heights should be varied to give the appearance of a collection of smaller structures. Additionally, upper stories should be stepped back to reduce the scale of facades that face the street, common space, drive aisles through the project, and adjacent residential structures.

(2) For buildings containing 3 or more attached dwellings in a row, each dwelling unit should have at least one horizontal projection of at least 2 FT, measured from the primary wall plane, which is not less than 8 feet wide. Projections should extend the full height of single-story buildings, at least one-half the height of 2-story buildings, and two-thirds the height of a 3-story building. In addition, a horizontal change in wall plane of at least 3 FT, for a minimum vertical distance of 12 FT, should be provided for every 2 units.

(3) The perceived height and bulk of multi-story buildings should be reduced by dividing the building mass into smaller scale components, and adding projecting architectural details, such as eaves, dormers, and balconies. The use of awnings, moldings, pilasters, and comparable architectural embellishments are also encouraged.

(ii) High Density Projects—

(1) A variety of stacked massing arrangements should be used to create visual interest.

(2) The mass of a building should step down at the corners and entries to provide a greater definition of the building.

(3) A minimum of 15 percent of the horizontal length of any building elevation should be articulated by varying the form or footprint, and/or by introducing architectural elements and/or horizontal projections of at least 2 FT, measured from the primary wall plane.

(4) Major building entries should be clearly discernible through the incorporation of architectural elements such as porches, arcades, ornamental lighting, landscaping, and other embellishments.

(iii) All Projects, Regardless of Density—

(1) All building elevations should be considered in the evaluation of any new construction, additions, or alterations.

(2) Side and rear views of a building should not be minimized because of their orientation away from the public right-of-way. The same or compatible design features should be continued or repeated on all elevations of a building, providing full, 360-degree architecture.

(3) Arcades, colonnades, and other types of overhead structures should be used to provide human scale to the interface between the façade and sidewalk.

(4) Building facades that enclose stairwells should include windows to reduce the visual bulk of the stairwell and enhance safety. Building facades enclosing elevator shafts should use architectural treatments to reduce visual mass.

(5) All mechanical equipment, whether mounted on the roof or the ground, should either be suitably screened or placed in locations that will not be viewed by the general public, project residents, or occupants of neighboring properties. All screening devices must be compatible with the architecture and color of the adjacent buildings.

c. ***Entryways.***

(i) Courtyard doors or gates used at building entries should be attractively designed as an important architectural feature of the building or complex.

(ii) Strongly delineate the separation between public and private space with special paving, changes in building materials, grade separations, or with physical barriers, such as landscaping, fences, walls, screens, or building enclosures.

(iii) For low-medium and medium density projects, each dwelling unit entry should be emphasized and differentiated utilizing architectural elements, such as porches, stoops, roof canopies, and detailing.

(iv) Opportunities should be provided for residents to personalize their entry by providing a ground-level private area on low-medium and medium density projects, or for high density projects, increase the entry corridor width at dwelling entries to allow for the placement of potted plants.

d. ***Exterior Stairways.***

(i) Exterior (unenclosed) stairwells should not be used on buildings greater than 2 stories in height. Not more than 4 second-floor dwelling units should be served by a single flight of exterior stairs. Where appropriate for the architectural style, the stairway design should be open to allow views for natural surveillance.

(ii) Stairways should be constructed of durable material that is compatible with the design of the primary structure.

(iii) Prefabricated metal stairs are strongly discouraged but may be considered on a case-by-case basis.

e. ***Building Materials and Finishes.***

(i) A project's dwelling units, recreation and open space amenities, and parking facilities should be unified through the consistent use of building materials, textures, and colors. Exterior columns or supports for site elements, such as trellises and porches, should utilize materials and colors that are compatible with the project, as a whole.

(ii) Building materials should be durable, require low maintenance, and relate a sense of quality and permanence. Frequent changes in materials should be avoided.

(iii) Inappropriate materials for exterior applications include plastics and plastic laminates; flat asphalt shingles; corrugated fiberglass, metal or plastic; unrealistic imitation rock veneers; highly reflective materials; unfinished concrete; and unfinished metal and alloy products.

f. ***Roofs.***

(i) Roofs should clearly reflect a residential appearance. Rooflines should be articulated through the use of stepped and segmented roof sections, and the incorporation of towers or other vertical elements to achieve varying roof heights, provide visual interest, and accent a predominant horizontal massing.

(ii) Full hipped or gabled roofs covering the entire building are preferred over mansard roofs and segments of pitched roofs applied at the building's edge.

(iii) Garage and carport roofs visible from buildings or streets should incorporate pitched roofs and roof materials matching adjacent buildings. Flat garage and carport roofs should not be used.

g. ***Color and Materials.***

(i) Color is an important element in establishing a structure's character and architectural style. The predominant color of the building and accessory structures shall be a muted, non-garish tone.

(ii) Color may be used as an important accent in a project's appearance. More than one predominant paint color is encouraged. Compatible accent colors should be used to enhance important architectural elements and details.

(iii) Bright or intense colors should be used very sparingly, and should typically be reserved for more refined or delicate detail work.

(iv) Employ high quality materials that are durable, long lasting, and aesthetically appealing.

(v) Materials such as brick and stone should be left in their natural colors.

(vi) The use of complementary colors and changes in materials can add visual interest to a building; however, to avoid a false appearance, texture or color changes should not occur at external corners.

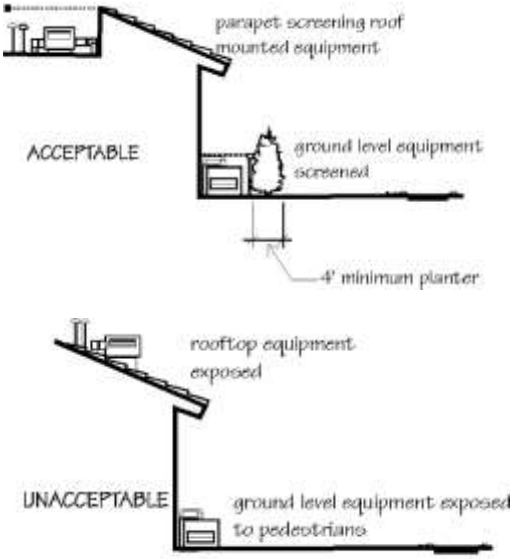


Figure 14-18: Example of Mechanical Equipment Screening

6. 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.

7. Site Lighting. The form and quality of on-site lighting should establish an attractive, distinctive, and safe nighttime environment. Furthermore, lighting should not create an unwanted nuisance for neighboring residential areas, or for other sensitive uses.

a. Site lighting intensities must conform to the minimums established by the City's security standards contained in Ontario Municipal Code, Title 4 (Public Safety), Chapter 11 (Security Standards for Buildings), commencing with Sec. 4-11.01.

b. Lighting within parking areas should be arranged to provide safety and security for residents and visitors, but prevent direct glare of illumination onto adjacent dwellings and neighboring properties.

c. Pedestrian-scaled lighting should be located along all pedestrian routes of travel. Pedestrian pathways should be lighted by pole or bollard-type fixtures, not to exceed 12 FT or 3 FT, respectively.

8. Landscaping. Landscaping for multiple-family development projects can be used to define and accent specific areas (e.g., building entrances, parking lots, etc.), define the edges of various land uses, provide a transition between neighboring properties (buffering), and screen storage areas. Landscaping may be used as a unifying element within a project and with surrounding projects.

a. Landscaped areas shall generally incorporate plantings utilizing a layered, 3-tier design consisting of: **(i)** grasses and ground covers, **(ii)** shrubs and vines, and **(iii)** trees.

b. New landscaping shall complement existing landscape materials, location, and massing on adjacent established developments where appropriate.

c. The following planting design concepts are encouraged within each project:

(i) Specimen trees in informal groupings throughout the site, or formal groupings at major focal points;

(ii) Use of plantings to create shadow and pattern against walls;

(iii) Use of planting to soften building lines and emphasize the positive features of the site;

(iv) Use of flowering vines on walls, arbors, or trellises;

(v) Trees to create canopy and shade, especially in parking areas and passive open space areas; and

(vi) Berms, plantings, and walls to screen parking lots, trash enclosures, storage areas, and utility boxes.

d. Landscaping shall be protected from vehicular and pedestrian encroachment by raised planting surfaces and the use of curbs.

e. Concrete step areas shall be provided in landscape planters adjacent to parking spaces.

f. Vines and climbing plants on powder coated metal trellises and perimeter walls are encouraged.

g. Gravel, bark, decomposed granite, artificial turf, and other similar materials are not allowed as a substitute for plant materials.

h. Landscaping shall emphasize water efficient plants.

i. Vehicular entries provide a good opportunity to introduce and identify multiple-family projects. Vehicular entry areas should be treated with special landscape

elements that will help establish an individual identity to the project (e.g., special paving, graphic signage, specialty lighting, specimen trees, flowering plants, etc.).

9. Walls and Fences. Walls and fences may be used to provide security and privacy, or screen unsightly views, and may be utilized with landscaping to enhance and/or buffer the appearance of development. The following guidelines apply to walls and fences used in multiple-family residential development projects.

a. The maximum height of perimeter project and property line wall should be 6 feet. Specialty walls such as screen walls, sound walls, and retaining walls should have a maximum height dependent on necessity and location.

b. The design of walls and fences, as well as the materials used, must be consistent with the development's overall architectural theme. Fence and wall color should be compatible with the development and adjacent properties. Paint color used on fences should be common colors readily purchased and kept readily available on the development's premises.

c. Perimeter walls and fences should be architecturally enhanced, and use materials and colors that complement the architecture of adjacent buildings. Pilasters, planter boxes, trellises, material changes, planar changes or other treatments should be used to avoid long and monotonous expanses of wall.

d. Perimeter walls and fences should be architecturally treated on both the interior and exterior sides of the wall.

e. Walls on sloping terrain should be stepped to follow the terrain.

f. Walls should be softened using plants that camouflage their hard edges (e.g. cap, base, and ends), such as vines cascading over the top of walls and base plantings. Planting mature tall trees in front or behind a wall can effectively reduce the apparent wall height, and shrubs and vines can be used to break up the expanse of the wall body.

g. Visually penetrable materials (e.g., decorative wrought iron or tubular steel) should be used in areas of high activity, such as pool and playground areas, and areas adjacent to street frontages.

h. Wall and fence designs, and the selection of materials, shall consider maintenance issues, especially graffiti removal and long-term maintenance. Decorative capstones are required on walls to help prevent water damage from rainfall and moisture, and provide a finished appearance.

i. Perimeter walls and fences should incorporate textural changes, staggered setbacks, and variations in height, in conjunction with landscaping, to provide visual interest and to soften the wall's appearance.

j. The height of screen walls and sound walls is determined by site features and location, such as proximity to noise generators and privacy issues.

k. The proportion, scale, and form of the walls should be consistent with the design of adjacent buildings.

l. The colors, materials and appearance of walls and fences should complement the architecture of adjacent buildings. Fencing located where screening is not specifically required should be of decorative iron or tube steel.

10. Open Spaces. Multiple-family development projects should provide its residents access to useable open space and recreation amenities, such as gardens, courtyards, natural areas, and active recreation areas.

a. Outdoor seating, tables with umbrellas, water features, landscaping, gazebos, or other place-making features are encouraged within open space areas, and should be consistent with the architectural style of the project. Open space features should cater to anticipated residents (e.g., play lots for children, seating areas for the elderly, etc.).

b. All support buildings within multiple-family residential projects (e.g., laundry facilities, recreation buildings, sales/lease offices, etc.) should be compatible in architectural design with the balance of the project.

c. Open space areas should be sheltered from the noise generated by traffic on adjacent streets, or other incompatible land uses.

d. Buildings should be oriented to create courtyards and open space areas; thus, increasing the aesthetic appeal. Community features, such as plazas, interactive water features, and community gardens, should be included whenever possible.

e. Common open space areas and recreation amenities should be conveniently located for the majority of units, and should be linked to streets via connecting walkways at least 12 FT in width.

f. Open space should be designed to integrate buildings and other structures.

(i) At least 75 percent of common open space areas should be bordered by building walls with windows, architectural elements such as low walls or trellises, landscape features such as hedges or rows of trees, or by some combination of these elements.

(ii) Common open spaces bordered by a parking lot or driveway should be minimized or discouraged. If a parking lot or driveway must border an open space area, the portion of parking lot or driveway adjacent to the open space should be of decorative pavers, or the parking lot or driveway should be screened by a 3-FT high decorative wall.

g. Open space areas should take advantage of prevailing breezes and orientation of the sun to provide natural lighting and ventilation.

h. Common open space areas and recreation amenities should be screened from public view and located contiguous to the units they serve.

i. Children's play areas should be visible from as many dwelling units as possible.

j. In large developments, separate, but not necessarily segregated, play areas and informal outdoor spaces should be provided for differing age groups for reasons of safety. Small developments may combine play areas, such as tot lots joined with a larger activity area for older children.

k. Mailboxes should be located in highly visible and heavily use areas to promote safety and convenience, and casual social interaction.

11. Pathways. Connecting pedestrian pathways providing a convenient pedestrian route between all entries and the street should be provided.

a. Walkways and trails should be between 5 FT and 8 FT in width, accompanied by a landscaped strip at least 4 FT in width.

b. Walkways should consist of decorative pavers, or scored or stamped concrete. Trails should be of a permeable, easy to maintain material, such as compacted decomposed granite.

c. Where a walkway is oversized to accommodate occasional emergency vehicles, landscaping, Grasscrete or turf-block, and other materials should be used to accommodate traveling widths that exceed 8 FT.