

PHILLIPS RANCH SPECIFIC PLAN

AREAS I AND II

CITY OF POMONA

Prepared by the Planning Division
Development & Neighborhood Services Department
City of Pomona

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SECTION I. LAND USE DISTRICTS

SINGLE FAMILY RESIDENTIAL (S-R) DISTRICT

This district is intended to provide for the development of single family detached dwellings with no more than one such dwelling on each lot, and for such accessory uses as are related, incidental and not detrimental to the residential environment.

Uses Permitted.

See Figure 1 (page 3-1) pertaining to uses allowed in the S-R district. Uses not listed-in Figure 1 and not expressly prohibited by this section may be permitted if determined to be similar to listed uses, per Section .501-A of the Zoning Ordinance.

Uses Expressly Prohibited.

1. Multiple family residential uses.
2. Commercial uses.
3. Industrial uses.
4. Mobile home/manufactured homes shall not be permitted as an addition to any site-built structure.
5. Mobile homes/manufactured homes shall not be permitted as accessory living quarters.
6. Roof mounted television antennas. See page 2-1 for satellite dish antennas and amateur/ham radio antenna towers.
7. Banner signs, pennants, or flags (excluding the official flags of the United States of America, state of California, or other governmental entity).

A. Density:

The S-R district shall permit a maximum density of eight (8) dwelling units per acre.

B. Living Area per Dwelling Unit:

Minimum square footage (excluding the garage) for single family homes shall be a minimum of 1,500 square feet.

C. Roofing Materials:

Fully covered structures, excluding patio covers, shall be roofed with concrete tile, "lightweight" tile materials, or wood-shake shingles. Roofing materials such as hot mop, gravel, rock, rolled composition, composition shingles, and similar materials shall be prohibited, except

where such materials were used as part of the original construction (such as a second-story balcony over a garage).

D. Driveways:

Driveways shall have a minimum width of ten (10) feet and shall be paved with concrete or decorative material, (e.g. brick or cobblestone) per approval by the City Planner. Asphalt driveways shall be prohibited.

E. Off-Street Parking:

Each dwelling unit shall provide and maintain a two (2) car garage having minimum interior dimensions of twenty (20) feet by twenty (20) feet with ingress from and egress to a street, alley or highway. No more than one four (4) car garage with a maximum width or depth of forty (40) feet shall be permitted on a lot.

F. Room Additions:

Room additions shall be allowed providing minimum yards of five (5) feet side, excluding corner lots; (to the property line or toe or top of slopes), twenty-five (25) feet rear (to property line or toe or top of slope), and twenty-five (25) feet front are maintained. The street side yard setback for corner lots abutting a public street shall be not less than fifteen (15) feet. Room additions to homes originally built with less than five (5) feet side yard setback, including zero lot line developments, shall provide minimum side yard setbacks of three (3) feet and ten (10) feet respectively, and a twenty-five (25) feet rear yard setback.

G. Patio Covers:

1. Fully roofed patio covers, totally unenclosed on two (2) sides, shall be allowed on lots providing a five (5) foot side yard setback and a ten (10) foot rear yard setback. Partially roofed patio covers (surfacing of no more than 50% of the area of the roof structures such as lattice work and rafter works) shall have a five (5) foot side yard setback and a five (5) foot rear yard setback.
2. Patio covers shall meet the following standards:
 - a. Structures shall be of heavy wood, rough sawn, and stained or painted to substantially match the colors of the house.
 - b. Fully roofed patio covers shall be similar in color and texture to the house and shall appear to be part of the original construction of the house.

H. Solariums or Solar Type Sun Rooms:

Solariums or solar type sun room additions shall be permitted with the following provisions:

- a. Same setbacks pertaining to room additions per Section E above shall be observed.
- b. All structural supports, whether vertical or horizontal, shall match the finish of the existing window frames of said structure or maintain a bronze anodized, black matte, wood or equal quality finish consistent with the attached dwelling.
- c. Solarium-type additions shall not be permitted in front of or attached to the street elevation of the home.
- d. Free-standing solarium-type additions shall be permitted subject to the same standard applied to similar attached structures.
- e. All applicable City standards, procedures and requirements shall be satisfied.
- f. Determinations as to conformance with the provisions herein shall be made by the Community Development Director, or designee, and may be appealed to the Planning Commission.
- g. The lower twenty-eight (28) inches of such additions shall be of opaque material pursuant to the Uniform Building Code.

I. Lot Coverage:

Maximum coverage of the lot by all structures, excluding partially roofed patio covers as described in this section, shall not exceed thirty-five (35%) percent.

J. Accessory Buildings:

1. Minimum distance between a main building and an accessory building shall be seven (7) feet. Where vehicular access to a garage falls more than 25% within the area defined by a projection of the side lines of another building, twenty-five (25) feet (for turning radius) shall be required between the buildings in the projected area.

2. No accessory building shall be permitted within the required front yard setback. An accessory building located seventy-five (75) feet or less from the front property line shall have the same sideyard as that required for the main building. An accessory building located more than seventy-five (75) feet from the front property line shall provide minimum side and rear yard setbacks of three (3) feet. On a corner lot, an accessory building shall observe the same side yard setback as the main unit (not less than 15 feet).

K Building Height:

No building or structure erected shall have a height greater than two (2) stories or thirty-five (35) feet.

L. Fences, hedges and walls:

1. Fences, hedges and walls, not to exceed six (6) feet in height, shall be permitted on or within all rear and side property lines, and to the rear of all front yard setback lines. Chain link fencing shall be prohibited. All wrought iron fencing shall be black in color. Fencing which abuts schools, parks and other public facilities shall be black painted wrought iron, slumpstone, or a combination of both.
2. No fence, wall or hedge over three (3) feet in height, shall be permitted in any required front yard. No deviation shall be allowed to exceed the permitted height. Plant material parallel to, and immediately abutting the exterior walls of buildings which are adjacent to the front yard setback line, shall be excluded from this subsection. Chain link fencing shall be prohibited.

MULTIPLE FAMILY RESIDENTIAL (M-R) DISTRICT

This district is intended to provide for the amenities and characteristics of single-family residential development at moderately higher densities. The M-R district encourages the development of planned residential projects which incorporate common open spaces and facilities.

Uses Permitted.

See Figure 1 (page 3-1) pertaining to uses allowed in the M-R district. Uses not listed in Figure I and not expressly prohibited by this section may be permitted if determined to be similar to listed uses, per Section .501-A of the Zoning Ordinance.

Uses Expressly Prohibited.

1. Commercial uses.
2. Industrial uses.
3. Mobile home/manufactured homes shall not be permitted as an addition to any site-built structure.
4. Mobile homes/manufactured homes shall not be permitted as accessory living quarters.
5. Roof mounted television antennas. See page 2-1 for satellite dish antennas and amateur/ham radio antenna towers.
6. Banner signs, pennants, or flags (excluding the official flags of the United States of America, state of California, or other governmental entity).

A. Density:

The M-R district shall permit a maximum density of twenty (20) dwelling units per acre.

B. Living Area per Dwelling Unit:

Minimum floor area in square feet:

Bachelor	500 sq. ft.
One bedroom	700 sq. ft.
Two bedroom	800 sq. ft.
For each additional bedroom over two	100 sq. ft.

C. Roofing Materials:

Fully covered structures, excluding patio covers, shall be roofed with concrete tile, "lightweight" tile materials, or wood-shake shingles. Roofing materials such as hot mop, gravel, rock, rolled composition,

composition shingles, and similar materials shall be prohibited, except where such materials were used as part of the original construction (such as a second-story balcony over a garage).

D. Driveway:

All driveways shall be paved with concrete or decorative material, (e.g. brick or cobblestone) per approval by the City Planner. Asphalt driveways shall be prohibited.

1. Ingress/egress driveways used for access to garages or carports for more than two dwelling units shall be a minimum of twenty-five (25) feet in width. No parking within the required driveway shall be permitted.
2. Driveways serving a single family dwelling on a lot shall be a minimum of ten (10) feet in width.

E. Off-Street Parking:

Each dwelling unit shall provide and maintain a two (2) car garage having minimum interior dimensions of twenty (20) feet by twenty (20) feet with ingress from and egress to a street, alley or highway. These spaces may be provided in common structures with parking spaces for several units. Each parking space shall have minimum dimensions of ten (10) feet by twenty (20) feet, and shall be conveniently located in relation to the unit they are intended to serve.

There shall be at least one-fourth (1/4) of a parking space per every dwelling unit reserved for the use of guest or visitor vehicle parking. These spaces shall be paved and have minimum dimensions of nine and one-half (9 -1/2) by eighteen (18) feet. Visitor parking may be uncovered or covered and shall be conveniently located near the units they are intended to serve.

F. Room Additions:

Room additions shall be allowed providing minimum yards of five (5) feet side, excluding corner lots, (to the property line or toe or top of slopes), twenty-five (25) feet rear (to property line or toe or top of slope), and twenty-five (25) feet front are maintained. The street side yard setback for corner lots abutting a public street shall be not less than fifteen (15) feet. Room additions to homes originally built with less than five (5) feet side yard setback, including zero lot line developments, shall provide minimum side yard setbacks of three (3) feet and ten (10) feet respectively, and a twenty-five (25) feet rear yard setback.

G. Patio Covers:

1. Fully roofed patio covers (totally unenclosed on two (2) sides) shall be allowed on lots providing a five (5) foot side yard setback and a ten (10) foot rear yard setback. Partially roofed patio covers (surfacing of no more than fifty percent (50%) of the area of the roof structures such as lattice work and rafter works) shall have five (5) foot side yard setbacks and a five (5) foot rear yard setback.
2. Patio covers shall meet the following standards:
 - a. Structures shall be of heavy wood, rough sawn, and stained or painted to substantially match the colors of the house.
 - b. Fully roofed patio covers shall be similar in color and texture to the house and shall appear to be part of the original construction of the house.

H. Solariums or Solar Type Sun Rooms:

Solariums or solar type sun room additions shall be permitted with the following provisions:

- a. Same setbacks normally pertaining to room additions per Section E above shall be observed.
- b. All structural supports, whether vertical or horizontal, shall match the finish of the existing window frames of said structure or maintain a bronze anodized, black matte, wood or equal quality finish consistent with the attached dwelling.
- c. Solarium-type additions shall not be permitted in front of or attached to the street elevation of the home.
- d. Free-standing solarium-type additions shall be permitted subject to the same standards applied to similar attached structures.
- e. All applicable City standards, procedures and requirements shall be satisfied.
- f. Determinations as to conformance with the provisions herein shall be made by the Community Development Director, or designee, and may be appealed to the Planning Commission.

- g. The lower twenty-eight (28) inches of such additions shall be of opaque material pursuant to the Uniform Building Code.

I. Accessory Buildings:

1. Minimum distance between a main building and an accessory building shall be seven (7) feet. Where vehicular access to a garage falls more than twenty-five percent (25%) within the area defined by a projection of the side lines of another building, twenty-five (25) feet (for turning radius) shall be required between the buildings in the projected area.
2. No accessory building shall be permitted within the required front yard setback. An accessory building located seventy-five (75) feet or less from the front property line shall have the same side yard as that required for the main building. An accessory building located more than seventy-five (75) feet from the front property line shall provide minimum side and rear yard setbacks of three (3) feet. On a corner lot, an accessory building shall observe the same side yard setback as the main unit (not less than 15 feet).

J. Building Height:

No building or structure erected shall have a height greater than two (2) stories or thirty-five (35) feet.

K. Fences, Hedges and Walls:

1. Fences, hedges and walls, not to exceed six (6) feet in height, shall be permitted on or within all rear and side property lines, and to the rear of all front yard setback lines. Chain link fencing shall be prohibited. All wrought iron fencing shall be black in color. Fencing which abuts schools, parks and other public facilities shall be black painted wrought iron, slumpstone, or a combination of both.
2. No fence, wall or hedge over three (3) feet in height shall be permitted in any required front yard. No deviation shall be allowed to exceed the permitted height. Plant material parallel to, and immediately abutting the exterior walls of buildings which are adjacent to the front yard setback line, shall be excluded from this subsection. Chain link fencing shall be prohibited.

L. Open Space:

Usable open space shall be provided in two forms, private and common open space. Private open space shall be directly related to individual units. Common open space shall be dispersed throughout the development and shall be available to all residents of the development.

1. Private open space is defined as usable space assigned for the exclusive use of the occupant of a specific dwelling unit.

Ground floor units:

- a. Area: One hundred fifty (150) square feet per unit.
- b. Dimensions: The minimum dimension shall be eight (8) feet.
- c. Enclosure: This space shall be enclosed in a manner to define the privacy of the space.

Above ground floor units:

- a. Area: Ninety (90) square feet per unit in the form of terraces.
- b. Dimensions: The minimum dimension shall be six (6) feet.

2. Common open space is defined as usable open space on the site which is available to all residents of the development. This open space shall be generally distributed throughout the development and must be reasonably accessible to dwelling units within the development.

- a. Area: The area required will be based upon the number of bedrooms per unit as follows:

One Bedroom unit 300 sq. ft./unit

Two bedroom unit 400 sq. ft./unit

Larger units – 100 sq. ft./unit for units over two bedrooms.

- b. Dimensions: Common open space shall not be located in required front yards, side yards, off-street parking areas or driveways.
- c. Location: Common open space shall not be located in required front yards, side yards, off-street parking areas or driveways.

- d. Grade: A grade may not exceed ten percent (10%); except for landscape features such as earthen mounds or berms that are used to improve the quality and/or function of the space.
- e. Landscaping: A minimum of fifty percent (50%) of the common open space shall be appropriately landscaped with plant materials. Three-fourths of this amount shall be in lawn or turf. The remainder of this space shall be planted in ground cover, trees, shrubs and provided with a permanent irrigation system. Such landscaping shall include a minimum of one tree (twenty-four (24) inch box minimum standard of the trade for such variety used) for every dwelling unit.
- f. Recreation Facilities: A minimum of forty percent (40%) of the common open space may be in paved surface including a swimming pool, walk ways, patios, terraces, courts, and fountains. Recreation buildings or other communal buildings shall not cover not more than ten percent of this area.

M. Private Streets:

The following standards shall be met if private streets are incorporated into a development:

1. Private streets, paved, with on-street parking permitted on both sides, shall be a minimum of thirty-six (36) feet in width.
2. Private streets, paved, where on-street parking will be limited to one side only, shall be a minimum of twenty-eight (28) feet in width.

URBAN RESIDENTIAL/NEIGHBORHOOD ACTIVITY CENTER (UR-NAC) DISTRICT

The UR-NAC district is intended to provide for the development of mixed use urban neighborhoods in the location of under-utilized existing centers. The existing neighborhood centers are encouraged to transition to the greater land use efficiency of urban neighborhoods with a mixture of complementary uses, while retaining their status as a gathering place for surrounding residential neighborhoods. The district is characterized by a mix of residential building types compatible with medium scale multi-family housing, as well as, detached small lot residential units, townhomes and other smaller scale multi-family housing types. These areas of higher intensity, pedestrian-oriented development provide ground-floor retail opportunities, wider sidewalks with opportunities for outdoor seating and connections to surrounding residential uses. The urban neighborhoods should seek to maintain the general character of surrounding residential neighborhoods.

Uses Permitted.

See Figure 1 (Page 3-1 and 3-2) pertaining to uses allowed in the UR-NAC district. Uses not listed in Figures 1 and 2 and not expressly prohibited by this section may be permitted if determined to be similar to listed uses, per Section .501-A of the Zoning Ordinance.

Uses Expressly Prohibited.

1. Industrial uses.
2. Mobile home/manufactured homes shall not be permitted as an addition to any site-built structure.
3. Mobile homes/manufactured homes shall not be permitted as accessory living quarters.
4. Roof mounted television antennas. See page 2-1 for satellite dish antennas and amateur/ham radio antenna towers.
5. Banner signs, pennants, or flags (excluding the official flags of the United States of America, State of California, or other governmental entity).
6. Solariums and solar type rooms.

A. Density:

The UR-NAC district shall permit a maximum density of 70 dwelling units per acre.

B. Living Area per Dwelling Unit:

Minimum square footage (excluding the garage) for single family homes shall be a minimum of 1,500 square feet.

C. Residential Structures Roofing Material:

Fully covered structures, excluding patio covers, shall be roofed with concrete tile or "lightweight" tile material. Roofing materials such as hot mop, gravel, rock, rolled composition, composition shingles, and similar materials shall be prohibited, except where such materials were used as part of the original construction (such as a second-

story balcony over a garage).

D. Commercial Structures Roofing Material:

Fully covered structures, excluding patio covers, shall be roofed with concrete tile, "lightweight" tile material, hot mop, gravel, rolled composition or composition shingles.

E. Driveways:

Driveways shall have a minimum width of ten (10) feet and shall be paved with concrete or decorative material (e.g. brick, interlocking pavers, or cobblestone) per approval by the City Planner. Asphalt driveways shall be prohibited.

F. Off-Street Parking:

Each dwelling unit shall provide and maintain a two (2) car garage having minimum interior dimensions of twenty (20) feet by twenty (20) feet with ingress and egress to a street, alley or highway.

There shall be at least one-fourth (1/4) of a parking space per every dwelling unit reserved for the use of guest or visitor vehicle parking. These spaces shall be paved and have minimum distances of nine and one-half (9-1/2) by eighteen (18) feet. Visitor parking may be uncovered or covered and shall be conveniently located near the units they are intended to serve.

Refer to Section .503 of the Zoning Ordinance for retail/commercial parking in this district.

G. Room Additions

Room additions shall not be allowed in this district.

H. Patio Covers:

1. Fully roofed patio covers (totally enclosed on two (2) sides) shall be allowed on lots providing a five (5) foot side yard setback and a ten (10) foot rear yard setback. Partially roofed patio covers (surfacing of no more than fifty percent (50%) of the area of the roof structures such as lattice work and rafter works) shall have five (5) foot side yard setbacks and a five (5) foot rear yard setback.

2. Patio covers shall meet the following standards:

- a. Structures shall be of heavy wood, rough sawn, and stained or painted to substantially match the colors of the house.
- b. Fully roofed patio covers shall be similar in color and texture to the house and shall appear to be part of the original construction of the house.

I. Lot Coverage:

Maximum coverage of the lot by structures, excluding partially roofed patio covers as described in this section, shall not exceed sixty (60%) percent.

J. Accessory Buildings:

Accessory buildings shall not be allowed in this district.

K. Residential Building Setbacks:

Residential building setbacks shall be as follows:

Minimum Lot Size	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback
1,820 SF	10'	4'	0'
2,500 SF	4.5'	4'	5'

L. Commercial Building Setbacks:

None.

M. Building Height:

No building or structure erected shall have a height greater than three (3) stories or forty (40) feet. No three (3) story buildings or structures shall be allowed along Tanglewood Drive.

N. Fences, Hedges and Walls:

Fences, hedges and walls, not to exceed six (6) feet in height, shall be permitted on or within all rear and side property lines, and to the rear of all front yard setback lines. Chain link fencing shall be prohibited. All tubular steel fencing shall be black in color. Fencing which abuts schools, parks and other public facilities shall be black painted tubular steel iron, slumpstone, or a combination of both.

No fence, wall or hedge over three and one-half (3.5) feet in height shall be permitted in any required front yard. No deviation shall be allowed to exceed the permitted height. Plant material parallel to, and immediately abutting the exterior walls of buildings which are adjacent to the front yard setback line, shall be excluded from this subsection. Chain link fencing shall be prohibited.

O. Open Space:

Usable open space shall be provided in two forms, private and common open space. Private open space shall be directly related to the individual units. Common open space shall be dispersed throughout the development and shall be available to all residents of the development.

1. Private open space is defined as usable space assigned for the exclusive use of the occupant of a specific dwelling unit.

Area: One hundred fifty (150) square feet per unit.

Dimensions: The minimum dimension shall be eight (8) feet.

Enclosure: This space shall be enclosed in a manner to define the privacy of the space.

2. Common open space is defined as usable open space on the site which is available to all residents of the development. This open space shall generally be distributed throughout the development and must be reasonable accessible to dwelling units within the development.

a. Area: The area required will be based upon the number of bedroom per unit as follows:

One bedroom unit – 300 SF/unit

Two bedroom unit – 400 SF/unit

Larger units – 100 SF/bedroom/unit for units over two bedrooms.

Dimensions: The minimum dimension shall be fifteen (15) feet.

b. Location: Common open space shall not be located in required side yards, off-street parking areas or driveways.

c. Landscaping: A minimum of fifty (50%) of the common open space shall be appropriately landscaped with plant materials. No more than twenty-five percent of this amount may be in lawn or turf. The remainder of this space shall be planted in groundcover, trees, shrubs and provided with a permanent irrigation system. Such landscaping shall include a minimum of one tree (twenty (24) inch box minimum standard of the trade for such variety used) for every dwelling unit.

d. Recreation Facilities: A minimum of forty percent (40%) of the common open space may be in paved surface including a swimming pool, walkways, patios, terraces, courts and fountains. Recreation buildings or other communal buildings shall not cover not more than ten (10%) percent of this area.

P. Private Streets:

The following standard shall be met if private streets are incorporated into a development:

1. Private streets, paved, with on-street parking permitted on both sides, shall be a minimum of thirty-six (36) feet in width.

2. Private streets, paved, with on-street parking permitted on one side, shall be a minimum of thirty-two (32) feet in width.
3. Private streets, paved, with no parking on either side, shall be a minimum of twenty-four (24) feet in width.

Q. Retail Trash Facilities

1. The trash area shall be enclosed by a five (5) foot high solid masonry, brick or concrete wall except for an access way which shall be enclosed with solid decorative gates of the same height.
2. There shall be at least one (1) trash facility for every lot. Additional enclosures may be required subject to approval by the City Planner.
3. Location shall be subject to approval by the City Planner.
4. Trash areas shall be maintained in a clean and hygienic condition and closed at all times to prohibit visibility from public right-of-way to adjacent property. All trash stored outside shall be stored in an enclosed container.

R. Commercial Loading

Every commercial building in this district shall provide and maintain loading space(s) with minimum dimensions of ten (10) feet in width, twenty (20) feet in length, and fourteen (14) feet in height, as follows:

Total square feet of building space (gross floor area)	Loading spaces required
Commercial buildings:	
3,000 – 15,000	1
15,001 – 45,000	2
45,001 – 75,000	3
75,001 – 105,000	4
105,001 – and over	5

REGIONAL COMMERCIAL (R-C)

The R-C district is intended to provide for the commercial needs of the city and the surrounding region.

Uses Permitted.

See Figure 2 (page 3-2) pertaining to uses allowed in the R-C district. Uses not listed in Figure 2 and not expressly prohibited by this section may be permitted if determined to be similar to listed uses, per Section .501-A of the Zoning Ordinance.

All sales and storage shall be conducted within a totally enclosed building constructed in conformity with the building regulations of the city, excepting, however, that certain outdoor commercial development such as eating pavilions and plant nurseries may be permitted as an accessory use to a permitted use in this district per approval by the City Planner.

Uses Expressly Prohibited.

1. Residential uses.
2. Any combination of residential and nonresidential uses on a lot, parcel of land or in any structure thereon.
3. Industrial uses.

Property Development Standards.

The following property development standards shall apply to all land and/or structures in this district:

A. Lot Area:

No requirement.

B. Lot Dimensions:

1. Width: None.
2. Depth: None.

C. Yards: None.

D. Building Height:

No building or structure erected in this district shall have a height greater than two (2) stories or forty (40) feet.

E. Minimum Distance Between Buildings:

No requirements.

F. Off-Street Parking:

Refer to Section .503-H of the Zoning Ordinance for parking requirements in this district.

G. Walls:

A six (6) foot high solid masonry wall shall be erected along the property line or district boundary line to separate this district and/or uses from abutting residential districts.

H. Access:

There shall be vehicular access from a dedicated and improved street or alley to off-street parking facilities on the property requiring off-street parking.

I. Loading:

Every building in this district shall provide and maintain loading space(s) with minimum dimensions of ten (10) feet in width, twenty (20) feet in length, and fourteen (14) feet in height, as follows:

Total square feet of building space (gross floor area)	Loading spaces required
Commercial buildings:	
3,000- 15,000	1
15,001 - 45,000	2
45,001 - 75,000	3
75,001 - 105,000	4
105,001 - and over	5

Institutions:

3,000 - 20,000	1
20,001 - 50,000	2
50,001 - 80,000	3
80,001 - 110,000	4
110,001 c and over	5

Office buildings:

3,500 - 50,000	1
50,001 - 100,000	2
100,000 - and over	3

J. Minimum Size of Building:

None.

K. Trash Facilities:

1. The trash area shall be enclosed by a five (5) foot high solid masonry, brick or concrete wall except for an access way which shall be enclosed with solid decorative gates of the same height.
2. There shall be at least one (1) trash facility for every lot. Additional enclosures may be required subject to approval by the City Planner. Location shall be subject to approval by the City Planner.
3. Trash areas shall be maintained in a clean and hygienic condition and
4. closed at all times to prohibit visibility from public right-of way to adjacent property. All trash stored outside shall be stored in an enclosed container.

OPEN SPACE (O) DISTRICT

This district is intended to provide for permanent open spaces, governmental facilities in the community, and low-intensity, outdoor recreational facilities.

Uses Permitted.

See Figure 3 (page 3-7) pertaining to uses allowed in the O district. Uses not listed in Figure 3 and not expressly prohibited by this section may be permitted if determined to be similar to listed uses, per Section .501-A of the Zoning Ordinance.

Uses Expressly Prohibited.

1. Residential uses.
2. Commercial uses.
3. Industrial uses.

A. Lot Area:

None.

B. Lot Dimensions:

None.

C. Yards:

None.

D. Coverage:

None.

E. Minimum Distance Between Building:

None.

F. Off-Street Parking:

Refer to Section .503-H of the Zoning Ordinance for parking requirements in this district.

SECTION 2. DEVELOPMENT STANDARDS AND RESTRICTIONS

SATELLITE DISH ANTENNAS AND AMATEUR HAM RADIO ANTENNA TOWERS

- A. Defined. Any system of wires, poles, rods, reflecting discs, or similar devices of various sizes, materials and shapes including but not limited to solid or wire-mesh dish, horn spherical, or bar configured arrangements used for the transmission, reception or both, of electromagnetic radiation waves.
- B. Applicability. This section shall pertain to satellite dish antennas and amateur/ham radio antenna towers utilized as an accessory use only.
- C. Number and use. No more than one satellite dish and amateur ham radio antenna tower shall be permitted per lot.
- D. Satellite dishes shall be permitted in all residential and commercial districts as a permitted accessory use provided all requirements set forth below are satisfied.

Requirements. Satellite dishes shall meet the following requirements:

1. The maximum height shall be seven (7) feet above the average finished grade of the subject site. No roof mounted satellite dish shall be allowed.
2. The diameter of the satellite dish shall be no greater than ten (10) feet.
3. Satellite dishes shall be screened from view from adjacent properties by fences, walls, and/or landscaping, per approval of the City Planner.
4. Satellite dishes shall not be allowed within the required front yard and street side yard setback areas. In addition to the aforementioned, all portions of satellite dishes shall meet the setback requirements for an accessory structure established in the residential criteria of this Specific Plan.
5. The finish of a satellite dish shall be in a color (e.g., white, beige, light brown, green or black) which blends in with its surroundings so as not to be visually obtrusive to surrounding properties.
6. No commercial advertising material shall be allowed on any satellite dish, except for requisite safety text and other labeling required by law.

7. Satellite dishes shall not be mounted on any wall visible from the public right-of-way.
8. A building permit shall be obtained prior to installation. Approval of permits shall not be deemed as approval by a homeowners' association pursuant to any Covenants, Conditions and Restrictions (CC&R 's).
9. All satellite dish antennas shall be maintained in proper working order, and any graffiti shall be removed within twenty-four (24) hours.
10. All satellite dishes not in conformance with the provisions of this section which were legally existing and maintained at the time this Specific Plan Amendment became effective are deemed legal nonconforming, and may be continued, provided no alterations are made thereto; and further provided, that all such satellite dishes shall be removed not later than five (5) years from the effective date of this Specific Plan Amendment.

Within sixty days from the adoption of this amendment, the city shall commence an inventory and identification of all legal nonconforming satellite dishes in the Phillips Ranch Specific Plan Areas. Within thirty days after the completion of the said inventory, the City shall inform the property owners of all identified satellite dishes the said amortization period.

- E. Amateur/ham radio antenna towers shall be permitted in all residential and commercial districts as an accessory use provided all requirements set forth below are satisfied.

Requirements. Amateur/ham radio antenna towers shall meet the following requirements:

1. Any amateur/ham radio antenna tower greater than thirty-five (35) feet in height above the average finished grade of the subject site, when fully retracted, shall require the approval of a Conditional Use Permit per Section .580 of the Pomona Zoning Ordinance. Retractable towers shall be retracted when not in use. All antenna towers shall be the self-supporting type, with no supporting guy wires.
2. Amateur/ham radio antenna towers shall not be allowed within the required front yard or street side yard setback areas. In addition to the aforementioned, antenna towers shall meet all setback requirements for an accessory structure.

3. Any equipment on the base of an antenna tower shall be screened with materials such as, but not limited to, shrubs, wood or block, per approval of the City Planner. Anti-climb devices shall be installed at the base of the antenna tower.
4. No commercial advertising material shall be allowed on any amateur/ham radio antenna tower, except for requisite safety text and other labeling required by Jaw.
5. No wall or roof mounted antenna towers shall be allowed.
6. A building permit shall be obtained prior to installation. Approval of permit shall not be deemed as approval by a homeowners' association pursuant to any Covenants, Conditions and Restrictions (CC&R's).
7. All antenna towers shall be maintained in proper working order, and any graffiti shall be removed within twenty-four (24) hours.
8. All amateur/ham radio antennas tower not in conformance with the provisions of this section which were legally existing and maintained at the time this Specific Plan Amendment became effective are deemed legal nonconforming, and may be continued, provided no alterations are made thereto; and further provided, that all such satellite dishes shall be removed not later than five (5) years from the effective date of this Specific Plan Amendment.

Within sixty days from the adoption of this amendment, the city shall commence an inventory and identification of all legal nonconforming amateur/ham radio antennas in the Phillips Ranch Specific Plan Areas. Within thirty days after the completion of the said inventory, the city shall inform the property owners of all identified satellite dishes the said amortization period.

STORAGE OF VEHICLES

No motor vehicle shall be stored or parked on private property in any district except in an enclosed building unless said vehicle is capable of movement under its own power.

Recreational vehicles, boats, camper bodies, boat trailers, travel trailers and other trailers stored or parked on private property in any residential district shall be located on an approved cement or asphalt surface, to the rear of the front yard setback or beyond the street side yard setback area and screened with a six (6) foot high opaque fence or wall to prohibit view from the neighboring properties. Recreational vehicles shall not be located to block views of neighboring properties.

Recreational vehicles shall be defined as camper, motor home, travel trailer or tent trailer, with or without motor power designed for human habitation for recreational or emergency occupancy, with a living area less than two hundred twenty (220) square feet, and/or in excess or nine (9) feet in height and/or nineteen (19) feet in length. A van or truck with a detachable camper body that meets the preceding criteria shall be considered a recreational vehicle. No recreational vehicle shall be stored or parked for the purpose of human habitation on any property in the Phillips Ranch Specific Plan Areas.

PROPERTY MAINTENANCE

All buildings, structures, yards and other improvements, including basketball backboards, shall be maintained in a manner which is compatible and consistent with and does not have a detrimental effect on adjacent or nearby properties. As examples of such conditions, and not by way of limitation, the existence of any of the following shall be deemed to be a detrimental and/or unsightly condition:

1. Dilapidated, deteriorating, unrepaired, or insufficiently maintained structures, such as fences, roofs, screens, doors, garage doors, walls, storage sheds and other improvements.
2. Lumber, junk, trash, debris, or objects or equipment such as automobile parts, furniture, appliances, cans, containers or similar items which are abandoned, discarded, unused or stored outdoors in view of the public right-of-way or neighboring properties.
3. Any vegetation which is diseased, dead, or in danger of falling, weeds, over one (1) foot in height, or dry or dead vegetation which presents a fire hazard by reason of its dry condition and location in relation to nearby structures.
4. Surfaces requiring painting due to weathering, age, deterioration or defacement such as stucco or wood trim on structures, walls, fences.

PHILLIPS RANCH SPECIFIC PLAN- RESIDENTIAL PERMITTED USES MATRIX

LAND USE DISTRICTS	SINGLE FAMILY RESIDENTIAL (S-R)	MULTIPLE FAMILY RESIDENTIAL (M-R)	URBAN RESIDENTIAL NEIGHBORHOOD ACTIVITY CENTER UR-NAC
Child day care centers	CUP	CUP	CUP
Churches, temples and other places of worship	CUP	CUP	
Community recreation buildings	P	P	P
Community television receiving and distribution systems (cable TV)	PUP	PUP	
Country clubs, golf courses	P	P	
Home occupations	P	P	P
Model homes	CUP	CUP	P
Multiple family (rental units) attached units on the same lot, such as duplexes, triplexes and quadruplexes	P	P	P
Parks and playgrounds	P	P	P
Pedestrian walkways	P	P	P
Private schools	CUP	CUP	
Public or governmental facilities designed to serve residents	PUP	PUP	PUP
Riding and hiking trails and rest areas	P	P	P
Single family units, attached on individual lots, including condominiums, row or townhouses	P	P	P
Single family units, detached on individual lot	P	P	P
Swimming pools	P	P	P
Tennis clubs	CUP	CUP	
Tennis courts	P	P	P

P = Permitted use

CUP = Conditional Use Permit required

PUP = Public Use Permit required

PHILLIPS RANCH SPECIFIC PLAN- COMMERCIAL PERMITTED USES MATRIX

LAND USE DISTRICTS	REGIONAL COMMERCIAL (R-C)	URBAN RESIDENTIAL NEIGHBORHOOD ACTIVITY CENTER UR-NAC
Alcoholic off-sale establishments	CUP	
Alcoholic on-sale establishment in conjunction with a bona fide restaurant	CUP	CUP
Antique shops	P	P
Art galleries	P	P
Arts and crafts stores	P	P
Auction houses or stores	P	P
Auto detailing and hand car wash similar to machine car wash	CUP	
Auto parts and accessories (retail sales of new materials only)	P	
Automobile parking lots	P	
Automobile service stations per Sec.,5804 of Zoning Ordinance	CUP	
Automotive accessory and installation facility	P	
Bakery, all goods sold on the premises	P/max.IO persons	P
Banks and financial institutions	P	P
Barber and beauty shops	P	P
Billiard or pool hall	CUP	
Book or stationery store; except adult bookstores, see Sec.,391 A6 of Zoning Ordinance	P	P
Bowling alleys, skating rinks	P	
Business colleges or private schools	P	
Car rental	CUP	
Carpet and floor covering .store	P	
Catering establishments	P	
Churches, per Sec.,5809-1 of Zoning Ordinance	P	
Circuses, carnivals, fairs, and other amusements	TUP	
Cleaning establishments of a self service laundry type, automatic machines, nonflammable fluids	P	
Clothes cleaning pickup agencies with incidental pressing	P	
Clubs and lodges (private, nonprofit)	CUP	

PHILLIPS RANCH SPECIFIC PLAN- COMMERCIAL PERMITTED USES MATRIX

LAND USE DISTRICTS	R-C	UR-NAC
Collection facility	CUP	
Commercial greenhouse	P	
Commercial radio and television antennas and/or transmitters	PUP	
Confectionery store, including fountain	P	P
Dairy products store	P	P
Dance halls	CUP	
Dancing academies and schools	P	
Day care centers	CUP	
Department stores	P	
Dress making or millinery shops	P	P
Drive-in theaters	CUP	
Drive-through, fast food or take out facilities	P	
Drugstore	P	P
Dry cleaning establishment	P(l)	
Electrical appliance stores	P	P
Employment agencies	P	
Florist shop	P	P
Furniture stores	P	P
Gift shop	P	P
Grocery, fruit and vegetable store	P	P
Hardware store	P	P
Health club per Sec..5809-8 of Zoning Ordinance	CUP	CUP
Health food store	P	P
Hobby supply store	P	P
Interior decorating store	P	P
Jewelry store	P	P
Live entertainment in conjunction with a restaurant	CUP	CUP
Locksmith	P	P

PHILLIPS RANCH SPECIFIC PLAN – COMMERCIAL PERMITTED USES MATRIX

LAND USE DISTRICTS	R-C	UR-NAC
Mail order store (merchandise may be displayed but no warehousing permitted)	P	P
Massage and/or baths, sauna and the like when an accessory use to a health club per Sec.,3710. 11	CUP	CUP
Meat market or delicatessen store	P	P
Mechanical car wash	CUP	
Medical and dental laboratories	P	
Meditation centers	P	P
Mortuaries and funeral parlors	CUP	
Museum	P	
Music conservatories	P	
Music, musical instruments, phonographic store	P	
Newsstand	P	P
Offices, business and professional	P	P
Paint and wallpaper store	P	P
Pet grooming shop	P	P
Pet shops	P	P
Photocopying establishments	P	P
Photography and camera shops	P	P
Photography studio	P	P
Photography supplies and processing	P	P
Plant nursery (commercial greenhouse of not more than 1000 SF, fertilizer stored in bags)	P	
Printing and blueprinting shops	P	P
Public utility substation (distribution only)	PUP	
Radio and television stores and repairs	P	
Restaurant, including drive-ins, tearoom, or cafe	P	P
Shoe repair store	P	P
Skill game centers	CUP	CUP
Social club, public and non-profit	P	P
Sporting goods store	P	P

PHILLIPS RANCH SPECIFIC PLAN – COMMERCIAL PERMITTED USES MATRIX

LAND USE DISTRICTS	R-C	UR-NAC
Studios, including, but not limited to photography, dancing and martial arts (except motion picture)	P	P
Super service stations per Sec.,5804 of Zoning Ordinance	CUP	
Supermarket (75% of total sales must consist of foods, beverages and drugs)	P	P
Tailor shop	P	P
Tanning salon	P	P
Theaters, except adult motion picture theaters per Sec.. 5809-3 of Zoning Ordinance	CUP	
Tobacco store	P	
Toy store	P	P
Trunk and leather goods stores	P	P
Upholstery shop (excluding automobile)	P	P
Variety store (involves retail sales of goods, including, but not limited to drugs, clothing and hardware)	P	P
Video stores	P	
Wearing apparel or clothing store	P	P
Wedding chapels	P	
Wholesaling (minimum of 51% be retail) and warehousing (when in conjunction with a retail business)	P	

P = Permitted use

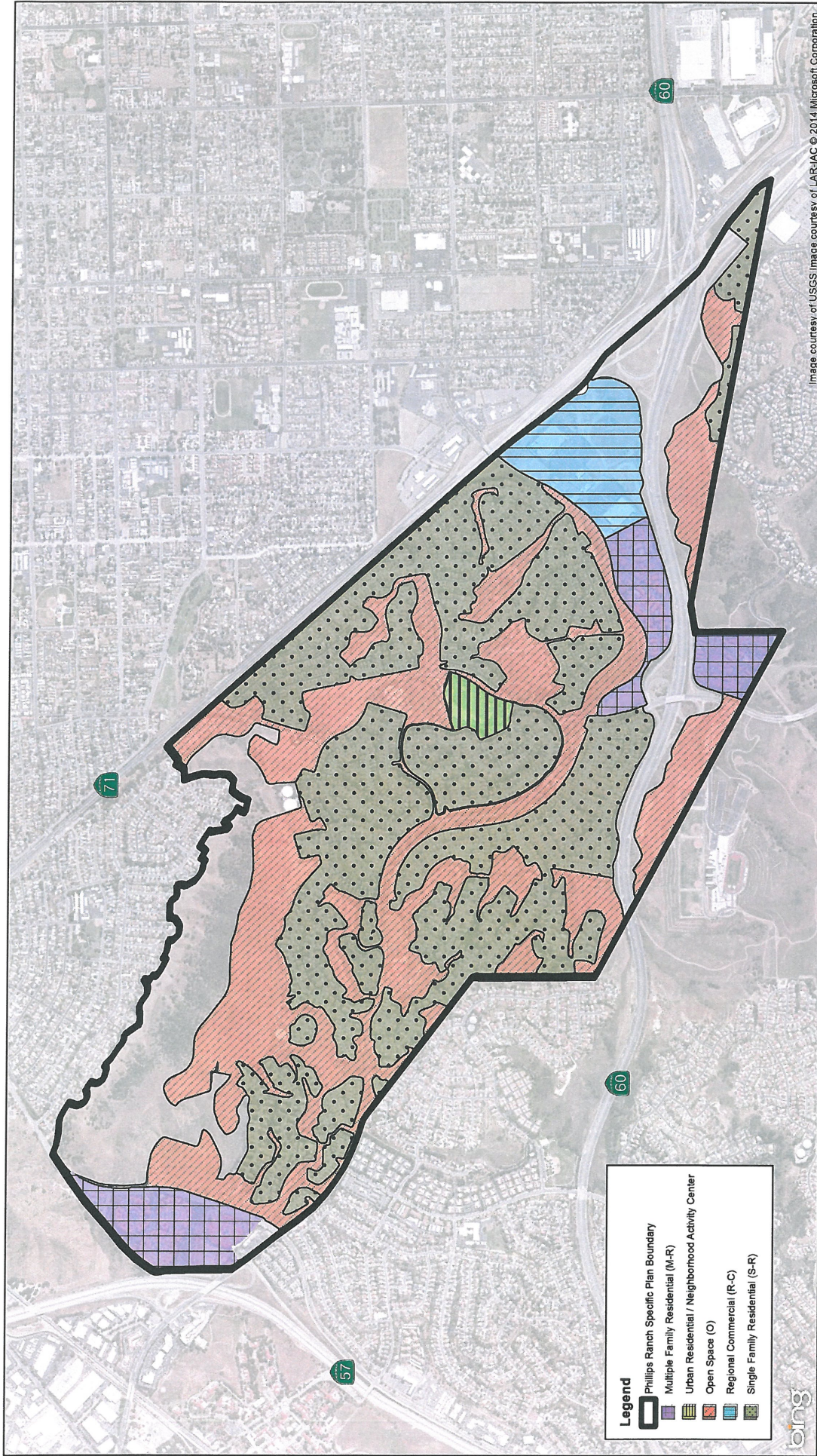
CUP = Conditional Use Permit required

TUP = Temporary Use Permit required

PUP = Public Use Permit required

(1) = not more than 2 clothes cleaning units, rated capacity not in excess of 40 pounds; cleaning fluids nonexplosive and nonflammable

(2) = no dancing, theatrical performance or entertainment



Phillips Ranch Specific Plan Area

City of Pomona



Figure 4

12/18/2014

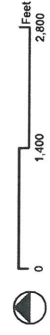




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Figure 4a
5/13/2015



Phillips Ranch Specific Plan Area
City of Pomona



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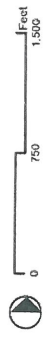
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Phillips Ranch Specific Plan Area

City of Pomona



Figure 4b
5/13/2015



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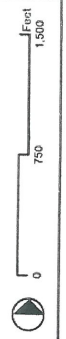
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Phillips Ranch Specific Plan Area

City of Pomona



Figure 4c
5/13/2015



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