4.2.1 PLANNING AREA 1 – "C" – COMMERCIAL

Planning Area 1 represents an important *"Gateway"* into Northern Fontana from the recently completed Interstate 210 Freeway at Sierra Highway. The southwest corner of South Highland Avenue and Sierra Avenue is zoned "Commercial", and provides an important window into the project that will have a distinctive entry feature that sets the tone for a quality development and invites you into *"The Promenade"*. This Planning Area will contain activity-oriented uses that include a theater and other commercial recreation, retail shops, quality restaurants a food court and small kiosks and carts located along the pedestrian promenade. Parking shall be located behind the buildings, away from Sierra Avenue and Walnut Avenue, to create an urban street scene. Planning Area 1 contains approximately 47.8 gross acres and would allow up to 664,000 square feet of commercial development. This Planning Area contains four single residences located along Juniper Avenue, and a Sprint PCS wireless telecommunication facility located close to the intersection of South Highland Avenue and Juniper Avenue.

PERMITTED USES

Principal Permitted Uses:

1) Eating Establishments
   a) Sit-down Restaurants, including Outdoor Seating
   b) Sit-down Fast Food, including Outdoor Seating
   c) Food Courts, including Outdoor Seating
   d) Coffee Houses
   e) Bakery Goods Store, with all goods sold on premises
   f) Ice Cream Store
   g) Juice Drink Store
   h) Food Carts
2) Business and Professional Uses
   a) Art Galleries & Auctions ancillary to the primary Art Gallery use
   b) Banks
   c) Hotels
   d) Credit Unions
   e) Opticians with Glasses/Frame Sales
   f) Pharmacy
   g) Savings and Loan Institutions
   h) Studios for Professional Work or Teaching of any form of Fine Art
   i) Salons and Spas
3) Retail Shops and Stores
   a) Art Supply Store
   b) Bicycle Shop
   c) Book Store
   d) Clothing Store
   e) Confectionary Store
   f) Computer Store
   g) Drug Store without Drive Through
   h) Electronics Store (TVs, Radios, Stereo Equipment and other small electrical appliances (including repair and installation when incidental to retail sales)
   i) Florist Shop
   j) Furniture Store

k) Garden Furniture and Supply Store
l) Gift Shop
m) Hobby Shop
n) Household Appliance Store
o) Jewelry Store
p) Kiosk and Small Cart Retail
q) Leather Goods Store
r) Newsstand
s) Novelties Store
t) Pet Shop
u) Photographic Supply Store
v) Shoe Store
w) Sporting Goods Store
x) Stamp and Coin Store
y) Stationary Store
z) Video Rental and Sales Store
aa) Beauty Supply

4) Service Establishments
   a) Barber Shop
   b) Clothing and Costume Rental and Sales
   c) Copying, Packaging, Mailing and Notary Services
   d) Day Spas
   e) Music and Vocal Instruction
   f) Photographic Developing and Finishing (must include retail)
   g) Photographer
   h) Picture Framing
   i) Reducing Salons
   j) Sports Clubs, Gymnasiums and other workout establishments with athletic facilities
   k) Tailor
   l) Theaters, Indoor, up to 100,000 square feet in size
   m) Ticket Agency
   n) Travel Bureau
5) Parking Structures

Accessory Permitted Uses:

1) Utility Facilities
2) Automatic Teller Machines (ATMs)
3) Other accessory uses as determined by the Director of Community Development to be substantially compatible with principal permitted uses.

Conditionally Permitted Uses:

1) Administrative and Professional Offices that do not involve retail trade
2) Amusement Establishments
   a) Arcades with Video, Pinball and other Games
   b) Billiard Center (Alcoholic beverages allowed)
   c) Bowling Alley (Alcoholic beverages allowed)
   d) Restaurants and Cafes with Entertainment and/or Dancing (Alcoholic beverages allowed)
   e) Night Clubs (Alcoholic beverages allowed)
   f) Micro-breweries (Alcoholic beverages allowed)
   g) Cyber Café

3) Drug Store with Drive Through
4) Hardware Store under 8,000 square feet
5) Specialty Grocery Store under 25,000 square feet
6) Specialty Beverage Store (Alcohol sales allowed)
7) Retail Uses over 20,000 square feet in size (Medium Box Retail)
8) Mixed-Use, Including Residential Lofts Above Retail or Office Uses
9) Wireless Telecommunication Facilities
10) Other conditionally permitted uses as determined by the Director of Community Development to be substantially compatible with principal permitted uses.

Prohibited Uses:

1) Individual Retail Uses that Exceed 75,000 square feet Ground Floor Footprint
2) Fast Food – Drive-through Restaurants
3) Gas Stations
4) Grocery Store over 25,000 square feet
5) Car Washes
6) Auctions
7) New and Used Automobile Sales
8) Pawn Shops
9) Tattoo Parlors
10) Any other uses not specifically identified as a principal, accessory, or conditionally permitted use, and uses deemed incompatible by the Director of Community Development.

DEVELOPMENT STANDARDS

Maximum Floor Area Ratio: 1.0:1.0 FAR

Minimum Building and Parking Setbacks:	Building	Parking
1) Setback from Sierra Avenue:	Fifteen Feet (15')	Twenty-five Feet (25')
2) Setback from South Highland Avenue:	Fifteen Feet (15')	Ten Feet (10')
3) Setback from Walnut Avenue:	Fifteen Feet (15')	Ten Feet (10')
4) Setback from Juniper Avenue	Ten Feet (10')	Five Feet (5')
5) Setback From Round About:	Ten Feet (10')	Twenty-five Feet (25')
6) Building Separation Requirement:	None	N/A

Maximum Building Height:

1) Buildings and other structures shall not exceed sixty-five feet (65') in height
2) Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, subject to approval by the Director of Community Development.

Lot Requirements:

1) Minimum Lot Size: Subject to Design Review Approval

Off-Street Parking and Circulation:

1) Off-street parking within the Specific Plan project area is required per Zoning and Development Code Article XI, Division 2., Table 30-314.A.
2) For Uses not specified in the Code, the Director of Community Development shall establish the required number of spaces based upon standards for similar uses.
3) The Director of Community Development shall have the authority to grant the joint use of parking facilities for two or more uses. Joint, or reciprocal use of parking facilities may only occur when the uses/parties sharing the parking demonstrate that there is not a significant overlap in demand, and that the total number of spaces is sufficient to meet the peak parking demand of any combination of simultaneous uses.
4) Up to twenty-eight (28) parking spaces shall be provided for the retail uses located in Planning Area 2. The actual number of spaces can be adjusted by the Director of Community Development, based upon the actual square footage ultimately developed in Planning Area 2, and by joint reciprocal use of parking facilities.
5) Driveway aisle widths are required per the Zoning and Development Code Article IX, Division 2, Section 30-221, Table 30-221.A.
6) Minimum size parking stalls are required per Zoning and Development Code Article IX, Section 30-222, Table 30-222.A.
7) Parking is required to be located behind buildings to create an urban street scene.

Hardscape/Landscaping:

1) All commercial development shall comply with Sections 30-302, 30-304 and 30-306 of the Fontana Zoning and Development Code for required landscape areas.
2) Required setback areas shall be landscaped with trees shrubs, plants, grasses and hardscape as recommended within The Promenade Specific Plan Design Guidelines and Plant Palette.
3) "The Fontana Promenade" Logo is encouraged to be used in hardscape treatments.

Monumentation:

1) The southwest corner of Sierra Avenue and South Highland Avenue is considered an important "Gateway" into North Fontana and The Promenade Specific Plan project area. This corner is required to have a special design treatment that includes an arched entrance statement, fountain(s), landscaping and hardscape that establishes a quality design statement consistent with the Specific Plan Design Guidelines and a Tuscan/Mediterranean design theme.
2) Monumentation and edge treatments along Sierra Avenue shall use stacked stone wherever feasible, consistent with Tuscan/Mediterranean design and construction practices.
3) Tower features with stacked stone shall be included on buildings to enhance the Tuscan design theme.
4) Monumentation shall comply with sight distance setback requirements along all public and private streets, as required by the Traffic Engineering Department.

Walls and Fences:

1) All perimeter walls and fences shall be designed to be consistent with The Promenade Specific Plan Design Guidelines set forth herein.
2) Walls and fences constructed on interior lot lines, or at the rear of the required landscape setback area shall not exceed eight feet (8') in height, unless approved by the Director of Community Development.
3) All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.

4) All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing and landscaping.

Lighting:

1) Exterior and interior lighting plans are required that identify the layout, intensity and type of fixture. Lighting plans shall be reviewed pursuant to the Fontana Zoning and Development Code, Article III., Division 2., Sections 30-104 through 30-112 (DAB Review).
2) Accent lighting is required throughout landscape areas. Up lighting is required on buildings and trees.
3) Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.

4.2.4 PLANNING AREA 2 – "C" COMMERCIAL

Planning Area 2 is the focal point of activity for *The Promenade* and is zoned "Commercial". It contains the "Round About" traffic circle with the *"Ponte Promenade"* pedestrian bridge over the Round About that ties Planning Area 1, 3 and 4 together on both sides of Walnut Avenue. A *"campanile"* tower feature approximately 80 to 100 feet tall would be located in the center of the Round About and bridge. It will be visible throughout the project area and beyond. Direct pedestrian access would be provided to all three abutting planning areas. Small shops would overhang the bridge and individual kiosks and carts would line the *Ponte Promenade.* Additional commercial uses would tie directly into the adjacent commercial and mixed use planning areas. Food court uses would also be encouraged. The Round About allows easy, grade separated vehicle access to both the northern and southern sections of the commercial activity center. Planning Area 2 contains approximately 2.6 gross acres, which includes the Walnut Avenue right-of-way, the Round About, the *"Ponte Promenade"* pedestrian bridge and the *"campanile"* tower feature. Up to 10,000 square feet of retail commercial development is allowed within this Planning Area. The area adjacent to Walnut Avenue is currently vacant land.

PERMITTED USES

Principal Permitted Uses:

1) Sit-down Restaurants, including Outdoor Seating
2) Sit-down Fast Food, including Outdoor Seating
3) Food Courts, including Outdoor Seating
4) Coffee Houses
5) Retail Shops
6) Kiosk and Small Cart Retail
7) Book Stores
8) Newsstands
9) Art Galleries and Auctions ancillary to the Art Gallery use
10) *"Campanile"* Tower Feature
11) Wireless Telecommunication Facilities

Accessory Permitted Uses:

1) Utility Facilities
2) Automatic Teller Machines (ATMs)
3) Other accessory uses as determined by the Director of Community Development to be substantially compatible with principal permitted uses.

Conditionally Permitted Uses:
1) Restaurants and Cafes with Entertainment and/or Dancing (Alcoholic beverages allowed)
2) Night Clubs (Alcoholic beverages allowed)
3) Arcades with Video Games
4) Other conditionally permitted uses as determined by the Director of Community Development to be substantially compatible with principal permitted uses.

Prohibited Uses:
1) Fast Food – Drive-through Restaurants
2) Gas Stations
3) Car Washes
4) Auctions
5) New and Used Automobile Sales
6) Pawn Shops
7) Tattoo Parlors
8) Any other uses not specifically identified as a principal, accessory, or conditionally permitted use, and uses deemed incompatible by the Director of Community Development.

DEVELOPMENT STANDARDS

Maximum Floor Area Ratio: 1.0:1.0 FAR

Minimum Building and Parking Setbacks:	Buildings	Parking
1) Setback from Walnut Avenue:	None	N/A
2) From Round About/Traffic Circle:	None	N/A
3) Building Separation Requirement:	None	N/A

Maximum Building Height:
1) Buildings and other structures shall not exceed sixty-five feet (65') in height.
2) 2) The "Campanile" tower feature in the middle of the Round About can be up to 100 feet tall
3) Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, subject to approval of the Director of Community Development.

Lot Requirements:
1) Minimum Lot Size: None
2) Minimum Lot Width: None
3) Minimum Lot Depth: None
4) Maximum Lot Coverage: One Hundred Percent (100%)

Off-Street Parking and Circulation:
1) Uses within Planning Area 2 are exempted from the requirements of Article XI, Division 2., Table 30-314A of the Zoning and Development Code and shall rely on reciprocal parking located in Planning Areas 1, 3, and 4.
2) Walnut Avenue shall have a minimum right-of-way of eighty-six feet (86').
3) The Ponte Promenade pedestrian bridge shall provide a minimum 15' 0" vertical clearance for vehicles traveling along Walnut Avenue.

Hardscape/Landscaping:

1) Uses within Planning Area 2 are exempted from the requirements of Article X of the Zoning and Development Code.
2) Potted plants are required in front of all shops and stores within Planning Area 2.
3) "The Fontana Promenade" Logo is encouraged to be used within hardscape treatments.

Monumentation:

1) This Planning Area shall contain a "Campanile" tower feature up to 100 feet tall as the project's primary focal point and monument. Wireless telecommunication facilities are a permitted use within this tower feature.
2) Monumentation and edge treatments along Walnut Avenue shall use stacked stone wherever feasible, consistent with Tuscan/Mediterranean design and construction practices.
3) Tower features with stacked stone shall be included on buildings to enhance the Tuscan design theme.
4) Monumentation shall comply with sight distance setback requirements along all public and private streets, as required by the Traffic Engineering Department.

Walls and Fences:

1) All perimeter walls and fences shall be designed to be consistent with The Promenade Specific plan Design Guidelines set forth herein. Walls and fences constructed on interior lot lines, or at the rear of the required landscape setback area shall not exceed eight feet (8') in height, unless approved by the Director of Community Development.
2) All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
3) All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing and landscaping.

Lighting:

1) Exterior and interior lighting plans are required that identify the layout, intensity and type of fixture. Lighting plans shall be reviewed pursuant to the Fontana Zoning and Development Code, Article III., Division 2., Sections 30-104 through 30-112 (DAB Review).
2) The "Campanile" tower feature shall have special lighting that enhances its function as the project's primary focal point and monument.
3) Accent lighting is required throughout landscape areas. Up lighting is required on buildings and trees.
4) Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.

4.2.3 PLANNING AREA 3 – "M-U" Mixed-Use

Planning Area 3 is zoned "Mixed-Use" and is located next to the Round About and Ponte Promenade pedestrian bridge, on the south side of Walnut Avenue, west of Sierra Avenue. It allows for vertical mixed-use development that includes commercial, office professional and residential uses. Planning Area 3 will be developed with ground floor retail and office professional uses, with second- or third-story residential lofts above, allowing a unique, urban living environment currently not available in Fontana or anywhere in the surrounding region. Also encouraged is development of a Sports Club, Fitness Centers, Spas, Salons and other related uses. A hotel is also a permitted use. Parking shall be located behind the buildings, away from Sierra Avenue and Walnut Avenue, to create an urban street scene. A pedestrian bridge connection shall be provided into this Planning Area, or into Planning Area 4 from Planning Area

2. This Planning Area contains approximately 6.0 gross acres and would allow up to 70,000 square feet of commercial development and up to twelve (12) residential lofts. This Planning Area is currently vacant land.

PERMITTED USES

Principal Permitted Uses:

1) Sports Clubs
2) Fitness Centers
3) Health Spas
4) Beauty Salons
5) Hotel
6) Banks, Savings and Loan Institutions and Credit Unions
7) Sit-down Restaurants, including Outdoor Seating
8) Sit-down Fast Food, including Outdoor Seating
9) Food Courts, including Outdoor Seating
10) Coffee Houses
11) Kiosk and Small Cart Retail
12) Book Stores
13) Administrative and Professional Offices that do not involve a retail sales
14) Residential Lofts (For sale or for rent)
15) Parking Structures

Accessory Permitted Uses:

1) Utility Facilities
2) Automatic Teller Machines (ATMs)
3) Other accessory uses as determined by the Director of Community Development to be substantially compatible with principal permitted uses.

Conditionally Permitted Uses:

1) Amusement Establishments
   a) Arcades with Video, Pinball and other Games
   b) Billiard Center (Alcoholic beverages allowed)
   c) Bowling Alley (Alcoholic beverages allowed)
   d) Restaurants and Cafes with Entertainment and/or Dancing (Alcoholic beverages allowed)
   e) Night Clubs (Alcoholic beverages allowed)
   f) Micro-breweries (Alcoholic beverages allowed)
   g) Cyber Café
2) Hardware Store under 8,000 square feet
3) Specialty Grocery Store under 18,000 square feet
4) Specialty Beverage Store (Alcohol sales allowed)
5) Other conditionally permitted uses as determined by the Director of Community Development to be substantially compatible with principal permitted uses.

Prohibited Uses:

1) Fast Food – Drive-through Restaurants
2) Gas Stations
3) Car Washes
4) Auctions
5) New and Used Automobile Sales

6) Pawn Shops
7) Tattoo Parlors
8) Any other uses not specifically identified as a principal, accessory, or conditionally permitted use, and uses deemed incompatible by the Director of Community Development.

DEVELOPMENT STANDARDS

Maximum Floor Area Ratio: 1.0:1:0 FAR, Maximum of 12 Residential Dwelling Units.

Minimum Building and Parking Setbacks:	Building	Parking
1) Setback from Sierra Avenue:	Fifteen Feet (15')	Twenty-five Feet (25')
2) Setback from Walnut Avenue:	Ten Feet (10')	Sixty Feet (60')
3) From Round About/Traffic Circle:	None (0')	Sixty Feet (60')
4) Setback from Interior Alley/Driveways:	Five Feet (5')	Five Feet (5')
5) Building Separation Requirement:	None	N/A

* Pedestrian bridges may encroach into any setback area

Maximum Building Height:
1) Buildings and other structures shall not exceed sixty-five feet (65') in height.
2) Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, subject to approval of the Director of Community Development.

Lot Requirements:
1) Minimum Lot Size: Subject to Design Review Approval
2) Minimum Lot Width: Subject to Design Review Approval
3) Minimum Lot Depth: Subject to Design Review Approval
4) Maximum Lot Coverage: Subject to Design Review Approval

Off-Street Parking and Circulation:
1) Off-street parking within the Specific Plan project area is required per Zoning and Development Code Article XI, Division 2., Table 30-314.A.
2) For Uses not specified in the Code, the Director of Community Development shall establish the required number of spaces based upon standards for similar uses
3) The Director of Community Development shall have the authority to grant the joint use of parking facilities for two or more uses. Joint, or reciprocal use of parking facilities may only occur when the uses/parties sharing the parking demonstrate that there is not a significant overlap in demand, and that the total number of spaces are sufficient to meet the peak parking demand of any combination of simultaneous uses.
4) Up to twelve (12) parking spaces shall be provided for the retail uses located in Planning Area 2. The actual number of spaces can be adjusted by the Director of Community Development, based upon the actual square footage ultimately developed in Planning Area 2, and by joint reciprocal use of parking facilities.
5) Driveway aisle widths are required per the Zoning and Development Code Article IX, Division 2, Section 30-221, Table 30-221.A.
6) Minimum size parking stalls are required per Zoning and Development Code Article IX, Section 30-222, Table 30-222.A.
7) Parking is required to be located behind buildings, set back from Sierra Avenue and Walnut Avenue, to create an urban street scene.

Hardscape/Landscaping:

1) All commercial development shall comply with Sections 30-302, 30-304 and 30-306 of the Fontana Zoning and Development Code for required landscape areas.
2) Required setback areas shall be landscaped with trees shrubs, plants, grasses and hardscape as recommended within The Promenade Specific Plan Design Guidelines and Plant Palette.
3) "The Fontana Promenade" Logo is encouraged to be used in hardscape treatments.

Monumentation:

1) Monumentation and edge treatments along Sierra Avenue and Walnut Avenue shall use stacked stone wherever feasible, consistent with Tuscan/Mediterranean design and construction practices.
2) Tower features with stacked stone shall be included on buildings to enhance the Tuscan design theme.
3) Monumentation shall comply with sight distance setback requirements along all public and private streets, as required by the Traffic Engineering Department.

Walls and Fences:

1) All perimeter walls and fences shall be designed to be consistent with The Promenade Specific Plan Design Guidelines set forth herein.
2) Walls and fences constructed on interior lot lines, or at the rear of the required landscape setback area shall not exceed eight feet (8') in height, unless approved by the Director of Community Development.
3) All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
4) All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing and landscaping.

Lighting:

1) Exterior and interior lighting plans are required that identify the layout, intensity and type of fixture. Lighting plans shall be reviewed pursuant to the Fontana Zoning and Development Code, Article III., Division 2., Sections 30-104 through 30-112 (DAB Review).
2) Accent lighting is required throughout landscape areas. Up lighting is required on buildings and trees.
3) Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.

4.2.4 PLANNING AREA 4 – "M-U" MIXED USE

This Planning Area is zoned "Mixed Use" and is located at the southeast corner of Walnut Avenue and Juniper Avenue. It allows for a vertical mixed-use development that includes commercial, office professional and residential uses. Adjacent uses to the west consist primarily of existing single-family homes and developing tracts of new single-family homes. Planning Area 4 will be developed with ground floor retail and office professional uses, with second- or third-story residential lofts above, allowing a unique, urban living environment currently not available in Fontana or anywhere in the surrounding region. Secured parking areas for residents and office professional uses would be provided at or below grade, adjacent to the mixed-use building. Parking shall be located behind the buildings, away from Juniper Avenue and Walnut Avenue, to create an urban street scene. A pedestrian bridge connection shall be provided into this Planning Area, or into Planning Area 3 from Planning Area 2. This Planning

Area has approximately 4.0 gross acres and would allow for up to 34,500 square feet of commercial development and up to fifty-six (56) residential lofts. This land is currently vacant.

PERMITTED USES

Principal Permitted Uses:

1) Administrative and Professional Offices that do not involve retail trade
2) Banks and Savings and Loan Institutions
3) Sit-down Restaurants, including Outdoor Seating
4) Sit-down Fast Food, including Outdoor Seating
5) Food Courts, including Outdoor Seating
6) Retail Shops
7) Kiosk and Small Cart Retail
8) Book Stores
9) Art Galleries and Auctions ancillary to the Art Gallery use
10) Residential Lofts and or Live/Work Units (For sale units)
11) Parking Structures

Accessory Permitted Uses:

1) Utility Facilities
2) Automatic Teller Machines (ATMs)
3) Other accessory uses as determined by the Director of Community Development to be substantially compatible with principal permitted uses.

Conditionally Permitted Uses:

1) Restaurants and Cafes with Entertainment and/or Dancing (Alcoholic beverages allowed)
2) Night Clubs (Alcoholic beverages allowed)
3) Micro-breweries (Alcoholic beverages allowed)
4) Salons and Spas
5) Residential Lofts (For rent)
6) Other conditionally permitted uses as determined by the Director of Community Development to be substantially compatible with principal permitted uses.

Prohibited Uses:

1) Fast Food – Drive-through Restaurants
2) Gas Stations
3) Car Washes
4) Auctions
5) New and Used Automobile Sales
6) Pawn Shops
7) Tattoo Parlor.
8) Any other uses not specifically identified as a principal, accessory, or conditionally permitted use, and uses deemed incompatible by the Director of Community Development.

DEVELOPMENT STANDARDS

Floor Area Ratio/Maximum Density: 1.0:1.0 FAR, Maximum of 56 Residential Dwelling Units

Minimum Building and Parking Setbacks:	Building	Parking
1) Setback from Juniper Avenue:	Ten Feet (10')	Ten Feet (10')
2) Setback from Walnut Avenue:	Fifteen Feet (15')	Ten Feet (10')
3) Setback from Tuscana Promenade:	Ten Feet (10')	Ten Feet (10')
4) Setback from Interior Alley/Driveways:	Three Feet (3')	Five Feet (5')
5) From Round About/Traffic Circle:	Fifteen Feet (15')	Five Feet (5')
6) Building Separation Requirement:	None	N/A

Maximum Building Height:

1) Buildings and other structures shall not exceed sixty-five feet (65') in height.
2) Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, subject to the approval of the Director of Community Development.

Residential Unit Size Requirements:

1) Minimum Unit Size:	Subject to Design Review Approval
2) Maximum Density:	Up to fifty-six (56) Dwelling Units

Lot Requirements:

1) Minimum Lot Size:	Subject to Design Review Approval
2) Minimum Lot Width:	Subject to Design Review Approval
3) Minimum Lot Depth:	Subject to Design Review Approval
4) Maximum Lot Coverage:	Subject to Design Review Approval

Off-Street Parking and Circulation:

1) Off-street parking within the Specific Plan project area is required per Zoning and Development Code Article XI, Division 2., Table 30-314.A.
2) For Uses not specified in the Code, the Director of Community Development shall establish the required number of spaces based upon standards for similar uses
3) The Director of Community Development shall have the authority to grant the joint use of parking facilities for two or more uses. Joint, or reciprocal use of parking facilities may only occur when the uses/parties sharing the parking demonstrate that there is not a significant overlap in demand, and that the total number of spaces is sufficient to meet the peak parking demand of any combination of simultaneous uses.
4) Up to twelve (12) parking spaces shall be provided for the retail uses located in Planning Area 2. The actual number of spaces can be adjusted by the Director of Community Development, based upon the actual square footage ultimately developed in Planning Area 2, and by joint reciprocal use of parking facilities.
5) Driveway aisle widths are required per the Zoning and Development Code Article IX, Division 2, Section 30-221, Table 30-221.A.
6) Minimum size parking stalls are required per Zoning and Development Code Article IX, Section 30-222, Table 30-222.A.
7) Parking is required to be located behind buildings, set back from Juniper Avenue and Walnut Avenue, to create an urban street scene.

Hardscape/Landscaping:

1) All commercial development shall comply with Sections 30-302, 30-304 and 30-306 of the Fontana Zoning and Development Code for required landscape areas.
2) Required setback areas shall be landscaped with trees shrubs, plants, grasses and hardscape as recommended within The Promenade Specific Plan Design Guidelines and Plant Palette.

3) "The Fontana Promenade" Logo is encouraged to be used in hardscape treatments.

Monumentation:

1) Monumentation and edge treatments along Walnut Avenue and Juniper Avenue shall use stacked stone wherever feasible, consistent with Tuscan/Mediterranean design and construction practices.
2) Tower features with stacked stone shall be included on buildings to enhance the Tuscan design theme.
3) Monumentation shall comply with sight distance setback requirements along all public and private streets, as required by the Traffic Engineering Department.

Walls and Fences:

1) All perimeter walls and fences shall be designed to be consistent with The Promenade Specific Plan Design Guidelines set forth herein.
2) Walls and fences constructed on interior lot lines, or at the rear of the required landscape setback area shall not exceed eight feet (8') in height, unless approved by the Director of Community Development, unless approved by the Director of Community Development.
3) All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
4) All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing and landscaping.

Lighting:

1) Exterior and interior lighting plans are required that identify the layout, intensity and type of fixture. Lighting plans shall be reviewed pursuant to the Fontana Zoning and Development Code, Article III., Division 2., Sections 30-104 through 30-112 (DAB Review).
2) Accent lighting is required throughout landscape areas. Up lighting is required on buildings and trees.
3) Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.

4.2.5 PLANNING AREA 5 – "MHDR" Medium-HIGH DENSITY RESIDENTIAL

This residential Planning Area is zoned "Medium-High Density Residential". This residential Planning Area is located along Sierra Avenue, between the proposed Entrata Street and the Planning Area 3 commercial site. The area will feature medium-high density town homes or condominiums that are up to 18 dwelling units per acre and two- to three-stories in height. Units would be for sale homes and/or for rent apartments, and would provide a range of sizes, number of bedrooms and bathrooms. Minor modifications to these development regulations may be approved through the Design Review process to encourage creative development. This Planning Area contains about 6.0 gross acres, enabling the development of approximately 96 dwelling units. This area currently contains a YMCA Preschool Facility. The remainder of this Planning Area is vacant.

PERMITTED USES

Principal Permitted Uses:

1) Multi-family Residential Condominiums, Townhomes and/or Apartments (for sale and/or for rent units)
2) Active Open Space

Accessory Permitted Uses:

1) Utility Facilities
3) Private Recreation Facilities
4) Pedestrian Paseos
5) Other accessory uses and amenities as determined by the Director of Community Development to be substantially compatible with principal the permitted residential use.

Conditionally Permitted Uses:

1) Other conditionally permitted uses as determined by the Director of Community Development to be substantially compatible with the principal permitted residential use.

Prohibited Uses:

1) Any other uses not specifically identified as a principal, accessory, or conditionally permitted use.

DEVELOPMENT STANDARDS

Maximum Density: Up to 18 dwelling units per acre, Maximum of 96 units

Minimum Building and Parking Setbacks:	Building	Parking
1) Setback from Sierra Avenue:	Fifteen Feet (15')	Twenty-five Feet (25')
2) Setback from Tuscana Promenade:	Ten Feet (10')	Ten Feet (10')
3) Setback from Interior Alley/Driveways:	Three Feet (3')	Five Feet (5')
4) Building Separation Requirement:	Ten Feet (10')	N/A

Maximum Building Height:

1) Buildings and other structures shall not exceed fifty feet (50') in height.
2) Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, subject to the approval of the Director of Community Development.

Lot Requirements:

1) Minimum Lot Size:	Subject to Design Review Approval
2) Minimum Lot Width:	Subject to Design Review Approval
3) Minimum Lot Depth:	Subject to Design Review Approval
4) Maximum Building Lot Coverage:	Subject to Design Review Approval

Off-Street Parking and Circulation:

1) Off-street parking and guest parking within the Specific Plan project area is required per Zoning and Development Code Article XI, Division 2., Table 30-314.A.
2) Driveway aisle widths are required per the Zoning and Development Code Article IX, Division 2, Section 30-221, Table 30-221.A.
3) Minimum size parking stalls are required per Zoning and Development Code Article IX, Section 30-222, Table 30-222.A.

Hardscape/Landscaping:

1) All residential development shall comply with Sections 30-302, 30-303 and 30-306 of the Fontana Zoning and Development Code for required landscape areas.
2) Required setback areas shall be landscaped with trees shrubs, plants, grasses and hardscape as recommended within The Promenade Specific Plan Design Guidelines and Plant Palette.
3) "The Fontana Promenade" Logo is encouraged to be used in hardscape treatments.

Walls and Fences:

1) All perimeter walls and fences shall be designed to be consistent with The Promenade Specific Plan Design Guideline set forth herein.
2) Walls and fences shall not exceed six feet (6') in height, unless approved by the Director of Community Development.
3) All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
4) All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing and landscaping.

Lighting:

1) Exterior and interior lighting plans are required that identify the layout, intensity and type of fixture. Lighting plans shall be reviewed pursuant to the Fontana Zoning and Development Code, Article III., Division 2., Sections 30-104 through 30-112 (DAB Review).
2) Accent lighting is required throughout landscape areas. Up lighting is required on buildings and trees.
3) Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.

4.2.6 PLANNING AREA 6 – "MHDR" MEDIUM HIGH DENSITY RESIDENTIAL

Planning Area 6 is located along Juniper Avenue, between the proposed Prado and Vecchio Streets and across from Planning Area 7. The area will feature medium-high density town homes or condominiums that are up to 18 dwelling units per acre and two- to three-stories in height. All units would be for sale homes and would provide a range of sizes, number of bedrooms and bathrooms. Minor modifications to these development regulations may be approved through the Design Review process to encourage creative development. This Planning Area contains about 5.6 gross acres, enabling the development of approximately 78 dwelling units. This Planning Area is currently vacant land.

PERMITTED USES

Principal Permitted Uses:

1) Multi-family Residential Condominiums and Townhomes
2) Active Open Space

Accessory Permitted Uses:

1) Utility Facilities
2) Private Recreation Facilities
3) Pedestrian Paseos
4) Other accessory uses and amenities as determined by the Director of Community Development to be substantially compatible with the principal permitted residential use.

Conditionally Permitted Uses:

1) Other conditionally permitted uses as determined by the Director of Community Development to be substantially compatible with the principal permitted residential use.

Prohibited Uses:

2) Any other uses not specifically identified as a principal, accessory, or conditionally permitted use.

DEVELOPMENT STANDARDS

Maximum Density: Up to 18 dwelling units per acre, Maximum of 78 units

Minimum Building and Parking Setbacks:	Building	Parking
1) Setback from Juniper Avenue:	Ten Feet (10')	Ten Feet (10')
2) Setback from Tuscana Promenade:	Ten Feet (10')	Ten Feet (10')
3) Setback from Vecchio Street:	Ten Feet (10')	Ten Feet (10')
4) Setback from Prado Street:	Ten Feet (10')	Ten Feet (10')
5) Setback from Interior Alley/Driveways:	Three Feet (3')	Five Feet (5')
6) Building Separation Requirement:	Ten Feet (10')	N/A

Maximum Building Height:

2) Buildings and other structures shall not exceed forty-five feet (45') in height.
3) Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, subject to the approval of the Director of Community Development.

Lot Requirements:

1) Minimum Lot Size:	Subject to Design Review Approval
2) Minimum Lot Width:	Subject to Design Review Approval
3) Minimum Lot Depth:	Subject to Design Review Approval
4) Maximum Lot Coverage:	Subject to Design Review Approval

Off-Street Parking and Circulation:

1) Off-street parking and guest parking within the Specific Plan project area is required per Zoning and Development Code Article XI, Division 2., Table 30-314.A.
2) Driveway aisle widths are required per the Zoning and Development Code Article IX, Division 2, Section 30-221, Table 30-221.A.
3) Minimum size parking stalls are required per Zoning and Development Code Article IX, Section 30-222, Table 30-222.A.

Hardscape/Landscaping:

1) All residential development shall comply with Sections 30-302, 30-303 and 30-306 of the Fontana Zoning and Development Code for required landscape areas.
2) Required setback areas shall be landscaped with trees shrubs, plants, grasses and hardscape as recommended within The Promenade Specific Plan Design Guidelines and Plant Palette.
3) "The Fontana Promenade" Logo is encouraged to be used in hardscape treatments.

Walls and Fences:

1) All perimeter walls and fences shall be designed to be consistent with The Promenade Specific Plan Design Guideline set forth herein.
2) Walls and fences shall not exceed six feet (6') in height, unless approved by the Director of Community Development.
3) All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.

4) All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing and landscaping.

Lighting:

1) Exterior and interior lighting plans are required that identify the layout, intensity and type of fixture. Lighting plans shall be reviewed pursuant to the Fontana Zoning and Development Code, Article III., Division 2., Sections 30-104 through 30-112 (DAB Review).
2) Accent lighting is required throughout landscape areas. Up lighting is required on buildings and trees.
3) Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.

4.2.7 PLANNING AREA 7 – "MHDR" MEDIUM HIGH DENSITY RESIDENTIAL

Planning Area 7: Planning Area 7 is located in the middle of The Promenade's residential village. The land is split into two development areas by an open space park area centrally located in the specific plan. The northerly development area is located at the intersection of proposed Prado Street and Ponte La Strada and the southerly area at the intersection of Tuscana Promenade and Ponte La Strada. Both sites are considered one neighborhood within the village and will be considered collectively to determine density. Planning Area 7 will contain medium-high density town homes that are up to 18 dwelling units per acre and two- to three-stories in height. All units would be for sale homes and would provide a range of sizes, number of bedrooms and bathrooms. Minor modifications to these development regulations may be approved through the Design Review process to encourage creative development. This Planning Area collectively contains about 7.8 gross acres, enabling the development of approximately 103 dwelling units.

PERMITTED USES

Principal Permitted Uses:

1) Multi-family Residential Condominiums and Townhomes
2) Active Open Space

Accessory Permitted Uses:

1) Utility Facilities
2) Private Recreation Facilities
3) Pedestrian Paseos
4) Other accessory uses and amenities as determined by the Director of Community Development to be substantially compatible with the principal permitted residential uses.

Conditionally Permitted Uses:

1) Other conditionally permitted uses as determined by the Director of Community Development to be substantially compatible with the principal permitted residential uses.

Prohibited Uses:

1) Any other uses not specifically identified as a principal, accessory, or conditionally permitted use.

DEVELOPMENT STANDARDS

Maximum Density: Up to 18 dwelling units per acre, Maximum of 103 units

Minimum Building and Parking Setbacks:	Building	Parking
1) Setback from Ponte La Strada:	Ten Feet (10')	Ten Feet (10')
2) Setback from Tuscana Promenade:	Ten Feet (10')	Ten Feet (10')
3) Setback from Interior Alley/Driveways:	Three Feet (3')	Five Feet (5')
4) Building Separation Requirement:	Ten Feet (10')	N/A

Maximum Building Height:

1) Buildings and other structures shall not exceed forty feet (40') in height.
2) Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, subject to the approval of the Director of Community Development.

Lot Requirements:

1) Minimum Lot Size:	Subject to Design Review Approval
2) Minimum Lot Width:	Subject to Design Review Approval
3) Minimum Lot Depth:	Subject to Design Review Approval
4) Maximum Lot Coverage:	Subject to Design Review Approval

Off-Street Parking and Circulation:

1) Off-street parking and guest parking within the Specific Plan project area is required per Zoning and Development Code Article XI, Division 2., Table 30-314.A.
2) Driveway aisle widths are required per the Zoning and Development Code Article IX, Division 2, Section 30-221, Table 30-221.A.
3) Minimum size parking stalls are required per Zoning and Development Code Article IX, Section 30-222, Table 30-222.A.

Hardscape/Landscaping:

1) All residential development shall comply with Sections 30-302, 30-303 and 30-306 of the Fontana Zoning and Development Code for required landscape areas.
2) Required setback areas shall be landscaped with trees shrubs, plants, grasses and hardscape as recommended within The Promenade Specific Plan Design Guidelines and Plant Palette.
3) "The Fontana Promenade" Logo is encouraged to be used in hardscape treatments.

Walls and Fences:

1) All perimeter walls and fences shall be designed to be consistent with The Promenade Specific Plan Design Guideline set forth herein.
2) Walls and fences constructed on interior lot lines, or at the rear of the required landscape setback area shall not exceed six feet (6') in height, unless approved by the Director of Community Development.
3) All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
4) All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing and landscaping.

Lighting:

1) Exterior and interior lighting plans are required that identify the layout, intensity and type of fixture. Lighting plans shall be reviewed pursuant to the Fontana Zoning and Development Code, Article III., Division 2., Sections 30-104 through 30-112 (DAB Review).
2) Accent lighting is required throughout landscape areas. Up lighting is required on buildings and trees.

3) Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.

4.2.8 PLANNING AREA 8 – "MHDR" MEDIUM HIGH DENSITY RESIDENTIAL

Planning Area 8: Planning Area 8 is located in the middle of The Promenade's residential village. The land is split into two development areas by an open space park area centrally located in the residential portion of the specific plan. The northerly development area is located at the intersection of proposed Entrata Street and Tuscana Promenade. The southerly area is located near the southern terminus of Tuscana Promenade just south of the proposed Entrata Street and south of the proposed open space park. Both sites are considered one neighborhood within the village and will be considered collectively to determine density. Planning Area 8 will contain medium-high density, condominium clusters that are up to 14 dwelling units per acre, and two- to three-stories in height. Units would be for sale homes and/or for rent apartments, and would provide a range of sizes, number of bedrooms and bathrooms. Minor modifications to these development regulations may be approved through the Design Review process to encourage creative development. This Planning Area collectively contains about 7.2 gross acres, enabling the development of approximately 94 dwelling units.

PERMITTED USES

Principal Permitted Uses:
1) Multi-family Residential Condominiums, Townhomes and/or Apartments (for sale and/or for rent units)
2) Active Open Space

Accessory Permitted Uses:
1) Utility Facilities
2) Private Recreation Facilities
3) Pedestrian Paseos
4) Other accessory uses and amenities as determined by the Director of Community Development to be substantially compatible with the principal permitted residential uses.

Conditionally Permitted Uses:
1) Other conditionally permitted uses as determined by the Director of Community Development to be substantially compatible with the principal permitted residential uses.

Prohibited Uses:
1) Any other uses not specifically identified as a principal, accessory, or conditionally permitted use.

DEVELOPMENT STANDARDS

Maximum Density: Up to 14 dwelling units per acre, Maximum of 94 units

Minimum Building and Parking Setbacks:	Building	Parking
1) Setback from Tuscana Promenade:	Ten Feet (10')	Ten Feet (10')
2) Setback from Interior Alley/Driveways:	Three Feet (3')	Five Feet (5')
3) Building Separation Requirement:	Ten Feet (10')	N/A

Maximum Building Height:

1) Buildings and other structures shall not exceed forty feet (40') in height.
2) Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, subject to the approval of the Director of Community Development.

Lot Requirements:

1) Minimum Lot Size: Subject to Design Review Approval
2) Minimum Lot Width: Subject to Design Review Approval
3) Minimum Lot Depth: Subject to Design Review Approval
4) Maximum Lot Coverage: Subject to Design Review Approval

Off-Street Parking and Circulation:

1) Off-street parking and guest parking within the Specific Plan project area is required per Zoning and Development Code Article XI, Division 2., Table 30-314.A.
2) Driveway aisle widths are required per the Zoning and Development Code Article IX, Division 2, Section 30-221, Table 30-221.A.
3) Minimum size parking stalls are required per Zoning and Development Code Article IX, Section 30-222, Table 30-222.A.

Hardscape/Landscaping:

1) All residential development shall comply with Sections 30-302, 30-303 and 30-306 of the Fontana Zoning and Development Code for required landscape areas.
2) Required setback areas shall be landscaped with trees shrubs, plants, grasses and hardscape as recommended within The Promenade Specific Plan Design Guidelines and Plant Palette.
3) "The Fontana Promenade" Logo is encouraged to be used in hardscape treatments.

Walls and Fences:

1) Walls and fences constructed on interior lot lines, or at the rear of the required landscape setback area shall not exceed six feet (6') in height, unless approved by the Director of Community Development.
2) All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
3) All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing and landscaping.

Lighting:

1) Exterior and interior lighting plans are required that identify the layout, intensity and type of fixture. Lighting plans shall be reviewed pursuant to the Fontana Zoning and Development Code, Article III., Division 2., Sections 30-104 through 30-112 (DAB Review).
2) Accent lighting is required throughout landscape areas. Up lighting is required on buildings and trees.
3) Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.

4.2.9 PLANNING AREA 9 - "MDR" Medium DENSITY RESIDENTIAL

Planning Area 9: Planning Area 9 is located in the southwest corner of the project area, at Baseline Avenue and Juniper Avenue. It will contain medium density, single-family detached or attached homes that have up to 12 dwelling units per acre and two to three stories in height. All units would be for sale detached homes and would provide a range of sizes, number of bedrooms and bathrooms. Minor modifications to these development regulations may be approved through the Design Review process to encourage creative development. This Planning Area is approximately 10.0 gross acres, enabling the development of approximately 103 single-family dwelling units.

PERMITTED USES

Principal Permitted Uses:
1) Single-family Detached Residential
2) Single-family Attached Residential
3) Active Open Space

Accessory Permitted Uses:
1) Utility Facilities
3) Private Recreation Facilities
4) Pedestrian Paseos
5) Other accessory uses and amenities as determined by the Director of Community Development to be substantially compatible with principal the permitted residential use.

Conditionally Permitted Uses:
1) Other conditionally permitted uses as determined by the Director of Community Development to be substantially compatible with the principal permitted residential use.

Prohibited Uses:
1) Any other uses not specifically identified as a principal, accessory, or conditionally permitted use.

DEVELOPMENT STANDARDS

Maximum Density: Up to 12 dwelling units per acre, Maximum of 103 units

Minimum Building and Parking Setbacks:	Building	Parking
1) Setback from Baseline Avenue:	Fifteen Feet (15')	Twenty Feet (20')
2) Setback from Juniper Avenue:	Ten Feet (10')	Ten Feet (10')
3) Setback from Ponte La Strada:	Ten Feet (10')	Ten Feet (10')
4) Setback from Prado Street:	Ten Feet (10')	Ten Feet (10')
5) Setback from Interior Alley/Driveways:	Three Feet (3')	Five Feet (5')
6) Building Separation Requirement:	Ten Feet (10')	N/A

Maximum Building Height:
1) Buildings and other structures shall not exceed thirty-five feet (35') in height.
2) Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, subject to the approval of the Director of Community Development.

Minimum Lot Requirements:

1) Minimum Lot Size: Subject to Design Review Approval
2) Minimum Lot Dimensions: Subject to Design Review Approval
3) Maximum Building Lot Coverage: Subject to Design Review Approval

Off-Street Parking and Circulation:

1) Off-street parking and guest parking within the Specific Plan project area is required per Zoning and Development Code Article XI, Division 2., Table 30-314.A.
2) Driveway aisle widths are required per the Zoning and Development Code Article IX, Division 2, Section 30-221, Table 30-221.A.
3) Minimum size parking stalls are required per Zoning and Development Code Article IX, Section 30-222, Table 30-222.A.

Landscaping:

1) All residential development shall comply with Sections 30-302, 30-303 and 30-306 of the Fontana Zoning and Development Code for required landscape areas.
2) Required setback areas shall be landscaped with trees shrubs, plants, grasses and hardscape as recommended within The Promenade Specific Plan Design Guidelines and Plant Palette.
3) "The Fontana Promenade" Logo is encouraged to be used in hardscape treatments.

Walls and Fences:

1) Walls and fences shall not exceed six feet (6') in height, unless approved by the Director of Community Development.
2) All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
3) All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing.

Lighting:

1) Exterior and interior lighting plans are required that identify the layout, intensity and type of fixture. Lighting plans shall be reviewed pursuant to the Fontana Zoning and Development Code, Article III., Division 2., Sections 30-104 through 30-112 (DAB Review).
2) Accent lighting is required throughout landscape areas. Up lighting is required on buildings and trees.
3) Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.

4.2.10 PLANNING AREA 10 – "MHDR" MEDIUM HIGH DENSITY RESIDENTIAL

Planning Area 10: This residential Planning Area is located along Sierra Avenue, between the proposed Entrata Street and the Loveland Housing Complex commercial site. The area will feature medium-high density town homes and/or condominiums that are up to 16 dwelling units per acre and two- to three-stories in height. Units would be for sale homes and/or for rent apartments, and would provide a range of sizes, number of bedrooms and bathrooms. Minor modifications to these development regulations may be approved through the Design Review process to encourage creative development. This Planning Area contains about 5.3 gross acres, enabling the development of approximately 85 dwelling units.

PERMITTED USES

Principal Permitted Uses:
1) Multi-family Residential Condominiums, Townhomes and/or Apartments (for sale and/or for rent units)
2) Active Open Space

Accessory Permitted Uses:
1) Utility Facilities
2) Private Recreation Facilities
3) Pedestrian Paseos
4) Other accessory uses and amenities as determined by the Director of Community Development to be substantially compatible with the principal permitted residential uses.

Conditionally Permitted Uses:
1) Other conditionally permitted uses as determined by the Director of Community Development to be substantially compatible with the principal permitted residential uses.

Prohibited Uses:
1) Any other uses not specifically identified as a principal, accessory, or conditionally permitted use.

DEVELOPMENT STANDARDS

Maximum Density: Up to 18 dwelling units per acre, Maximum of 85 units

Minimum Building and Parking Setbacks:	Building	Parking
1) Setback from Entrata:	Ten Feet (10')	Ten Feet (10')
2) Setback from Tuscana Promenade:	Ten Feet (10')	Ten Feet (10')
3) Setback from Interior Alley/Driveways:	Five Feet (5')	Five Feet (5')
4) Building Separation Requirement:	Ten Feet (10')	N/A

Maximum Building Height:
1) Buildings and other structures shall not exceed forty feet (40') in height.
2) Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, subject to the approval through Fontana's Design and Administrative Site Plan Review process set forth in Article III., Division 1., Sections 30-103 through 30-112 of the Zoning and Development Code.

Lot Requirements:
1) Minimum Lot Size: Subject to Design Review Approval
2) Minimum Lot Width: Subject to Design Review Approval
3) Minimum Lot Depth: Subject to Design Review Approval
4) Maximum Lot Coverage: Subject to Design Review Approval

Off-Street Parking and Circulation:
1) Off-street parking and guest parking within the Specific Plan project area is required per Zoning and Development Code Article XI, Division 2., Table 30-314.A.
2) Driveway aisle widths are required per the Zoning and Development Code Article IX, Division 2, Section 30-221, Table 30-221.A.
3) Minimum size parking stalls are required per Zoning and Development Code Article IX, Section 30-222, Table 30-222.A.

Landscaping:
1) All residential development shall comply with Sections 30-302, 30-303 and 30-306 of the Fontana Zoning and Development Code for required landscape areas.
2) Required setback areas shall be landscaped with trees shrubs, plants, grasses and hardscape as recommended within The Promenade Specific Plan Design Guidelines and Plant Palette.
3) "The Fontana Promenade" Logo is encouraged to be used in hardscape treatments.

Walls and Fences:
1) Walls and fences shall not exceed six feet (6') in height, unless approved by the Director of Community Development.
2) All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
3) All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing.

Lighting:
1) Exterior and interior lighting plans are required that identify the layout, intensity and type of fixture. Lighting plans shall be reviewed pursuant to the Fontana Zoning and Development Code, Article III., Division 2., Sections 30-104 through 30-112 (DAB Review).
2) Accent lighting is required throughout landscape areas. Up lighting is required on buildings and trees.
3) Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.

4.2.11 PLANNING AREA 11 – "MHDR" MEDIUM HIGH DENSITY RESIDENTIAL

Planning Area 11: Planning Area 11 is located in the southeast corner of the Specific Plan project area, at Sierra Avenue and Baseline Avenue, surrounding the Loveland Housing Complex on the south and west boundary. The area will feature medium-high density town homes or condominiums that are up to 18 dwelling units per acre and two- to three-stories in height. All units would be for sale homes and would provide a range of sizes, number of bedrooms and bathrooms. Minor modifications to these development regulations may be approved through the Design Review process to encourage creative development. This Planning Area contains about 7.0 gross acres, enabling the development of approximately 94 dwelling units.

PERMITTED USES

Principal Permitted Uses:
1) Multi-family Residential Condominiums and Townhomes
2) Active Open Space

Accessory Permitted Uses:
1) Utility Facilities
2) Private Recreation Facilities
3) Pedestrian Paseos
4) Other accessory uses and amenities as determined by the Director of Community Development to be substantially compatible with the principal permitted residential uses.

Conditionally Permitted Uses:

1) Other conditionally permitted uses as determined by the Director of Community Development to be substantially compatible with the principal permitted residential uses.

Prohibited Uses:

1) Any other uses not specifically identified as a principal, accessory, or conditionally permitted use.

DEVELOPMENT STANDARDS

Maximum Density: Up to 18 dwelling units per acre, Maximum of 94 units

Minimum Building and Parking Setbacks:	Building	Parking
1) Setback from Sierra Avenue:	Fifteen Feet (15')	Twenty-five Feet (25')
2) Setback from Baseline Street:	Fifteen Feet (15')	Twenty Feet (20')
3) Setback from Ponte La Strada:	Ten Feet (10')	Ten Feet (10')
4) Setback from Tuscana Promenade:	Ten Feet (10')	Ten Feet (10')
5) Setback from Interior Alley/Driveways:	Five Feet (5')	Five Feet (5')
6) Building Separation Requirement:	Ten Feet (10')	N/A

Maximum Building Height:

1) Buildings and other structures shall not exceed forty feet (40') in height.
2) Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, subject to the approval through Fontana's Design and Administrative Site Plan Review process set forth in Article III., Division 1., Sections 30-103 through 30-112 of the Zoning and Development Code.

Lot Requirements:

1) Minimum Lot Size: Subject to Design Review Approval
2) Minimum Lot Width: Subject to Design Review Approval
3) Minimum Lot Depth: Subject to Design Review Approval
4) Maximum Lot Coverage: Subject to Design Review Approval

Off-Street Parking and Circulation:

1) Off-street parking and guest parking within the Specific Plan project area is required per Zoning and Development Code Article XI, Division 2., Table 30-314.A.
2) Driveway aisle widths are required per the Zoning and Development Code Article IX, Division 2, Section 30-221, Table 30-221.A.
3) Minimum size parking stalls are required per Zoning and Development Code Article IX, Section 30-222, Table 30-222.A.

Landscaping:

1) All residential development shall comply with Sections 30-302, 30-303 and 30-306 of the Fontana Zoning and Development Code for required landscape areas.
2) Required setback areas shall be landscaped with trees shrubs, plants, grasses and hardscape as recommended within The Promenade Specific Plan Design Guidelines and Plant Palette.
3) "The Fontana Promenade" Logo is encouraged to be used in hardscape treatments.

Walls and Fences:

1) Walls and fences shall not exceed six feet (6') in height, unless approved by the Director of Community Development.
2) All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
3) All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing.

Lighting:

1) Exterior and interior lighting plans are required that identify the layout, intensity and type of fixture. Lighting plans shall be reviewed pursuant to the Fontana Zoning and Development Code, Article III., Division 2., Sections 30-104 through 30-112 (DAB Review).
2) Accent lighting is required throughout landscape areas. Up lighting is required on buildings and trees.
3) Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.

4.2.12 PLANNING AREA 12 – "OS" Private Recreational Open Space

Planning Area 12: Planning Area 12 is located in the center of the Specific Plan project area, between the proposed Prado and Entrata Streets. This Planning Area is intended to provide recreation opportunities for residents of The Promenade. A private clubhouse, playground with splash garden water feature, a "bark park" dog run and other amenities will be provided on this site. This area also includes the "promenade" open space area provided for residents and visitors to stroll along a landscaped community green. This open space also provides easily accessible pedestrian access to the Ponte Promenade pedestrian bridge and commercial shopping; reducing vehicle dependence for shopping entertainment and employment for residents of the southern portion of the village. This open space also provides a safe visual corridor protecting future residents within each neighborhood, enabling kids to safely play with the security of "eyes on the street" design.

PERMITTED USES

Principal Permitted Uses:

1) Private indoor and outdoor recreational facilities, pools, spas, play equipment, meeting halls and meeting room facilities with kitchens, tot lots, play courts, domestic pet recreation facilities, water features, landscape and other recreation amenities.

Accessory Permitted Uses:

1) Utility Facilities
2) Other accessory uses and amenities as determined by the Director of Community Development to be substantially compatible with the principal permitted residential uses.

Conditionally Permitted Uses:

1) Other conditionally permitted uses as determined by the Director of Community Development to be substantially compatible with the principal permitted residential uses.

Prohibited Uses:

1) Any other uses not specifically identified as a principal, accessory, or conditionally permitted use.

DEVELOPMENT STANDARDS

Minimum Building and Parking Setbacks:	Building	Parking
1) Setback from Ponte La Strada:	Ten Feet (10')	Ten Feet (10')
2) Setback from Tuscana Promenade:	Ten Feet (10')	Ten Feet (10')
3) Setback from Interior Alley/Driveways:	Five Feet (5')	Five Feet (5')
4) Building Separation Requirement:	Ten Feet (10')	N/A

Maximum Building Height:

1) Buildings and other structures shall not exceed thirty-five feet (35') in height.
2) Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, subject to the approval through Fontana's Design and Administrative Site Plan Review process set forth in Article III., Division 1., Sections 30-103 through 30-112 of the Zoning and Development Code.

Landscaping:

1) Required setback areas shall be landscaped with trees shrubs, plants, grasses and hardscape as recommended within The Promenade Specific Plan Design Guidelines and Plant Palette.
2)

Walls and Fences:

1) Walls and fences shall not exceed six feet (6') in height, unless approved by the Director of Community Development.
2) All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
3) All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing.

Lighting:

1) Exterior and interior lighting plans are required that identify the layout, intensity and type of fixture. Lighting plans shall be reviewed pursuant to the Fontana Zoning and Development Code, Article III., Division 2., Sections 30-104 through 30-112 (DAB Review).
2) Accent lighting is required throughout landscape areas. Up lighting is required on buildings and trees.
3) Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.

4.2.13 Planning Area 13 - Loveland Sonrise Apartment Complex

Planning Area 13 currently contains the Loveland Sonrise Apartment Complex that contains 80 federally subsidized rental units. This existing land use is proposed to remain within the Specific Plan planning area. This property also contains two wireless telecommunication facilities, one freestanding slim-line monopole and another with antennas mounted to the exterior of the building.

PERMITTED USES

Principal Permitted Uses:

1) Seniors Housing Complex
2) Active and Passive Open Space

Accessory Permitted Uses:

1) Utility Facilities

2) Private Recreation Facilities
3) Pedestrian Paseos
4) Other accessory uses as determined by the Director of Community Development to be substantially compatible with principal permitted uses.

Conditionally Permitted Uses:
1) Wireless Telecommunication Facilities
2) Other conditionally permitted uses as determined by the Director of Community Development to be substantially compatible with principal permitted uses.

Prohibited Uses:
1) Any other uses not specifically identified as a principal, accessory, or conditionally permitted use, and uses deemed incompatible by the Director of Community Development.

DEVELOPMENT STANDARDS

Maximum Density: Up to 28 dwelling units per acre, Maximum of 80 dwelling units

Minimum Building and Parking Setbacks:	Building	Parking
1) Setback from Sierra Avenue:	Twenty Feet (20')	Twenty-five Feet (25')

Maximum Building Height:
1) Buildings and other structures shall not exceed fifty-five feet (55') in height.
2) Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, subject to the approval through Fontana's Site Plan and Design Review process.

Lot Requirements:
1) Minimum Lot Size: 3.0 Acres
2) Minimum Lot Width: Sixty Feet (60')
3) Minimum Lot Depth: One Hundred Feet (100')
4) Maximum Lot Coverage: Sixty-five Percent (65%)

Off-Street Parking and Circulation:
1) Off-street parking within Planning Area 13 is required per Zoning and Development Code Article XI, Division 2., Table 30-314.A.
2) Driveway aisle widths are required per the Zoning and Development Code Article IX, Division 2, Section 30-221, Table 30-221.A.
3) Minimum size parking stalls are required per Zoning and Development Code Article IX, Section 30-222, Table 30-222.A.

Landscaping:
1) All new development shall comply with Sections 30-302, 30-303 and 30-306 of the Fontana Zoning and Development Code for required landscape areas.
2) Required setback areas shall be landscaped with trees shrubs, plants, grasses and hardscape as recommended within The Promenade Specific Plan Design Guidelines and Plant Palette.
3) "The Fontana Promenade" Logo is encouraged to be used in any new hardscape treatments.

Walls and Fences:
1) All perimeter walls and fences shall be designed to be consistent with The Promenade Specific Plan Design Guidelines set forth herein.

2) Any new walls or fences constructed on interior lot lines, or at the rear of the required landscape setback area shall not exceed six feet (6') in height, unless approved by the Director of Community Development.
3) All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
4) All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing.

Lighting:

1) Exterior and interior lighting plans are required that identify the layout, intensity and type of fixture. Lighting plans shall be reviewed pursuant to the Fontana Zoning and Development Code, Article III., Division 2., Sections 30-104 through 30-112 (DAB Review).
2) Accent lighting is required throughout landscape areas. Up lighting is encouraged on buildings and trees.
3) Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.

4.3 SIGN REGULATIONS

Purpose and Intent: Signage and site advertising are key factors and an important aspect of The Promenade Specific Plan. Activity oriented uses within the commercial and mixed-use planning areas are critical to the success of The Promenade. The purpose and intent of the Signs and Advertising Regulations section of The Promenade Specific Plan:

- To promote the economic success of The Fontana Promenade;
- To set forth a coordinated signage and advertising program for The Promenade that identifies this area as a major Gateway into northern Fontana;
- To safeguard and enhance property values;
- To protect public and private investments in property and buildings;
- To preserve and enhance the appearance of Fontana as a place to live and work, and as an attraction to non-residents who come to visit, shop or recreate;
- To encourage sound signing practices as an aid to businesses and for conveying information to the public;
- To prevent excessive and confusing sign displays;
- To reduce hazards to motorists and pedestrians;
- To promote public health, safety and general welfare by regulating and controlling all matters relating to signage and advertising;

Fontana recognizes the need for a coordinated signage program as a means to identify businesses within The Promenade Specific plan project area. Signing is an important design element of the physical environment and an important aspect of business communication. The City is committed to preserving and improving its appearance and is striving to provide an economically stable and visually attractive community through site planning, building design, landscaping and signing. As a planned architectural feature, a sign can be pleasing and can harmonize with the physical character of its environment. Some signs detract from the city's aesthetic value and have the result of decreasing property values. Signs can present a hazard to both pedestrians and motorists. The City is committed to eliminating this hazard within The Promenade, and to preserving and improving the area's aesthetic value, and to preserving and maintain the property values of parcels located within and around the project area.