

CHINO ZONING CODE UPDATE

MODULE 3 PRELIMINARY DRAFT ZONING AMENDMENTS FOR PLANNING COMMISSION STUDY SESSION

PRELIMINARY DRAFT – MARCH 20, 2025

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EXHIBIT A: 200 SERIES BASE DISTRICTS CODE AMENDMENTS FOR NEW DISTRICTS

March 20, 2025 Preliminary Draft

These proposed Code amendments for the base district regulations are in draft form for Planning Commission review, with new text shown in **redline** format and deleted text as ~~striketrough~~. Ellipsis (...) denote where there would be no change to existing regulations. These sections are not included to make it easier for the Commission to see the changes and not have to go through pages of text with no amendment

Chapter 20.201 – RESIDENTIAL ZONING DISTRICTS

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Chapter 20.202 – MIXED USE ZONING DISTRICTS

Sections:

- 20.202.010 – General Purpose
- 20.202.020 – District Purposes
- 20.202.030 – Use Regulations
- 20.202.040 – Development Standards

20.202.010 – General Purpose

The general purpose of mixed use zoning districts is to:

- A. Provide appropriate locations for mixed use development consistent with the General Plan to meet the housing, commercial, institutional, light industrial, and office needs of Chino residents.
- B. Facilitate the transformation of auto-oriented corridors into vital activity hubs and pedestrian-oriented gathering places that enhance the quality of life for residents and attract visitors.
- C. Enable housing and non-residential uses to locate in proximity to one another, subject to standards for land use compatibility, landscaping and buffering, and building design.
- D. Increase the ability for residents, employees, and visitors to walk to retail, services and other destinations by creating pedestrian-oriented development.
- E. Provide for a development pattern that encourages walking, biking, and the use of public transportation.
- F. Enhance the vitality of commercial corridors and centers in Chino with mini-parks and plazas, outdoor dining, family friendly-facilities, entertainment programming, and public art.
- G. Encourage a variety of housing types and sizes.

20.202.020 – District Purposes

The specific purposes of each mixed-use zoning district are as follows:

- A. **Regional Mixed Use (RMU).** The purpose of this district is to provide for a wide range of retail, dining, entertainment, office, lodging, institutional, educational, medical, recreational, and cultural facilities that cater to both visitors and Chino residents, together with multifamily housing where allowed by a Measure M vote or pre-existing zoning. The intent is to facilitate the evolution of the city's regional shopping centers, support existing businesses, and position Chino as a regional destination for retail, entertainment, and commercial recreation. A mix of uses is not required on every site but is desired within the RMU designation. Mixed use may be in either a vertical format (multiple uses in the same building) or horizontal format (multiple single-use buildings on the same parcel). Permitted non-residential development intensity for larger parcels of five acres or more in size would range from 0.3 to 0.7 FAR, and from 0.3 to 1.0 FAR for smaller parcels less than five acres in size. The minimum FAR allowed by right on all parcels and higher FAR up to the maximum would be permitted in exchange for onsite amenities such as outdoor dining; mini-parks, plazas, and seating areas; family-friendly facilities; EV fast charging stations; entertainment programming; and public art.

- B. **Boulevard Mixed Use (BMU).** The purpose of this district is to provide for provides for a mix of commercial-retail and services that cater to the daily needs of local residents together with multifamily housing where allowed by a Measure M vote or pre-existing zoning. The intent is to promote redevelopment of underutilized properties along key commercial corridors in the central part of the city and to foster attractive, human-scaled mixed-use development that contributes to local character and enhances “small town” sense of place. Permitted uses include retail, restaurants, personal services, public uses, professional business offices, hotels/motels, and housing. A mix of uses is not required on every site but is desired within the corridor segments. Mixed use may be in either a vertical format (multiple uses in the same building) or horizontal format (multiple single-use buildings on the same parcel). Permitted development intensity for commercial-retail development ranges from 0.3 to 1.0 FAR, with minimum FAR allowed by right and higher FAR permitted in exchange for onsite amenities like outdoor dining; mini-parks, plazas, and seating areas; family-friendly facilities; EV fast charging stations; entertainment programming; and public art.

20.202.030 – Use Regulations

- A. **Permitted Uses.** Table 20.202-1 identifies land uses permitted in mixed use zoning districts.

TABLE 20.202-1 - LAND USE REGULATIONS FOR MIXED USE ZONING DISTRICTS

Uses	Zoning Districts		Additional Regulations [To come in hearing draft; no changes in text of these sections is proposed.]
	RMU	BMU	
Residential Uses (Measure M vote required if not allowed by pre-existing overlay zoning)			
Accessory Dwelling Units	P	P	
Multiple Family Dwellings	P	C	
Residential Care Facilities, Small	P	P	
Residential Care Facilities, Large	P	P	
Public and Quasi-Public Uses			
<i>Places of Assembly</i>			
Places of Worship, Community Scale	P	P	
Places of Worship, Regional Scale	P	■	
Places of Worship, Small Storefront	P	P	
Places of Worship, Large Storefront	P	■	
Clubs and Lodges	C	C	
<i>Cultural and Institutional Uses</i>			
Theaters and Auditoriums	C	C	
Libraries	P	P	
Museums and Art Galleries	P	P	
<i>Health Services</i>			
Hospitals	P	P	
Medical Clinics and Labs	P	P	
Medical Offices	P	P	
<i>Educational Uses</i>			

TABLE 20.202-1 - LAND USE REGULATIONS FOR MIXED USE ZONING DISTRICTS

Uses	Zoning Districts		Additional Regulations [To come in hearing draft; no changes in text of these sections is proposed.]
	RMU	BMU	
Schools, Public or Private	C	C	
Trade and Vocational Schools	C	■	
Schools for Personal Enrichment and Fulfillment	C	P	
Athletic Instruction, Minor	A	A	
Gym/Athletic Instruction, Major	P	■	
Gym/Athletic Instruction, Small/Boutique Fitness Studio	P	P	
Child Care Services			
Child Day Care Centers	P	P	
Day Care Facilities, Employer Provided On-site	C	C	
Day Care Facilities, Adult	P	P	
Other Community Services			
Emergency Shelters	C	C	
Low Barrier Navigation Centers	P	P	
Social Services, Charitable Institutions and Services	C	C	
Public Safety Facilities	C	C	
Commercial Uses			
Retail			
Retail, General	P	P	
Cart/Kiosk	A	A	
Retail, Thrift and Secondhand Stores	P	P	
Animal Sales and Services	C	C	
Veterinary Clinic	C	C	
Commercial Nurseries	P	P	
Guns and Ammunition Sales	P	■	
Alcoholic Beverage Sales	A/C	A/C	
Pawn Shops	P	■	
Automobile and Vehicle Sales and Leasing	C	C	
Automobile Rental	A	A	
Vehicle Parts and Accessories Sales	P	P	
Gas and Service Stations	C	C	
Eating and Drinking Establishments			
Restaurant	P	P	
Restaurant, Drive-Thru Facility	C	C	
Bars, Nightclubs and Lounges	C	C	
Cigar Lounges, Vape Lounges and Hookah Bars	P	C	
Banquet Facilities	C	■	
Transient Occupancy			
Hotels and Motels	P	P	
Commercial Services			
Offices, Professional/Business	P	P	
Offices, Service	P	P	
Personal Services	P	P	
Business Support Services	P	P	

TABLE 20.202-I - LAND USE REGULATIONS FOR MIXED USE ZONING DISTRICTS

Uses	Zoning Districts		Additional Regulations [To come in hearing draft; no changes in text of these sections is proposed.]
	RMU	BMU	
Banks, Retail	P	P	
Check Cashing Services	C	■	
Payday Advance Services	C	C	
Cyber Cafes	C	C	
Day Spas	P	P	
Entertainment-Related Services			
Motion Picture Production and Distribution Services	P	■	
Recording Studios	P	■	
Broadcasting Studios	P	P	
Industrial Uses			
Food Preparation	■	■	
Manufacturing and Processing, Light	■	■	
Microbrewery and Micro distillery	■	■	
Research Laboratory	■	■	
Warehousing/Wholesaling and Distribution	■	■	
Public/Mini storage	■	■	
Recreational Uses			
Commercial Recreation	C	C	
Parks and Recreational Facilities	P	P	
Transportation, Telecommunications and Utilities			
EV Charging Stations	P	P	
Wireless Facilities	WTFPP	WTFPP	
Utilities, Major	C	C	
Utilities, Minor	C	C	
Solar Panels, Incidental	P	P	

B. Additional Use Regulations. The following additional regulations apply to uses located in mixed use zoning districts.

1. **Types of mixed use allowed.** Both horizontal and vertical mixed use development shall be allowed in the mixed use districts.
 - a. Horizontal mixed use development allows a range of uses adjacent to one another on a development site, either in separate buildings or separate parcels on a project site. Individual buildings may share project components, such as access driveways, internal circulation, parking, loading, and utility areas.
 - b. Vertical mixed use allows for a mix of uses within a single building where non-residential uses occupy the ground floor and residential or office uses are on the upper levels. A vertical mixed use project may have surface parking, subterranean parking levels, and/or at grade and above grade parking decks.
2. **Active and pedestrian-oriented frontages required in BMU.** Along the primary building frontage, active ground floor uses are required in mixed use buildings where the adjacent parcels

are developed with pedestrian-oriented frontages.

These may include retail shops, eating and drinking establishments, retail banks, financial and business services, personal services, and offices for walk-in clientele, such as employment agencies, insurance offices, real estate offices, travel agencies, and offices for elected officials. Where only one adjacent frontage has a pedestrian orientation, the Director of Development Services shall determine how much of the frontage, if any, shall have a pedestrian orientation based on the desired character for the area envisioned in the General Plan. The Director may allow these active and pedestrian-oriented frontages to be provided along private streets, interior walkways, and around plazas and courtyards within the interior of a project rather than on exterior frontages facing arterial streets.

20.202.040 – Development Standards

- A. **General Standards.** Table 20.202-2 identifies development standards that apply to all lots and structures located in mixed zoning districts.

TABLE 20.202-2 DEVELOPMENT STANDARDS FOR MIXED USE ZONING DISTRICTS

Item	Zoning District		Additional Standards
	RMU	BMU	[To come]
Site Requirements			
<u>Minimum Site Area</u>	=	=	
<u>Lot Area, Minimum</u>	10,000 sq. ft.	10,000 sq. ft.	
<u>Lot Width, Minimum</u>	80 feet	80 feet	
<u>Density, Maximum</u>			As set by overlay zoning
<u>Minimum Landscape Coverage</u>	15%	15%	
<u>Off-Street Parking and Loading</u>			See Chapter 20.18 (Parking)
Building Requirements			
<u>Building Setbacks, Minimum</u>			
<u>Front</u>	20 feet	15 feet	
<u>Rear</u>	15 feet	15 feet	
<u>Street Side</u>	15 feet	15 feet	
<u>Base Floor Area Ratio (FAR)</u>	0.3	0.3	
	0.7 for sites over 15,000 square feet;	1.0	
<u>Maximum Floor Area Ratio (FAR)</u>	1.0 for sites 15,000 square feet or less		On-Site Amenities Required
<u>Building Height, Maximum</u>			
<u>Stories</u>	5	3	
<u>Feet</u>	65 feet	40 feet	

- B. **Additional Development Standards.** The following additional standards apply to lots and structures located in mixed use zoning districts.

1. **Reduced front and street side yards.** The required minimum front and street side setbacks may be reduced five feet to provide active frontages with pedestrian-oriented

amenities.

2. **Required building wall on designated streets in BMU.** Along commercial corridors in the BMU, where existing buildings are at or within 5 feet of the front setback line, building walls shall be constructed along or within 10 feet of the front setback line for a minimum of 50 percent of the primary street frontage. On reverse corner lots, if the street side yard is on an arterial street, it shall be subject to the required building wall standard. This requirement may be waived by the Director of Development Services upon finding that:
 - a. Where ground-floor residential uses are proposed, decks are provided, and substantial landscaping will be located between the build-to and ground-floor residential units as a buffer;
 - b. Entry courtyards, plazas, entries, or outdoor eating areas are located between the build-to line and the building requiring the building wall to be setback further from the front setback line;
 - c. The building incorporates an alternative entrance design that creates a welcoming entry facing the street.
3. **Required ground floor transparency for non-residential uses.** Exterior walls for non-residential ground-floor uses facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings in an area between 2 feet and 8 feet above the sidewalk. No wall shall run in a horizontal plane more than 25 feet without an opening.
 - a. Openings fulfilling this requirement shall have transparent glazing and provide views into display areas, sales areas, work area, lobbies or other active spaces, and window displays shall be at least 3 feet in depth.
 - b. Parking structures are not required to meet these transparency requirements.
 - c. Alternatives to the building transparency requirement may be approved by the Director of Development Services for uses that have unique operational requirements making windows or doors infeasible or for street-facing building walls that exhibit architectural relief and detail with landscaping that creates visual interest at the pedestrian level.
- 3.4. Building entrances.**
 - a. Principal building entries shall front upon the primary street or on interior walkways and private streets.
 - b. Building entries shall be accented with features such as moldings, lighting, overhangs, or awnings.
- 4.5. Building mass and scale.**
 - a. Buildings that are more than 150 feet in length shall include a minimum 2-foot vertical variation in height for at least 50 feet or have a varied roof plane with gable windows or changes in roof pitch and orientation.
 - b. To maintain a human-scale at the street level where ground floor commercial space is provided, building storefront widths shall not exceed 30 feet without a recess or a break, which may be a building entry or a separate display window.

- c. Minimum ground floor height for commercial uses, including retail shops, restaurants, service businesses, and offices: 14 feet.

5.6. Pedestrian orientation and accessible pedestrian facilities in the RMU and BMU

- d. All mixed use development on sites over two acres in size shall incorporate features such as plazas, interior walkways, canopies, arcades, paseos, ornamental gates, trellises, lighting, plant materials, seating, fountains, or other similar features, as appropriate, to support and enhance pedestrian spaces. Bonus FAR is available for qualifying amenities; see Section 202.202.050.
- e. Outdoor pedestrian space shall be landscaped and shall include appropriate street furniture, canopy trees, and/or shade structures to encourage pedestrian activity.
- f. Clearly marked pedestrian connections shall be provided between parking areas and buildings.
- g. Encroachments into the public right-of-way are allowed for outdoor seating in conjunction with full-service restaurants and food retailers, provided a minimum 6-foot wide walkway and pedestrian clear zone is maintained, and the outdoor eating area is contiguous with interior eating space and does not encroach into the public right-of-way of an adjacent business. An encroachment permit issued by the City is required.
- a. All sidewalks, crosswalks, courts, and plazas shall be designed to be safe, accessible, and convenient for individuals of all abilities, whether travelling by foot, wheelchair, or other mobility aid, consistent with the City's adopted Policy on Accessible Pedestrian Facilities.

6.7. Parking.

- a. A parking structure within 25 feet of a street frontage shall be buffered with foundation planting or lined with commercial, retail, or residential use at the ground floor.
- b. Building siting and parking design shall maximize opportunities for shared parking, common access entries and driveways in order to minimize the number of curb cuts and thus limit possible conflict between pedestrians and automobiles.
- c. In the RMU, long-term parking for employees should be in the rear two-thirds of a lot.

7.8. Landscaping.

- a. Street trees shall be included along all street frontages of mixed-use development. Trees shall be selected from a list of City-approved trees and shall be approved by the Director of Development Services prior to installation.
- b. Where pedestrian paths or walkways cross parking areas or driveways, the paths shall incorporate landscaping and decorative paving to define the pedestrian space.

8.9. Setbacks.

- a. No rear setbacks are required when an alley abuts the rear of the lot.
- b. When a lot abuts a residential parcel, the minimum setback shall be the same as required for the residential use on the abutting residential parcel.

20.202.050 – Development Bonuses for On-Site Amenities

- A. **General Requirements.** Bonus floor area, as specified in this section, shall be allowed with a conditional use permit, design review, and site approval in the RMU and BMU districts to compensate for the additional costs of proposed on-site amenities that are consistent with the General Plan and the standards of this section, upon the granting of site approval pursuant to Section 20.603.0070 and the additional findings required by subsection (B)(5) of this section.
1. In all mixed use districts, qualifying projects must provide on-site amenities as specified in the General Plan and this section that are sufficient to earn the number of points required for the bonus floor area requested, pursuant to subsections (B) of this section. The findings in subsection (B)(5) of this section also must be made by the Planning Commission.
 2. To qualify for a floor area bonus, an on-site amenity must be significant and clearly beyond what would otherwise be required for the project under applicable Zoning Code provisions, conditions of approval, Building Code requirements, and/or environmental review mitigation measures.
- B. **Determination of Bonuses.** Bonus floor area shall be calculated on the basis of points approved for individual amenities in accordance with the following procedures unless an applicant requests approval pursuant to the alternative calculation procedure specified in subsection (B)(3).
1. **Points Required.** The number of bonus points required, up to a maximum of one hundred (100), shall be calculated according to the following formula:

$$\frac{\text{FAR Bonus Requested}}{\text{Maximum FAR Bonus Increment Allowed}} \times 100 = \text{Points Required}$$

Variables used in the bonus point calculation are as follows:

- a. *FAR Bonus Requested.* The amount of bonus FAR requested is based on an applicant's development proposal; it is above the maximum base FAR allowed for the mixed use district where the project is located.
- b. *Maximum FAR Bonus Increment Allowed.* The difference between the maximum FAR allowed and base FAR in each mixed use district is the maximum FAR bonus increment. The maximum bonus FAR increments for each mixed use district are as follows:
 - i. RMU District: 0.4 for parcels greater than 15,000 square feet in size; 0.7 for parcels 15,000 square feet or less.
 - ii. BMU: 0.7
2. **Points Counted Toward FAR Bonuses.** The points awarded for the provision of individual on-site amenities shall be aggregated and counted towards the maximum allowable FAR on the site using the formula in subsection (B)(1).
3. **Alternative Calculation of Bonus Floor Area.** If requested by an applicant as an alternative to the points system, the Director of Development Services may approve bonus floor area up to the maximum increments allowed in each mixed use district as follows:

- a. Alternative Calculation Method. For each 0.5 percent of construction costs allocated as an additional expenditure for one or more specific amenities listed in Table 20.502-3, a 1.5 percent increase in the allowable floor area shall be granted.
 - b. Number of amenities required. The number of specific amenities required shall be based on project size as follows:
 - i. Development of 50,000 square feet or less: At least on one amenity
 - ii. Development of 50,001 to 150,000 square feet: At least two amenities
 - iii. Development of more than 150,000 square feet: At least three amenities
 - c. Allowable costs for amenities. Allowable costs for these additional expenditures include the purchase price of materials, fabrication and installation costs, including transportation to the site, lighting and landscaping costs, and specific additional site improvements. Ineligible costs are land acquisition, site preparation, utility fees, and costs of building operations, maintenance, and repairs. Design review by the Planning Commission shall be required for amenities involving physical construction. The Director of Development Service may require a third-party peer review of proposed amenity costs, with the peer review paid by the applicant.
 - d. Design review required. Planning Commission approval of the proposed amenity package would be required as part of site approval.
4. Calculation of Points for Specific On-site Amenities
The maximum number of points that may be awarded for each on-site amenity, the calculation method, and other requirements are as shown in Table 20.502-3.
5. Required Findings. To grant site approval or, in the case of an alternative calculation, a conditional use permit, for bonus floor area ratio, as prescribed in this section, the Planning Commission or the Director of Development Services, whichever has approval authority, must make the following findings in addition to the findings required by Section 20.603.050.
- a. That the proposed amenities are compatible with the overall project design;
 - b. That the proposed amenities are in addition to what otherwise would be required by the Zoning Code, the Building Code, or as a mitigation measure following environmental review;
 - c. That the objective development standards of Section 20.202.050 (C), as required for an individual amenity, have been met; and
That the proposed amenities will provide community benefits sufficient to earn the number of points required for the bonus FAR amount requested. This finding is not required for projects requesting an alternative calculation of bonus floor area pursuant to paragraph (B)(3).

TABLE 20.502-3 ON-SITE AMENITIES AND BONUS POINTS

On-Site Amenity	Maximum Points	Point Calculation	Requirements
1. <u>Plaza, Mini-park or other Privately-owned Public Open Space</u>	<u>50</u>	<u>10% of site area: 50 points¹</u> <u>7.5% of site area: 35 points</u> <u>5% of site area (minimum 7,500 square feet): 20 points</u>	<u>Design must comply with the standards of subsection (C) and be approved by the Planning Commission as part of design review for the project. Open space must be accessible to the general public at all times. Provision must be made for ongoing operation and maintenance in perpetuity.</u>
2. <u>Outdoor Dining</u>	<u>25</u>	<u>5 points for each increment of 25 seats for outdoor dining or fraction thereof, up to a maximum of 100 seats</u>	<u>Design must comply with the standards of subsection (C) and be approved as part of design review for the project.</u>
2. <u>Family-friendly Facilities</u>	<u>25</u>	<u>5 points for every 2% of construction costs devoted to family friendly facilities up to a maximum of 25 points. Qualifying facilities include outdoor and indoor public seating on-site day care, changing rooms in bathrooms, interactive play areas, nursing facilities for mothers, recreational facilities for public use, and community meeting rooms.</u>	<u>Design must comply with the standards of subsection (C) and be approved as part of design review for the project. Planning Commission site approval is required.</u>
3. <u>Extra EV Fast Charging Stations</u>	<u>25</u>	<u>5 points for each Level 2 EV Ready Space or Level 3 Direct Current Fast Charging Space</u>	<u>Only charging stations that are in addition to the requirements for EV charging stations in Chapter 20.507, Parking and Loading and comply with the standards in subsection (C) shall be eligible to be counted for bonus points. Approval by the Director of Development Services is required.</u>
4. <u>Facilities for Entertainment Programming</u>	<u>25</u>	<u>10 points for a commitment to build a flexible performance space with average planned attendance of at least 100 persons, with additional points allowed for greater programming space up to a maximum of 25 points</u>	<u>Only outdoor or community-scale entertainment; no bonus points shall be granted for commercial entertainment facilities or space for live entertainment in restaurants, bars, retail stores, or hotels, and a performance bond may be required as a condition of approval of this bonus by the Director of Development Services.</u>
3. <u>Public Art</u>	<u>25</u>	<u>5 points for every 1% of project construction valuation up to a maximum of 25 points</u>	<u>May include sculpture, painting, graphic arts, mosaics, glass and similar permanent materials, excluding corporate signage, logos, mass produced art objects, and landscaping. A public art permit pursuant to subsection (D) shall be required.</u>

¹ The site area, as defined, includes all lots owned or under the control of a developer or shopping center/mall operator.

C. Development Standards for Specific Amenities.

1. **Mini-parks, and plazas and seating areas.** To qualify as an onsite amenity, privately-owned public open space (POPOS), including mini-parks, plazas, and outdoor seating areas, must meet the following standards:
 - a. **Minimum Area.** 2,500 square feet of usable space. Along alleys, smaller areas of POPOS are allowed, with a minimum area of 500 square feet.
 - b. **Location.** POPOS shall be adjacent to and accessible from public sidewalks or, on large sites, internal pedestrian walkways and shall be on the ground level. POPOS also may be allowed on rooftops if publicly accessible. It also shall be accessible to persons with disabilities.
 - c. **Design.** POPOS shall be designed to provide, as appropriate, gathering areas, recreational areas, children's play areas, and/or outdoor seating, which may be covered or uncovered. Design review and site approval by the Planning Commission is required.
 - i. No more than 20 percent of the POPOS shall be occupied by open space-related above-grade structures, such as pergolas, play structures, or public restroom structures.
 - ii. A minimum of 20 percent of the POPOS shall be planted area with grass, ground cover, bushes, or trees, or shade structures shall be provided. All trees shall be planted flush with the surrounding grade.
 - iii. One canopy shade tree is required for each 1,000 square feet of plaza area.
 - iv. POPOS shall include bike racks if not provided in the vicinity, refuse and recycling receptacles, lighting, and signage indicating hours of operation.
 - d. **Accessory uses, structures and services.** POPOS may include accessory structures and locations for farmers' markets, incidental food sales, including carts, kiosks, and outdoor vendors, all of which must meet the standards and operating requirements of the Zoning Code and related requirements of the Municipal Code, including temporary use permits.
 - e. **Open to the public.** POPOS shall be open to the public, without charge, each day of the year from X:00 a.m. to X:00 p.m., except for temporary closures for necessary maintenance certain holidays, or public safety.
 - f. **Maintenance.** POPOS shall be owned/leased, operated, and maintained by the developer or property manager in accordance with a maintenance plan approved by the Director of Development Services.
2. **Outdoor Dining Areas.** To qualify as an on-site amenity, outdoor dining areas must meet the following standards:
 - a. **Required Permits.** A restaurant operating an outdoor dining area must have all the necessary permits to operate the restaurant, but no additional permits are required if the outdoor dining area meets the standards of this subsection and all of requirements of the Zoning Code.
 - b. **Location.** Outdoor dining areas may be established in common walkways, plazas, and courtyards open to the public where the is at least four feet of clearance maintained for

pedestrians at the perimeter of the outdoor dining area. Outdoor dining shall not be placed in any driveway, fire lane, or maneuvering aisle. An encroachment permit is required for sidewalk dining modules and dining modules in alleys.

- c. Exclusion from floor area calculations. An outdoor dining area does not count toward a restaurant's floor area calculation, and there are no limits on outdoor dining as it relates to indoor dining.
 - d. Seating. Tables shall be arranged so that seating edges are no less than 54 inches apart. Rectangular tables arranged to accommodate seating on one side only shall have not less than 36 inches between table edges. Aisles between tables and other chairs must be 44 inches minimum in width.
 - e. Hours of operation. All outdoor areas adjacent to a residential zoning district or a residential use must close and cease operations by 10:00 p.m.
 - f. Required perimeter walls. A minimum 42-inch high solid wall shall be required between outdoor dining areas and adjoining public sidewalks, parking areas, and driveways. This wall is not required for sidewalk and alley outdoor dining where allowed with an encroachment permit.
 - g. Coverings for rain protection and shade. Coverings for outdoor dining, such as awnings, umbrellas, canopies, and similar coverings shall be weather- ultra-violet, and fire-resistant. No portable tents are allowed.
 - h. Parking. No additional parking is required for outdoor dining areas.
 - i. Use of existing parking spaces. An outdoor dining area may occupy up to three existing parking spaces per restaurant or other eating establishment without the need to provide additional or replacement parking with the written permission of then property owner. No accessible spaces, EV charging spaces, or bicycle parking shall be used for outdoor dining.
 - j. Music and televisions. No speakers, televisions, or other amplified sound, dancing or music is allowed in an outdoor dining area; live entertainment may be permitted with a temporary use permit for special events.
 - k. Heating. Patio heaters shall comply with City codes.
 - l. Trash containers. No trash bins or enclosures shall be placed within or adjacent to outdoor dining areas.
 - m. Alcohol. Alcohol sales and consumption, including wine and beer sales and consumption, require approval of a conditional use permit and a valid California Alcoholic beverage Control license.
3. **Family-friendly Facilities.** To qualify as an on-site amenity, family-friendly facilities must meet the following standards:
- a. Qualifying facilities. A mixed use project shall include at least two of the following family friendly facilities for projects with up to 100,000 square feet of non-residential space and three or more facilities for projects with more than 100,000 square feet of non-residential space.

- i. Outdoor or indoor public seating areas with at least 50 linear feet of seating space;
 - ii. Public restrooms;
 - iii. On-site day care rooms;
 - iv. Changing spaces with changing tables in at least 10 percent of the bathrooms provided for customers of retail shops;
 - v. Indoor or outdoor playgrounds or interactive play areas for children (1,000 square feet minimum size); a rooftop recreation areas for adults;
 - vi. Nursing facilities for mothers;
 - vii. Indoor or outdoor recreational facilities for public use (1,000 square feet minimum size); and
 - b. Design standards. Family-friendly facilities shall be required to meet the design standards of Chapter 20.502 as part of site approval of the project by the Planning Commission.
4. **EV Fast Charging Stations.** To qualify as an on-site amenity, electric vehicle (EV) fast charging stations must meet the following requirements.
- a. Qualifying spaces. Only Level 2 EV ready spaces, Level 3 Direct Current Fast Chargers, and Level 2 EV charging stations that conform to the requirements of the California Green Building Standards Code and are in additional to the number of EV spaces required by Chapter 20.207, Parking and Loading, qualify as an on-site amenity.
 - i. Level 2 EV Ready Space: A parking space served by a complete electric circuit with 208/240 volt, 40-ampere capacity including electrical panel capacity, overprotection device, a minimum 1 inch diameter raceway that may include multiple circuits as allowed by the California Electrical Code, wiring, and either a) a receptacle labeled “Electric Vehicle Outlet” with at least a ½ inch font adjacent to the parking space, or b) electric vehicle supply equipment (EVSE) with a minimum output of 30 amperes.
 - ii. Level 3/Direct Current Fast Charger (DCFC): A parking space that includes the installation of a charger with the capacity to provide at least 80 kW of output.
 - iii. Electric Vehicle Charging Station (EVCS): A parking space that includes installation of electric vehicle supply equipment (EVSE) with a minimum capacity of 30 amperes connected to a circuit serving a Level 2 EV Ready Space. EVCS installation may be used to satisfy a Level 2 EV Ready Space requirement.
 - b. Size. Electric vehicle charging spaces/stations shall be the same size as other vehicle parking spaces, and electric vehicle charging equipment shall not reduce the size of the space.
 - c. Signage. Each electrical vehicle charging space/station shall be clearly marked with a sign reading “Electrical Vehicle Charging Station” and the associated California Vehicle Code restrictions, and only a vehicle that is connected for electric charging shall be allowed to park in the stalls or spaces so designated.
 - d. Equipment. Electrical vehicle charging stations shall be equipped with electrical outlets, and may also be equipped with card readers, controls, connector devices, and other equipment.

as necessary for public use.

- e. Usage fees allowed. Users of the EV fast charging stations may be charged a reasonable fee.

5. Facilities for Entertainment Programming. To qualify as an on-site amenity, facilities for entertainment programming must meet the following standards and permit requirements:

- a. Qualifying entertainment. Only a facility designed to accommodate indoor or outdoor entertainment provided to the public as an on-site amenity by a mall operator or a community or non-profit organizations, that will host individual artists or entertainers, or performers from schools qualifies as a bonusable amenity in a commercial or a mixed use development. Facilities for concerts and movie nights in plazas or parks also count as qualifying entertainment. Spaces for live entertainment in restaurants and hotels, cinemas, and other forms of commercial entertainment are not eligible as a qualifying entertainment facility.
- b. Temporary use permit required. A temporary use permit shall be required for each event, issued by the Director of Development Services pursuant to Section 20.603.060.

6. Public Art. To qualify as an on-site amenity, public art must meet the following standards and permit requirements:

- a. Type of Art Allowed. Public art proposed as an on-site amenity may include a wide range of types of art, including sculpture, painting, including permanently affixed works, such as murals, graphic arts, mosaics, glass, mixed media, and functional art, such as benches, tree grates, and trash receptacles, that are on a large public scale, with durable and long-lasting materials, and represent a significant piece of work that strengthens the aesthetic appearance of the development. Sculpture may be freestanding, in the round, bas-relief, mobile, fountain, kinetic, electronic or any other material or combination of materials styles and materials. The determination of artistic preferences shall be made by the owner or developer of the project, not the City, except that obvious expressions of profanity and offensive and inflammatory public speech are prohibited.
- b. Location. Public art shall be displayed outside in a location visible from the street. Appropriate locations include entry driveways, landscaped front and corner side setbacks, plazas, building facades, and courtyards.
- c. Art Valuation. Allowable costs for public art in a private development include the purchase price of the art and installation costs, including transportation to the site, lighting costs, art consultant fees, and the costs of an identification plaque and appropriate signage. Ineligible costs are land acquisition, site preparation, travel costs for the artist, architects, fees, utility fees, and fees associated with dedication ceremonies, publicity, or educational components, maintenance and repairs.
- d. Timing of Installation. Public art shall be installed prior to issuance of a certificate of occupancy; however, the Director may allow the installation of public art at a later time if the applicant has filed adequate security to guarantee later installation. This security may be in the form of a bond, letter of credit, cash deposit or similar security instrument along with an agreement to install the required art that is acceptable to the Director and the City Attorney.
- e. Identification Plaque. An identification plaque, made of cast metal, shall be installed neat the art piece and include the date, title and artist's name.

- f. *Art Permit Required.* An Art Permit, issued by the Director of Development Services shall be required for the installation of public art in private development. This permit must be requested prior to issuance of a building permit; in a phased project, the Director may determine which phase of development triggers the need for the art permit. The application for the art permit shall be in the form established by the Director, and include at a minimum, a site plan indicating the location and orientation of the art, a lighting plan, and landscaping, as appropriate, “to-scale” drawings of the art piece, color elevation renderings of the art piece at its proposed location, material samples, information on the artist’s past work, and a statement about what the art is to represent for the City. The Director may approve a Master Art Permit when the installation of multiple pieces of art is proposed on a large site.
- g. *County Recordation.* Prior to completion of the art installation, the owners of the property shall record in the office of the San Bernardino Recorder-County Clerk a description of the art piece and noting the obligation of present and future owners to maintain and repair the art.

D. Modifications of On-Site Amenities.

- 1. *Prior to Issuance of Building Permit.* No on-site amenity for which a floor area bonus has been granted may be eliminated or reduced in size without the approval of the Planning Commission. To grant such approval, the Commission must find that there is a corresponding reduction in intensity, height, and/or density, a substitution of an equivalent on-site amenity, or a combination of the two.
- 2. *Prior to Issuance of Certificate of Occupancy.* Before a certificate of occupancy is issued for a project, the applicant shall certify to the Director of Development Services that the bonus points upon which the project’s floor area ratio were based have, in fact, been achieved. If the number of bonus points achieved by the completed project is less than required, the applicant shall contribute one-tenth of one percent (0.1%) of construction valuation per point of shortfall to a City of Chino Parks Improvement Fund. Such contribution shall be made before a certificate of occupancy is issued.

E. Transfer of Floor Area in BMU District. A property owner or developer may transfer an allowance for floor area that is not used in a development in the BMU district to another site in the BMU district. For purposes to this provision, the amount of unused floor area is the difference between the maximum amount of floor area allowed by the maximum FAR (1.0) and the pre-existing floor area on the “sending site.” Potential development on the “receiving site” shall include sufficient points for community amenities on-site, calculated pursuant to subsection (B) above to qualify for the bonus floor area requested, which is received as a result of the transfer and may exceed the FAR limits that otherwise would apply. This development right for unused floor area may be transferred to an intermediate transferee, such as the City or a nonprofit organization, prior to the time which its uses on a “receiving site” has been approved.

- 1. No transfer of unused floor area shall be recognized by the City until the Director of Development Services received an application for approval of a transfer of floor area, certifies that the amount of floor area to be transferred represents the amount of unused floor area on the “sending site,” and specifies the required community benefits for any bonus floor that must be provided and the performance guarantees the City will require. The Director shall issue a certification of his/her findings as to the amount of floor area eligible to be transferred and the community benefits required for bonus floor area. The Director’s certification shall not be

- construed as granting any entitlement granting any entitlement to approval of the proposed use of transferred floor area, which can only be done through a separate development.
2. After a development right to unused floor area has been transferred, the “sending site” shall not be further subdivided or developed to a greater intensity than permitted under the remaining development right.
 3. An instrument of transfer acceptable to the City Attorney shall be prepared and executed by the transferor and the transferee. It shall include a legal description, the Director’s certification of the amount of floor area to be transferred and conditions for approval of any bonus floor based on community amenities to be provided, and a covenant that the transferor irrevocably grants and transfers to the transferees and the transferee’s heirs and successors a development right to a specified amount of unused floor area to be used on the “receiving site.”
 4. A certified copy of the original instrument of transfer shall be delivered to the Director of Development Services along with the required fee, and the Director shall then file it for record in the San Bernardino County Clerk-Recorder’s Office
 5. The development rights to unused floor area may be transferred to the City for the City’s subsequent use on a “receiving site”.
 6. After the instrument of transfer has been executed and recorded, the owner of the “receiving site” may submit an application for use of the transferred floor area in a development on the “receiving site.” This application shall be subject to site approval by the Planning Commission and the proposed development must conform to all of the standards otherwise applicable to development in the BMU district except the floor area ratio, which shall be adjusted based on the amount of transferred floor area and bonus floor area allowed.

Chapter 20.203 – DOWNTOWN ZONING DISTRICTS

Sections:

- 20.202.010 – General Purpose
- 20.202.020 – District Purposes
- 20.202.030 – Use Regulations
- 20.202.040 – Development Standards

20.203.010 – General Purpose

The general purposes of Downtown zoning districts are to:

- A. Promote a mix of daytime and evening uses downtown, including businesses, entertainment, housing, cultural, and civic uses to activate the area throughout the day and into the evening.
- B. Establish a zoning framework to guide the creation of distinct core, civic, commercial and residential subdistricts within Chino’s downtown with development and design standards that will build a sense of place and enhance “small town” character.
- C. Focus the highest intensity of development along D Street and Fifth Street to create a distinctive, walkable mixed use core between Sixth Street and Central Avenue, south of C Street.
- D. Locate civic uses in and adjacent to the Downtown core.
- E. Transition from the Downtown core to surrounding residential neighborhoods with medium density housing, such as duplexes, triplexes, townhomes, and small-scale apartments.
- F. Allow for a mix of commercial, office, and residential uses along Central Avenue to strengthen its role as a mixed use corridor at the heart of Chino.
- G. Support a balance of recognizable brands and locally owned businesses downtown with incentives, as appropriate for infill development providing on-site amenities.

20.203.020 – District Purposes

The specific purposes of each Downtown zoning district are as follows:

- A. **Downtown Core (DC).** The purpose of this district is to provide for high-density mixed use development with commercial and office uses in the four-block central area centered on Seventh and D Streets and residential uses where allowed by a Measure M vote or pre-existing zoning. The district is typified by ground floor level sales and service uses, including eating and drinking establishments, with office uses on the upper floor levels. The maximum allowable FAR is 2.0 for non- residential development, and the maximum permitted residential density, where allowed, is 30 units per acre.
- B. **Downtown Mixed Use (DMU).** The purpose of this district is to provide for a medium to high-density mixed use development with commercial and office uses on the blocks along Central Avenue north of the Downtown Core. The district is typified by ground floor level sales and

service uses, including eating and drinking establishments, with office uses on the upper floor levels. The DMU district accommodates housing where allowed by a Measure M vote or pre-existing zoning. The maximum allowable FAR is 1.0 for non-residential development, and the maximum permitted residential density, where allowed, is 30 units per acre.

- C. **Downtown Residential (DR).** The purpose of this district is to provide sites for medium density residential uses, including, duplexes, triplexes, townhouses, and multi-family housing, if allowed pursuant to a Measure M vote or pre-existing zoning. Landscaping and outdoor living areas will make this district attractive for residents seeking a walkable environment in Downtown. Transitional standards and buffering requirements in Chapter 20.501, Standards for All Development and Land Uses, will protect adjacent neighborhoods. The maximum residential density is 25 units per net acre.
- D. **Downtown Public (DP).** The purpose of this district is to reserve land for civic and institutional uses, including parks and plazas with shade trees and space for outdoor performances, family-oriented events, and farmers' markets. The maximum allowable FAR for all uses is 0.4.

20.203.030 – Use Regulations

- A. **Permitted Uses.** Table 20.203-1 identifies permanent land uses permitted in the Downtown zoning districts. Temporary land uses are permitted with a temporary use permit issued pursuant to Section 20.....

TABLE 20.203-1 - LAND USE REGULATIONS FOR DOWNTOWN ZONING DISTRICTS

Item	Zoning Districts				Additional Standards [To Come]
	<u>DC</u>	<u>DMU</u>	<u>DR</u>	<u>DP</u>	
<u>Residential Uses (Measure M vote required if not allowed by pre-existing overlay zoning)</u>					
<u>Accessory Dwelling Units</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>■</u>	
<u>Multiple Family Dwellings</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>■</u>	
<u>Residential Care Facilities, Small</u>	<u>■</u>	<u>■</u>	<u>P</u>	<u>■</u>	
<u>Residential Care Facilities, Large</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>■</u>	
<u>Public and Quasi-Public Uses</u>					
<u>Places of Assembly</u>					
<u>Places of Worship, Small Storefront</u>	<u>■</u>	<u>C</u>	<u>P</u>	<u>■</u>	
<u>Clubs and Lodges</u>	<u>■</u>	<u>C</u>	<u>C</u>	<u>■</u>	
<u>Cultural and Institutional Uses</u>					
<u>Theaters and Auditoriums</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Libraries</u>	<u>P</u>	<u>■</u>	<u>■</u>	<u>P</u>	
<u>Museums and Art Galleries</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Health Services</u>					
<u>Medical Clinics and Labs</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Medical Offices</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>■</u>	
<u>Educational Uses</u>					
<u>Schools, Public or Private</u>	<u>■</u>	<u>C</u>	<u>C</u>	<u>P</u>	

TABLE 20.203-I - LAND USE REGULATIONS FOR DOWNTOWN ZONING DISTRICTS

Item	Zoning Districts				<u>Additional Standards [To Come]</u>
	<u>DC</u>	<u>DMU</u>	<u>DR</u>	<u>DP</u>	
<u>Schools for Personal Enrichment and Fulfillment</u>	P	C	C	P	
<u>Child Care and Adult Care Services</u>					
<u>Residential Day Care Facilities</u>	P	P	P	P	
<u>Day Care Facilities for Children and Adults</u>	A	P	C	C	
<u>Other Community Services</u>					
<u>Emergency Shelters</u>	■	■	■	■	
<u>Public Parking Facility</u>	P	P	C	P	
<u>Social Services, Charitable Institutions and Services</u>	C	C	C	■	
<u>Public Safety Facilities</u>	C	C	C	C	
<u>Commercial Uses</u>					
<u>Retail</u>					
<u>Retail, General</u>	P	P	P	■	
<u>Retail, Thrift and Secondhand Stores</u>	P	P	P	■	
<u>Alcoholic Beverage Sales</u>	C	C	■	■	
<u>Eating and Drinking Establishments</u>					
<u>Restaurant</u>	P	P	■	■	
<u>Bars, Nightclubs and Lounges</u>	C	C	■	■	
<u>Commercial Services</u>					
<u>Offices, Professional/Business</u>	P	P	■	■	
<u>Offices, Service</u>	P	P	■	■	
<u>Personal Services</u>	P	P	■	■	
<u>Business Support Services</u>	P	P	■	■	
<u>Banks, Retail</u>	P	P	■	■	
<u>Cyber Cafes</u>	■	C	■	■	
<u>Day Spas</u>	P	P	P	■	
<u>Recreational Uses</u>					
<u>Commercial Recreation</u>	■	C	C	■	
<u>Parks and Recreational Facilities</u>	P	P	P	P	
<u>Transportation, Telecommunications and Utilities</u>					
<u>EV Charging Stations</u>	P	P	■	P	
<u>Wireless Facilities</u>	WTFPP	WTFPP	WTFPP	WTFPP	<u>Chapter 20.22</u>
<u>Utilities, Major</u>	C	C	C	C	
<u>Utilities, Minor</u>	P	P	P	P	
<u>Solar Panels, Incidental</u>	A	A	A	A	

B. Additional Use Regulations. The following additional regulations apply to uses located in the Downtown zoning districts.

1. **Types of mixed use allowed.** Both horizontal and vertical mixed use development shall be allowed in the DC, DMU, and DR districts.
 - a. Horizontal mixed use development allows a range of uses adjacent to one another on a site, either in separate buildings or parcels. Individual buildings may share project components, such as parking, access driveways, loading, and utility areas. Individual buildings may be 100 percent residential.
 - b. Vertical mixed use allows for a mix of uses within a single building where non-residential uses occupy the ground floor and residential uses are on the upper levels. A vertical mixed use project may have surface parking, subterranean parking decks, and/or at grade and above grade parking decks.
2. **Minimum amount of retail and service uses required in the DC.** In a mixed use project in the DC and DMU districts, at least 10 percent of the gross floor area shall be reserved for and occupied by retail shops, eating and drinking establishments, retail banks, financial and business services, offices for walk-in clientele, or businesses offering personal services.
3. **Active and pedestrian-oriented frontages required on certain streets in the DC.** Along the primary building frontages along D Street and Seventh Street, active ground floor uses or pedestrian-oriented frontages, consistent with standards in Section 20.203.040 (B)(8) are required in mixed use buildings for at least 60 percent of street-facing space. These uses may include retail shops, eating and drinking establishments, retail banks, financial and business services, personal services, and offices for walk-in clientele, such as employment agencies, insurance offices, real estate offices, travel agencies, and offices for elected officials. The Director of Development Services may allow these active uses and pedestrian-oriented frontages to be provided along around plazas and courtyards within a mixed use project rather than on exterior frontages facing arterial streets.
4. **Recreational facilities.** Fitness centers are allowed in mixed use building with residential uses with site plan review.
5. **Community events and entertainment program.** Temporary use permits for community events in the Downtown districts shall be uses for community events, such as movie nights, concerts, fun runs, seasonal events, and similar activities, under the provisions in Section 20.....

20.203.040 – Development Standards

- A. **General Standards.** Table 20.203-2 identifies development standards that apply to all lots and structures located in mixed zoning districts.

TABLE 20.203-2 DEVELOPMENT STANDARDS FOR DOWNTOWN ZONING DISTRICTS

Item	Zoning Districts			Additional Standards	
	DC	DMU	DR	DP	
Site Requirements					
Lot Area, Minimum (sq.ft.)	4,500	4,500	4,500	=	
Lot Width, Minimum (ft.)	100	100	100	=	Sec. 20.05.040.B.2
Density, Maximum	30 du/ac	30 du/ac	20 du/ac		
Off-Street Parking and Loading					See Chapter 20.507
Minimum Landscape Coverage		15%	20%	15%	
Building Requirements					
Building Setbacks, Minimum					
Front and Corner Side	1 ¹	10 ¹	15 ^{1,3}	10 ¹	Sec. 20.05.040.B.5
Rear	10 ²	10 ²	20 ²	10	Sec. 20.05.040.B.4 and 5
Interior Side	2 ²	2 ²	10 ²		Sec. 20.05.040.B.3 and 5
Building Size					
Maximum Floor Area Ratio (FAR)	1.2	0.8	0.8	=	See 2
Additional Floor Area Ratio (FAR) with Privately-owned Public Open Space	0.8	0.4	0.2	=	See 2
Building Height, Maximum					
Stories	4 ⁴	3	3		
Feet	45	45	35		

1. Sec. 20.05.040.B.1. A minimum 20 foot setback is required for garages and entries to parking structures.

2. On lots abutting residential districts the minimum interior setbacks shall be the same as that required in the abutting district.

3. Open or covered porches may be constructed in the front and street side setbacks to encroach no closer than 12 feet to the front property line and 5 feet to the street side property line.

4. Along street frontages and adjacent to lower density districts, the upper story above 35 feet shall be stepped back at least 10 feet from the exterior wall of the story below.

- B. **Additional Development Standards.** The following additional standards apply to lots and structures located in mixed use zoning districts.

1. **Ground floor ceiling height.** All commercial floor space provided on the ground floor for general retail, restaurants, business and personal services, and offices must have a minimum floor-to-ceiling height of 14 feet.
2. **Setbacks adjacent to alleys.** No rear setbacks are required when an alley abuts the rear of the lot.
3. **Required side and rear yards for residential uses.** In order to provide light and air for residential units and additional separation for rooms that contain areas that require additional privacy considerations, the following minimum setbacks shall apply to any

building wall containing windows and facing an interior side or rear yard unless the wall is facing public open space. The required setbacks apply to that portion of the building wall containing and extending 3 feet on either side of any window.

- a. For any wall containing living room or other primary room windows, a setback of at least 15 feet shall be provided.
- b. For any wall containing sleeping room windows, a setback of at least 10 feet shall be provided.
- c. For all other walls containing windows, a setback of at least 5 feet shall be provided.
4. ***Required courtyards in DR District.*** Lots have a width greater than 100 shall provide a courtyard for residential use on the lot that meets the following design criteria:
 - a. The minimum area of a required courtyard is 10 percent of the lot area. Required setback areas shall not count toward the minimum area required for a courtyard.
 - b. Courtyards shall be open to the sky, but projections courtyards are allowed that meet the standards of Section 20.501.090.
 - c. At least 50 percent of the perimeter of a courtyard shall be enclosed by buildings.
 - d. Courtyards shall be visible and accessible from adjacent sidewalks with a minimum 10-foot wide opening.
 - e. At least 50 of the courtyard area shall be planted. Planting shall be at grade or in a finished planter and one canopy tree shall be planted in each courtyard
5. ***Required building wall.*** In the DC District, building walls shall be constructed along the front property line for a minimum of 70 percent of the primary street frontages. On reverse corner lots, if the street side yard is on an arterial street, it shall be subject to the required building wall standard. This requirement may be waived by the Director of Development Services upon finding that:
 - a. Ground-floor residential uses are proposed, a minimum 15-foot setback is proposed, and substantial landscaping will be located between the build-to and ground-floor residential units as a buffer;
 - b. Entry courtyards, plazas, entries, or outdoor eating areas are located between the build-to line and the building and buildings are constructed at the edge of the courtyard, plaza, or dining area;
 - c. The building incorporates an alternative entrance design that creates a welcoming entry facing the street.
6. ***Building entrances.***
 - a. Principal building entries shall front upon the primary street or be in a visually-prominent location as determined by the Director of Development Services.
 - b. Building entries shall be accented with features such as moldings, lighting, overhangs, or awnings.

7. **Building mass and scale.**

- a. To reduce upper-story building mass in the DC, floorplates for the fourth story shall not exceed 80 percent of the third-floor floorplate. The Director of Development Services may waive this requirement upon finding the architectural articulation of exterior walls and a sloped roof modulates the visual mass of the top of the building and avoids the appearance of a box-like structure.
- b. Buildings that are more than 150 feet in length shall include a minimum 2-foot vertical variation in height for at least 50 feet or have a varied roof plane with gable windows or changes in roof pitch and orientation.

8. **Pedestrian orientation and accessible pedestrian facilities on designated streets.**

- a. Along D Street and Seventh Street, all development on sites over two acres in size shall incorporate such features as plazas, interior walkways, awnings, canopies, arcades, paseos, ornamental gates, trellises, lighting, plant materials, seating, fountains, or other similar features, as appropriate, to support and enhance pedestrian spaces.
- b. Outdoor pedestrian space along on D and Seventh Streets on public sidewalks shall include shade trees and appropriate street furniture and outdoor seating to encourage pedestrian activity.
- c. All sidewalks, crosswalks, plazas and parks shall be designed to be safe, accessible, and convenient for individuals of all abilities, whether travelling by foot, wheelchair, or other mobility aid, consistent with the City's adopted Policy on Accessible Pedestrian Facilities.

9. **Parking.**

- a. For calculations purposes, 500 square feet may be deducted from the space occupied by a small, locally-owned business where on-street parking is available or there is public parking within a quarter-mile walking distance. (Optional: Increase to 2,000 square feet)
- b. Parking areas are prohibited between the building and primary street edge along D Street and Seventh Street and in the DR District. In other districts, short-term drop-off spaces, short-term parking for retail shops, and of parking spaces for hotel guests may be allowed in front and corner side setback areas
- c. Multi-story parking structures within 25 feet of a street frontage shall be lined with foundation landscaping at the ground floor.
- d. Building siting and parking design shall maximize opportunities for shared parking and shared access entries, and shared driveways.

10. **Landscaping.**

- a. Street trees shall be included along all primary and secondary street frontages; they are not required on alleys. Trees shall be selected from a list of City-approved trees and shall be approved by the Director of Development Services prior to installation.
- b. Where pedestrian paths or walkways cross parking areas or driveways, the paths shall incorporate landscaping and decorative paving to define the pedestrian space.

Chapter 20.204 – COMMERCIAL ZONING DISTRICTS

Sections:

- 20.203.010 – General Purpose
- 20.203.020 – District Purposes
- 20.203.030 – Use Regulations
- 20.203.040 – Development Standards

20.204.010 – General Purpose

...

20.204.020 – District Purposes

... *Note: The CR district is deleted; it is replaced by the RMU District.*

20.204.030 – Use Regulations

A. **Permitted Uses.** Table 20.06-1 identifies land uses permitted in each commercial district.

TABLE 20.06-1 LAND USE REGULATIONS FOR COMMERCIAL ZONING DISTRICTS

Uses	Zoning Districts				Additional Regulations
	CN	CG	CO	CS	
Residential Uses					
Group Homes and Facilities	■	C	■	■	
Senior Housing Projects	■	C	C	C	Sec. 20.21.340
Congregate Care Facilities	■	C	C	C	Sec. 20.21.460
Live/Work	■	■	■	C	Sec. 20.21.060
Residential Care Facilities, Small	■	C	C	■	
Residential Care Facilities, Large	■	C	C	■	Sec. 20.21.070
Caretaker Quarters	■	■	■	P	Sec. 20.21.110
Public and Quasi-Public Uses					
Places of Assembly					
Places of Worship, Community Scale	C	C	C	■	
Places of Worship, Regional Scale	■	C	■	■	
Places of Worship, Small Storefront	A	A	A	■	
Places of Worship, Large Storefront	A	A	A	■	
Clubs and Lodges	C	C	C	■	
Cultural and Institutional Uses					
Theaters and Auditoriums	■	C	■	■	
Libraries	C	C	C	■	
Museums and Art Galleries	C	C	C	C	
Botanical and Zoological Gardens	■	C	■	■	
Health Services					
Hospitals	■	C	C	C	
Medical Clinics and Labs	P	P	P	P	

TABLE 20.06-1 LAND USE REGULATIONS FOR COMMERCIAL ZONING DISTRICTS

Uses	Zoning Districts				Additional Regulations
	CN	CG	CO	CS	
Medical Offices	P	P	P	P	
Medical Marijuana Dispensary	■	■	■	■	
Educational Uses					
Schools, Public or Private	■	C	C	■	
Trade and Vocational Schools	■	C	C	■	
Schools for Personal Enrichment and Fulfillment	A	A	C	A	Sec. 20.21.180
Gym/Athletic Instruction, Minor	A	A	C	A	Sec. 20.21.440
Gym/Athletic Instruction, Major	■	C	C	C	Sec. 20.21.440
Gym/Athletic Instruction, Small/Boutique Fitness Studio	A	P	A	A	Sec. 20.21.440
Child/Adult Care Services					
Child Day Care Centers	C	C	C	■	Sec. 20.21.090
Day Care Facilities, Employer Provided On-site	C	C	C	■	
Day Care Facilities, Adult	C	C	C	■	
Other Community Services					
Emergency Shelters	■	C	■	P	Sec. 20.21.080
Social Services, Charitable Institutions and Services	C	C	C	C	
Public Safety Facilities	C	C	C	C	
Commercial Uses					
Retail					
Retail, General	P	P	C	P	
Cart/Kiosk	A	A	A	■	Sec. 20.21.150
Retail, Thrift and Secondhand Stores	P	P	■	P	
Animal Sales and Services	P	P	■	P	
Veterinary Clinics	■	C	■	C	
Commercial Nurseries				P	
Guns and Ammunition Sales	■	C	■	■	
Alcoholic Beverage Sales	A/C	A/C	■	A/C	Sec. 20.21.270
Pawn Shops	■	■	■	C	
Adult Oriented Businesses	■	■	■	C	
Mobile Homes Sales	■	■	■	C	
Swap Meets	■	■	■	C	
Vehicle Sales and Services					
Automobile and Vehicle Sales and Leasing	■	C	■	C	Sec. 20.21.250
Automobile Rental	■	A/C	■	A/C	Sec. 20.21.410
Truck and Trailer Rental	■	■	■	C	Sec. 20.21.410
Vehicle Parts and Accessories Sales	P	P	■	P	
Automobile, Light Truck and Van Cleaning	■	C	■	C	
Bus and Large Truck Cleaning	■	■	■	■	
Vehicle Repair and Maintenance	■	A	■	A	Sec. 20.21.240
Bus and Large Truck Repair and Maintenance	■	■	■	C	
Paint or Auto Body Repair	■	C	■	C	
Vehicle Towing Service	■	■	■	P	
Gas and Service Stations	C	P	C	P	Sec. 20.21.230
Eating and Drinking Establishments					

TABLE 20.06- I LAND USE REGULATIONS FOR COMMERCIAL ZONING DISTRICTS

Uses	Zoning Districts				Additional Regulations
	CN	CG	CO	CS	
Restaurant	P	P	C	C	
Restaurant, Drive-Thru Facility	C	P	C	C	Sec. 20.21.170
Bars, Nightclubs and Lounges	■	C	■	C	Sec. 20.21.280
Cigar Lounges, Vape Lounges and Hookah Bars	■	C	■	C	Sec. 20.21.320
Microbrewery and Microdistillery	■	C	■	C	Sec. 20.21.270
Banquet Facilities	■	C	■	C	
<i>Transient Occupancy</i>					
Bed and Breakfast	■	C	■	■	
Hotels and Motels	■	C	C	P	
<i>Commercial Services</i>					
Offices, Professional/Business	P	P	P	P	
Offices, Service	P	P	P	P	
Personal Services	P	P	C	P	
Personal Services, Restricted	■	■	■	C	
Business Support Services	P	P	P	P	
Banks, Retail	P	P	P	P	
Check Cashing Services	■	■	■	C	Sec. 20.21.300
Payday Advance Services	■	P	■	P	
Cyber Cafes	■	C	■	C	Sec. 20.21.310
Day Spas	■	C	C	■	
Massage Establishments	■	C	C	C	Chapter 5.24
Funeral Parlors, Mortuaries and Crematories	■	C	■	C	
Fortunetelling	■	P	■	P	
<i>Entertainment-Related Services</i>					
Motion Picture Production and Distribution Services	■	C	C	C	
Recording Studios	■	P	■	P	
Broadcasting Studios	■	C	C	C	
Recreational Uses					
Commercial Recreation	P	C	■	P	
Golf Courses, Miniature	■	C	■	■	
Parks and Recreational Facilities	P	P	P	P	
Sports Stadium or Arenas	■	■	■	■	
Amusement or Theme Park	■	■	■	■	
Industrial					
<i>Manufacturing and Processing</i>					
Manufacturing and Processing, Light	■	■	■	P	
Food Preparation	■	P	■	P	
<i>Recycling</i>					
Recycling Facilities, Small Collection	A	A	■	A	Sec. 20.21.360
Recycling Facilities, Large Collection	■	■	■	■	Sec. 20.21.360

TABLE 20.06- I LAND USE REGULATIONS FOR COMMERCIAL ZONING DISTRICTS

Uses	Zoning Districts				Additional Regulations
	CN	CG	CO	CS	
Recycling Facilities, Reverse Vending Machines	A	A	■	A	Sec. 20.21.360
<i>Warehousing and Storage</i>					
Warehousing, Very Light (<25,000 sq ft)	■	■	■	P	
Outdoor Storage, Incidental	A	A	A	A	Sec. 20.21.200
Outdoor Storage, as a Primary Use	■	■	■	■	Sec. 20.21.200
<i>Other Industrial</i>					
Equipment Rental and Sales, Light Equipment	■	C	■	P	Sec. 20.21.220
Transportation, Telecommunications and Utilities					
<u>EV Charging Stations</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Transportation Terminals	■	C	C	C	
Parking Facilities	■	C	C	C	
Utilities, Major	C	C	■	C	
Utilities, Minor	C	C	C	C	
Wireless Facilities	WTFPP	WTFPP	WTFPP	WTFPP	Chapter 20.22
Solar Panels, Incidental	A	A	A	A	Sec. 20.10.070
Wind Turbines, Incidental	■	■	■	■	Sec. 20.22
Agricultural Uses, Activities and Facilities					
Crop Cultivation	A	A		A	Sec. 20.21.020
Agricultural Product Stands	I	I		I	Sec. 20.21.020

20.204.040 – Development Standards

- A. General Standards.** Table 20.06-2 identifies development standards that apply to all lots and structures located in commercial zoning districts.

TABLE 20.06-2 COMMERCIAL DEVELOPMENT STANDARDS

Uses	CN	CG	Zoning Districts		Additional Regulations
			CO	CS	
Site Requirements					
Lot Area, Minimum	5 acres	6,000 sq ft	7,500 sq ft	1 acre	
Lot Width, Minimum	■	■	■	■	
Lot Depth, Minimum	■	■	■	■	
Landscape Coverage	15%	10%	15%	10%	
Off-Street Parking and Loading	See chapter 20.18 (Parking)				
Building Requirements					
Building Setbacks, Minimum					
Street	25 feet	20 feet	25 feet	25 feet	Sec. 20.06.040.B.1 & 2
Interior Rear	25 feet	0 feet	10 feet	0 feet	Sec. 20.06.040.B.2
Interior Side	25 feet	0 feet	5 feet	0 feet	Sec. 20.06.040.B.2
Minimum Separation Between Buildings or Structures	10 feet	10 feet	10 feet	Subject to UBC	
Maximum Lot Coverage	30%	40%	40%	45%	
Floor Area Ratio (FAR)	0.30	1.0	1.0	0.6	
Building Height, Maximum					
Stories	1	8	8	2.5	
Feet	35 feet	120 feet	120 feet	35 feet	

- B. Additional Development Standards.** The following additional standards apply to lots and structures located in commercial zoning districts.

- On developments two or more stories in height, an additional 10 feet of building setback shall be provided for each story after the first.
- Within the CG, CO, and CN zones, properties that abut a residential zone shall provide a minimum setback of 20 feet. Additionally, a 6-foot-high masonry block wall shall be constructed at the property line. The 5 feet nearest the wall shall consist of a landscape screen which will reach a height of at least 10 feet.
- 2-3. Within the CS zone, the commercial design standards established in Chapter shall not apply to pre-existing, legally conforming uses that propose to alter or expand a building or use on an infill site, which will provide economic benefit to the community and fiscal benefits to the City. The Director of Development Services also may allow adjusts in minimum building setbacks, minimum landscaping, and maximum lot coverage standards established in Table 20.204-2 if needed to provide a reasonable accommodation for a proposed expansion or alteration of a pre-existing building on an infill site.

Chapter 20.206 – AGRICULTURE, OPEN SPACE, AND PUBLIC ZONING DISTRICTS

Sections:

- 20.205.010 – General Purpose
- 20.205.020 – District Purposes
- 20.205.030 – Use Regulations
- 20.205.040 – Development Standards

20.206.010 – General Purpose

The general purpose of agriculture, open space, and public districts is to:

- A. Preserve and protect agricultural and other natural resources in Chino.
- B. Provide for a variety of passive and active open space areas.
- C. Meet the recreational needs of a growing population.
- D. Provide adequate locations for public facilities and uses.

20.206.020 – District Purposes

The specific purpose of each zoning district is as follows:

- A. **General Agricultural (AG).** The purpose of this district is to provide areas for general agricultural uses. Permitted uses in the AG district include livestock ranges, crop cultivation, agriculture related residences and structures, parks and recreational areas and agricultural offices. Temporary commercial recreation facilities are also permitted with the approval of a Special Conditional Use Permit, excluding any property within the City that is subject to a specific plan.
- B. **Open Space Recreational (OS 1).** The purpose of this district is to provide areas for a variety of types of public parks. Permitted uses and structures in the OS 1 district include active playing fields, parks, and recreation facilities, urban parks ~~and plazas~~, bicycle and walking trails, fountains, landscaped areas and corridors, natural open space and wildlife areas and water recharge and detention facilities.
- C. **Open Space Natural (OS 2).** The purpose of this district is to provide areas for open space conservation and passive recreational uses. The OS 2 district is intended to feature minimal or no development and to serve as visual buffers, natural open and wildlife corridors and water recharge and detentions/retention areas. The OS 2 district may contain hiking and biking trails and other landscaped areas. The OS 2 district is intended to preserve agricultural, cultural and historical resources, protect natural plant and animal habitats and provide links with regional habitat corridors. Temporary commercial recreation facilities are also permitted with the approval of a Special Conditional Use Permit, excluding any property within the City that is subject to a specific plan.

- D. Open Space Urban (OS 3).** The purpose of this district is to provide areas for open space within commercial and mixed use areas of the city, including plazas, and squares, consistent with General Plan and any applicable specific plan. Permitted uses and structures include active playgrounds for children, outdoor seating and dining areas, pedestrian gathering places and walkways, fountains and public art, landscaped area, and facilities for outdoor entertainment.
- E. Public (P).** The purpose of this district is to provide locations for uses that support government, civic, cultural, recreational, health and infrastructure aspects of the community, such as public educational institutions, community and group meeting centers, fire stations, cemeteries and libraries. This district also accommodates large-scale public facilities such as storm water detention/retention facilities, water treatment plants, solid waste transfer stations, recycling facilities, multi-modal facilities, transit station, corporation yards, cemeteries, and landfill sites.
- F. Public School (PS).** The purpose of this district is to provide locations for public schools to serve Chino residents.

20.206.030 – Use Regulations

- A. Permitted Uses.** Table 20.08-1 identifies land uses in the Agricultural, Open Space and Public zoning districts.

TABLE 20.08-1 LAND USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, AND PUBLIC ZONING DISTRICTS

Uses	Zoning District						Additional Regulations
	AG	OS1	OS2	OS3	P	PS	
Residential Uses							
Single-Family Dwellings	P	■	■	■	■	■	
Accessory Dwelling Units	P	■	■	■	■	■	Sec. 20.11.020
Junior Accessory Dwelling Units	P	■	■	■	■	■	Sec. 20.11.020
Caretaker Quarters	P	■	■	■	■	■	Sec. 20.21.110
Farm Employee Housing, Large	C	C	C	■	■	■	Sec. 20.21.490
Farm Employee Housing, Small	P	P	P	■	■	■	Sec. 20.21.490
Public and Quasi-Public Uses							
Cultural and Institutional Uses							
Theaters and Auditoriums	■	C	■	■	C	C	
Libraries	■	C	■	■	C	C	
Museums and Art Galleries	C	C	■	■	C	■	
Botanical and Zoological Gardens	C	C	■	■	C	■	
Health Services							
Medical Marijuana Dispensary	■	■	■	■	■	C	
Hospitals	■	■	■	■	P	C	
Medical Clinics and Labs	■	■	■	■	P	■	
Medical Offices	■	■	■	■	P	■	
Educational Uses							
Schools, Public or Private	■	C	■	■	C	P	
Child Care Services							
Day Care Facilities, Small	P	■	■	■	C	-	Sec. 20.21.090(D)
Day Care Facilities, Large	■	C	■	■	C	-	Sec.

TABLE 20.08-I LAND USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, AND PUBLIC ZONING DISTRICTS

Uses	Zoning District						Additional Regulations
	AG	OS1	OS2	OS3	P	PS	
Other Community Services							
Public Safety Facilities	■	■	■	■	C	■	20.201090(E)
Commercial Uses							
Retail							
Agricultural Product Stands	I	■	■	■	■	■	Sec. 20.21.020
Office, Professional	■	■	■	■	C	■	
Social Services, Charitable Institutions and Services	■	■	■	■	C	■	
Eating and Drinking Establishments							
Restaurant	■	I	■	■	C/I	■	
Recreational Uses							
Commercial Recreation	■	C	■	■	■	■	
Temporary Commercial Recreation Facility	C [I]	■	C [I]	■	■	■	20.12.020.C.2
Fairgrounds	■	C	■	■	C	■	
Golf Courses	■	C	C	■	C	■	
Parks and Recreational Facilities	C	P	P	P	P	■	
Pistol, Skeet, Rifle and Archery Ranges	■	C	C	■	■	■	
Agricultural and Open Space							
Crop Cultivation	P	P	P	■	■	■	Sec. 20.21.020
Agricultural Processing, On-Site	I	■	■	■	■	■	
Dairies	P	C	C	■	■	■	Sec. 20.21.030
Ranches	P	C	C	■	■	■	Sec. 20.21.030
Kennels	P	C	■	■	■	■	
Stables, Commercial	P	C	■	■	■	■	
Stables Private	P	■	■	■	■	■	
Transportation, Telecommunications and Utilities							
Utilities, Major	■	■	■	■	C	■	
Utilities, Minor	■	■	■	■	C	C	
Wireless Facilities	WTFPP	WTFPP	WTFPP	■	WTFPP	WTFPP	Chapter 20.22
Solar Panels, Incidental	A	A	A	■	A	A	Sec. 20.10.070
Wind Turbines, Incidental	A	C	■	■	C	C	Sec. 20.10.070

[I] Excludes any property within the City that is subject to a specific plan.

20.206.040 – Development Standards

- A. General Standards.** Table 20.08-2 identifies development standards that apply to all lots and structures located in the agricultural, open space and public zoning districts.

TABLE 20.08-2 AGRICULTURE, OPEN SPACE AND PUBLIC DEVELOPMENT REGULATIONS

Item	AG	OS I	OS 2/ <u>OS 3</u>	P	PS	Additional Regulations
Site Requirements						
Minimum Lot Area	50 acres	N/A	N/A	N/A	N/A	
Minimum Lot Width	300 feet	N/A	N/A	N/A	N/A	
Minimum Lot Depth	300 feet	N/A	N/A	N/A	N/A	
Off-Street Parking and Loading	See Chapter 20.18 (Parking)					
Building Requirements						
Minimum Building Setbacks						
From front property line	25 feet	N/A	N/A	N/A	N/A	Sec. 20.08.040.B.1
From rear property line	25 feet	N/A	N/A	N/A	N/A	
From interior side property line	10 feet	N/A	N/A	N/A	N/A	
From street side property line	15 feet	N/A	N/A	N/A	N/A	Sec. 20.08.040.B.1
Minimum Separation Between Buildings or Structures	Subject to the minimum separation requirements of the Uniform Building Code					
Maximum Building Height						
Stories	2-1/2					N/A
Feet	35 feet					N/A

- B. Additional Development Standards.** The following additional standard applies to lots and structures located in the Agricultural, Open Space and Public zoning districts.
1. An additional 5 feet of setback shall be provided along primary and secondary arterial streets, as shown in the General Plan Transportation Element.

Chapter 20.207 – PLANNED DEVELOPMENT DISTRICT

Sections:

- 20.206.010 – General Purpose
- 20.206.020 – Zoning Map Designation
- 20.206.030 – Use Regulations
- 20.206.040 – Development Standards

20.207.010 – General purpose.

The purpose of this chapter is to establish a Planned Development (PD) District as a floating zone to allow for one or more properties to be developed under a developer-initiated comprehensive development plan that provides for coordinated development and a particular mix of uses and character envisioned by the General Plan with design and development standards crafted to respond to site conditions in order to:

- A. Provide developers a procedures to achieve greater flexibility in regulations such as building relationships, setbacks, height limitations, floor area ratio (FAR), lot sizes, types of structures, parking, landscaping, and the amount and location of open space that support a development concept that might not be allowed with base zoning district standards and maser plans under the -Maser Plan Overlay.
- B. Ensure substantial compliance with and implementation of the land use and density policies of the General Plan and any applicable Specific Plan.
- C. Allow for more detailed small area planning for sites within larger master-planned areas.
- D. Provide for efficient and cost-effective public facilities and services.
- E. Allow for creative development projects that incorporate design features that provide greater amenities than would likely result from conventionally planned development under base district regulations.
- F. Protect public health, safety, and general welfare without unduly inhibiting developers attempting to secure the advantages of modern, large-scale site planning for residential, commercial, or industrial purposes.

A PD District shall also be used for adoption and administration of Specific Plans, prepared pursuant to the Government Code. The PD District also is intended to provide the implementation framework for the MPO Master Plan Overlay established by Chapter 20.304, which requires a master plan as a precondition of development of a site subject to an MPO designation.

20.207.020 – Zoning map designation.

A PD District shall be noted on the Zoning Map by the designation “PD,” followed by the number of the Planned Development or Specific Plan based on order of adoption.

20.207.030 – Use regulations.

No use other than an existing use is permitted in a PD District except in accordance with a valid PD Plan or adopted Specific Plan adopted pursuant to the procedures in Section 20.602.150. Any permitted or conditional use authorized by this Code may be included in an approved PD Plan or an adopted Specific Plan consistent with the General Plan land use designation(s) for the property and, if required, a Measure M vote.

20.207.040 – Development Standards.

- A. **Minimum Area.** The minimum area of a PD District shall be as follows; however, the City Council may approve a District smaller than the minimum area if it finds that rezoning to PD would provide greater benefits to the general welfare of Chino's residents and property owners than development under base district zoning because of unique characteristics of the site or the proposed use.
 - 1. Downtown and Mixed-Use Zoning Districts: One acre
 - 2. Other Zoning Districts: Two acres.
- B. **Residential Open Space.** Common and private residential open space shall be required for housing units, with variable standards allowed for specific building types. The total open space provided for residents under a PD Plan shall be substantially the same as the open space required by the prior base district for the total area of the planned development.
- C. **Residential Unit Density.** Except where a density bonus is granted in compliance with the City's residential density bonus regulations, the total number of dwelling units in a PD Plan shall not exceed the maximum number permitted by the General Plan density for the total area of the planned development designated for residential use, if applicable, excluding areas devoted to public and private streets, creeks, and storm drains. If the General Plan does not establish a residential density, the City Council shall set a density limit in approving the PD Plan and a Measure M vote may be required.
- D. **Performance Standards.** The Performance Standards prescribed by Section 20.501,020 Performance Standards, apply.
- E. **Other Development Regulations.** Minimum lot area, yard requirements, building heights, and other physical development standards shall be as prescribed by the PD Plan. Each PD Plan shall establish development standards that, at a minimum, address the following:
 - 1. Land use;
 - 2. Circulation of traffic;
 - 3. Landscaping, buffering and screening;
 - 4. Specific density and intensity as appropriate for each land use and building type;
 - 5. Minimum lot dimensions and maximum lot coverage by buildings and structures;
 - 6. Minimum yards;
 - 7. Maximum building or structure heights and maximum height of fences and walls;
 - 8. Building design, including massing, upper-story stepbacks, entries, common and private open space, and pedestrian orientation

9. Residential open space;
10. Off-street parking and loading;
11. Signs; and
12. Other items as deemed appropriate by the Planning Commission and City Council.

EXHIBIT B: 300 SERIES - OVERLAY DISTRICTS: CODE AMENDMENTS FOR MASTER PLAN OVERLAY

February 26, 2025 Preliminary Draft

These proposed Code amendments for the Master Plan Overlay district regulations in the 300 Series are in draft form for Planning Commission review, with new text shown in **redline** format and deleted text as ~~strike through~~. Ellipsis (...) denote where there would be no change to existing regulations. These sections are not included to make it easier for the Commission to see the changes and not have to go through pages of text with no amendment

Chapter 20.308 – MASTER PLAN OVERLAY DISTRICT

Sections:

- 20.304.010 – Specific purposes.
- 20.304.020 – Applicability and zoning map designator.
- 20.304.030 – Land use regulations.
- 20.304.040 – Development regulations.
- 20.304.050 – Initiation of master plan.
- 20.304.060 – Required plans and materials.
- 20.304.070 – Approval of master plan.
- 20.304.080 – Expiration of adopted master plan.
- 20.304.090 – Amendments to adopted master plan.
- 20.304.100 – Review of plans.

20.308.010 – Specific purposes.

The purposes of the Master Plan Overlay district (-MPO) are to:

- A. Ensure orderly planning for the development of large, unsubdivided areas of the city consistent with the General Plan where a particular mix of uses or character is desired that can best be achieved through an integrated development plan;
- B. Incorporate standards to protect and be respectful of adjacent neighborhoods and existing land uses in the vicinity;
- C. Avoid premature or inappropriate development that would result in incompatible uses or create public service demands exceeding the capacity of existing or planned public facilities, utilities, and infrastructure, including parks, schools, streets, water systems, wastewater treatment systems, and energy systems; and
- D. Encourage sensitive site planning and design consistent with the design standards in the Zoning Code.

20.308.020 – Applicability and zoning map designator.

The Master Plan Overlay district (-MPO) may be combined with a base district and may be applied to an area at least 20 acres in size. It may be initiated by the City Council or the Planning Commission or by a petition of a qualified applicant for a zone change and map amendment under the provisions of Chapter 20.603. Each Master Plan Overlay district (-MPO) is indicated on the zoning map by adding an “-MPO” designator to the base district designation. An approved master plan, PD Plan, or specific plan is required for all development in the MPO district.

20.308.030 – Land use regulations.

The land use regulations are those of the base district with which the MPO district is combined unless

modified by another overlay district. No new use or expanded use allowed by right or requiring a use permit may be approved in the MPO district unless a master plan, PD Plan, or specific plan is first approved.

20.308.040 – Development regulations.

- A. **Residential Density.** The total number of dwelling units approved for a master plan, a PD Plan, or specific plan on a parcel or in a subdivision may not exceed the number permitted by the maximum General Plan residential density for the total area of the parcel designated for residential use unless a residential density bonus has been approved under provisions of Chapter 20.510 and is allowed pursuant to a Measure M vote, if needed.
- B. **Development Regulations.** Unless specifically indicated on an approved master plan, PD Plan, or specific plan or modified by another overlay district, the development regulations, including minimum lot size, lot width, setbacks, maximum building height, base and maximum floor area ratios (FARs), design standards, required open space, landscaping, and off-street parking and loading, are those of the base district with which an -MPO district is combined.
- C. **Other Development Regulations.** Except as may be approved or modified by an approved master plan, PD Plan, or specific plan or another overlay district, all other development regulations are prescribed by this Zoning Code.

20.308.050 – Initiation of master plan.

A qualified applicant may initiate an application to approve a master plan. If the property is not under a single ownership, every qualified applicant must join the application and file a map showing the extent of ownerships.

20.308.060 – Required plans and materials.

- A. Each master plan for a specific area of land must include a land use and circulation system concept that is consistent with the goals and policies of the General Plan, is compatible with the environment, and capable of being served by existing and planned public facilities and utilities.
- B. The following plans and materials must be submitted unless the Director of Development Services waives submission of items considered unnecessary:
 - 1. A map showing proposed master plan boundaries and the relationship of the area to uses and structures within a 300-foot radius of the plan area boundaries;
 - 2. A map of the master plan area showing sufficient topographical data to indicate clearly the character of the terrain, and the type, location, and condition of mature trees and other natural vegetation;
 - 3. A site plan indicating the existing and proposed uses, gross floor area, lot coverage, height, setback lines, building sites, off-street parking and loading, residential building types and densities, and a circulation plan;
 - 4. Architectural plan indicating exterior elevations, floor plans, and colors and materials of buildings and structures;
 - 5. Landscape plan indicating existing vegetation and proposed planting areas, types and sizes of

plant materials, and design of walkways, bicycle paths, recreation areas, paved areas, benches, water features, and lighting;

6. A preliminary development schedule indicating sequence and timing of development; and
7. Guidelines for the physical development of the property, including illustrations of proposed architectural, urban design, and landscape concepts;

20.308.070 – Approval of master plan.

- A. **General Procedures.** An application for approval of a master plan is processed as zoning change and map amendment under the provisions of Chapter 20.603.
- B. **Required Findings.** The Planning Commission and the City Council must find that the proposed master plan:
 1. Conforms to the General Plan;
 2. Generally complies with the land use and development regulations of the base zoning district, if applicable, and does not significantly alter the regulations unless a beneficial change in land use is proposed that is consistent with the General Plan; and
 3. Can be adequately, reasonably and conveniently served by public services, utilities, and public facilities.
- C. **Amended Zoning Map Designator.** The adopted master plan is indicated on the zoning map by adding the enacting ordinance number to the “-MPO” designator.

20.308.080 – Expiration of adopted master plan.

- A. **Expiration.** A master plan expires after an amount of time specified by condition of approval, unless a building permit is issued for a structure within the master plan area and construction diligently pursued. In the absence of such a condition of approval, the master plan shall expire on the two-year anniversary of the effective date of the ordinance establishing the MPO district, unless a building permit is issued for a structure within the master plan area and construction is diligently pursued. An approved master plan may specify adherence to a development staging or phasing program.
- B. **Zoning Map Designator.** Expiration of a master plan causes removal of the enacting ordinance number from the “-MPO” designator on the zoning map.

20.208.090 – Amendments to adopted master plan.

An amendment to an adopted master plan is initiated in the same manner as an application for a zone change and map amendment (Chapter 20.603).

20.208.100 – Review of plans.

Each development project within a master plan area requires a zoning clearance and site plan approval by the Planning Commission. The City shall not accept plans for a project in an MPO district for design review unless the plans are consistent with an approved master plan, PD Plan, or specific plan and with all other applicable design standards and other requirements of this Zoning Code.

EXHIBIT C:

600 SERIES - ADMINISTRATION:

PLANNED DEVELOPMENT

February 11, 2025 Preliminary Draft

These proposed Code amendments to Chapter 20603, Specific Procedures for Approvals and Permits, add Section 20.6033.150, Procedures for Adoption and Administration of Planned Development. They are in draft form for Planning Commission review, with new text shown in redline format.

20.603.150 - Planned Development

- A. **Purpose.** This section provides procedures for establishing a Planned Development (PD) District to facilitate orderly development of larger sites in the City consistent with the General Plan, including sites subject to an MPO Master Plan Overlay where a particular mix of uses or character is desired that can best be achieved through an integrated development plan.
- B. **Applicability.** The procedures in this section shall apply to all proposals to establish a PD District.
- C. **Procedures.**
 - 1. **Decision-Making Body.** A PD District must be adopted by the City Council as a zone change. A public hearing before the Planning Commission is required prior to City Council review, and the Planning Commission shall make a recommendation to the City Council.
 - 2. **Review Procedures.**
 - a. **Rezoning.** An application for rezoning to a PD District shall be processed as zone change pursuant to Section 20.603.030 and an amendment to the Zoning Map, according to the procedures of Section 20.603.030, Zone Change and Amendments, and shall include a Specific Plan or PD Plan.
 - b. **PD Plan.** The PD Plan shall be accepted and processed concurrently, in the same manner as a Conditional Use Permit application, pursuant to Chapter 20,.602, Common Procedures, and Section 20.603.050, Conditional Use Permits, although additional information is required to be submitted in order to determine that the intent of this Zoning Code and the General Plan will be fulfilled.
 - c. **Tentative Subdivision Map.** When a PD requires the submission of a tentative subdivision map, this map and all supporting documents shall be prepared and submitted concurrently with the application for the PD.
 - 3. **Initiation.** An amendment to reclassify property to PD shall be initiated by a property owner or authorized agent or a motion of the Planning Commission or the City Council. If the property is not under a single ownership, all owners must join the application, and a map showing the

extent of ownership shall be submitted with the application.

4. ***Application Content.*** An application for a PD, made on the prescribed form, shall be filed with the Planning Division, accompanied by the required fee. Applications shall contain all of the following:
- a. *Legal Description.* A legal description of the site and a statement of the number of acres, or square feet if less than one acre, contained therein.
 - b. *Title Report.* A title report verifying the description and the ownership of the property.
 - c. *Ownership Declaration.* A declaration as to whether the site is to remain under the same ownership and control or to be divided into small units during or after development and the manner and method of the division.
 - d. *Project Narrative.* A generalized narrative describing the location of the site, its total acreage, and the existing character and use of the site and adjoining properties; the concept of the proposed development, including proposed uses and activities, proposed residential densities if appropriate, and physical land alteration required by the development; and the relation of the proposed PD to the Chino General Plan.
 - e. *Development Schedule.* A development schedule, including anticipated timing for commencement and completion of each phase of development, tabulation of the total number of acres in each separate phase and percentage of such acreage to be devoted to particular uses, and an indication of the proposed number and type of dwelling units by phase of development, if applicable.
 - f. *Maps and Diagrams.* Maps, diagrams, and other graphics necessary to establish the physical scale and character of the development and demonstrate the relationship among its constituent land uses, buildings and structures, public facilities, and open space. These graphics shall at a minimum indicate:
 - i. A map showing the perimeter boundaries of the project site, the perimeter of the ownership, the location and dimensions of any existing property lines and easements within the site, and all uses and structures within a 300-foot radius of the project area boundaries;
 - ii. Existing and proposed changes in the topography of the site, including the degree of land disturbance, the location of drainage channels or water courses, and the direction of drainage flow in one-foot contour intervals on areas of cross-slopes of less than five percent and at two-foot intervals on areas of cross-slopes of five percent or more;
 - iii. A circulation diagram indicating proposed movement of vehicles, goods, bicycles, and pedestrians within the PD district and to and from adjacent areas, including streets and driveways, sidewalks and pedestrian ways, and off-street parking and loading areas;
 - iv. A site plan indicating existing and proposed uses, location and dimension of buildings and structures, gross floor area of existing and proposed structures, identification of structures to be demolished or removed;

- v. Detailed engineering site plans, including proposed finished grades and all public improvements as well as estimates of grading volume (cut and fill), with accompanying grading sections or other technical drawings acceptable to the Director of Public Works;
 - vi. Detailed engineering plans for the provision of public utilities for the site, including provisions for off-site connections and facilities necessary to serve the site;
 - vii. A detailed tabulation of the proposed densities of dwelling units, bedroom count, building coverage, paving coverage, private and common open space, landscaped areas, parking dedication, and height of structures;
 - viii. Lighting for the building and adjacent parking and pedestrian travel areas;
 - ix. Utilization of all buildings and structures, including activities and the number of living units in each one;
 - x. Reservation of land for public uses, including schools, parks, playgrounds, public plazas, privately-owned public open space, and other open spaces;
 - xi. Dimensioned building elevations showing proposed architectural concepts, color program and material samples; and
 - xii. A comprehensive sign program, including the size and location of all proposed signs.
 - g. Open Space and Landscaping Plan. An existing and proposed open space and landscaping plan meeting the requirements of Chapter 20.506, Landscaping, including landscape concept and type of plant materials, recreation areas, parking, service and other public areas used in common on the property, and a description of intended improvements to and maintenance of the open area of the property.
 - h. Other Information. Any other information deemed necessary by the Director of Development Services to ascertain if the project meets the required findings for a PD Plan and re-zoning.
5. **Required Findings.** A PD Plan and re-zoning shall only be approved if the Planning Commission and the City Council make the following findings are made:
- a. The proposed development is consistent with the General Plan and any applicable specific plan, including the density and intensity limitations that apply;
 - b. The subject site is physically suitable for the type and intensity of the land use being proposed;
 - c. Adequate transportation facilities, utilities, and public services exist or will be provided in accord with the conditions of PD plan approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare;
 - d. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area;
 - e. The development generally complies with applicable objective design standards; and
 - f. The proposed development is demonstratively superior to the development that could

occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation and/or substantial public benefit. In making this determination, the following factors shall be considered:

- i. Appropriateness of the use(s) at the proposed location.
 - ii. The mix of uses, housing types, and housing price levels.
 - iii. Provision of units affordable to persons and families of low and moderate income or to lower income households.
 - iv. Provision of infrastructure improvements.
 - v. Provision of open space.
 - vi. Compatibility of uses within the development area.
 - vii. Creativity in design and use of land.
 - viii. Quality of building materials and landscaping, and adequacy of light and air provided to the interior spaces of the buildings.
 - ix. Overall contribution to the enhancement of neighborhood character and the environment of Chino in the long term.
6. **Conditions.** In approving a PD Plan and re-zoning, the City Council may impose reasonable conditions deemed necessary to:
- a. Ensure that the proposal conforms in all significant respects with the General Plan and with any applicable specific plans or policies that the City has adopted;
 - b. Achieve the general purposes of this Code and the regulations and standards applicable to proposed uses and structures;
 - c. Achieve the findings listed above; or
 - d. Mitigate any potentially significant impacts identified as a result of review conducted in compliance with the requirements of the California Environmental Quality Act.
7. **Guarantees.** The City Council may require reasonable guarantees and evidence that such conditions are being, or will be, complied with.

D. Expiration and Renewal.

1. **Expiration.**
 - a. PD Plan. A PD Plan shall be effective on the same date as the ordinance creating the PD District for which it was approved and shall expire two years after the effective date unless actions specified in the conditions of approval have been taken, or a building permit has been issued and construction diligently pursued. An approved PD Plan may specify a development staging program exceeding two years.
 - b. Tentative Map. Where a tentative map has been approved in conjunction with a PD Plan, the PD Plan shall expire upon the expiration of the tentative map.
 - c. Phased Development. In the event that the applicant intends to develop the project in phases, and the City Council approves phased development, the PD Plan shall remain in effect so long as not more than one year lapses between the end of one phase and the beginning of the next phase.

2. **Renewal.** An approved PD Plan that has not been exercised may be renewed for a two-year period approved by the Planning Commission after a duly noticed public hearing. Application for renewal shall be made in writing between 30 and 120 days prior to expiration of the original approval. The Planning Commission may renew a PD Plan if it finds the renewal consistent with the purposes of this chapter.

E. Amendments of Approved Plans.

1. **Changed Plans.** Amendments to a PD District or PD Plan or Specific Plan may be requested by the applicant or its successors. Amendments to the approved PD District or PD Plan or Specific Plan shall be classified as major or minor amendments. Upon receipt of an amendment application, the Director shall determine if the proposed amendment constitutes a major or minor amendment.
2. **Major Amendments.** Major Amendments to an approved PD District or PD Plan or Specific Plan shall be considered by the City Council at a duly noticed public hearing. An amendment will be deemed major if it involves one or more of the following changes:
 - a. A change in the boundary of the PD District;
 - b. An increase or decrease in the number of dwelling units for the PD District that is 10 percent greater than the maximum or 10 percent less than the minimum stated in the PD Plan or Specific Plan;
 - c. An increase or decrease in the floor area for any non-residential land use that results in the floor area exceeding the minimum or maximum stated in the PD Plan or Specific Plan by 10 percent or more;
 - d. Any change in land use or density that is likely to negatively impact or burden public facilities and utilities infrastructure as determined by the City Engineer;
 - e. Any change in land use or density that is likely to negatively impact or burden circulation adjacent to the PD District or adversely affect the overall major street system by increasing vehicle miles of travel by more than 10 percent, as determined by the City Engineer; or
 - f. Any other proposed change to the PD Plan or Specific Plan or the conditions of approval that substantively alters one or more of its components as determined by the Director.
3. **Minor Amendments.** Amendments not meeting one or more of the criteria listed in subsection E(2) above shall be considered minor if they are consistent with the original findings and conditions of approval. Minor Amendments may be approved by the Director. The Director may, at his/her discretion, refer any request for an amendment to a to a PD Plan that may generate substantial public interest to the Planning Commission for a decision after a duly-noticed public hearing rather than acting on it himself/herself.

- F. Status of Specific Plan.** A Specific Plan adopted by resolution of the City Council shall be administered as prescribed by the Council, consistent with Government Code Section 65450.

- G. Development Plan Review.** Plans for a project in a PD District shall be accepted for planning and building permits or subdivisions only if they are consistent with an approved PD Plan or Specific Plan and any conditions of approval. No project may be approved and no building permit issued unless the project, alteration or use is consistent with an approved PD Plan or Specific Plan.

- H. Failure to Comply with Conditions.** Failure to comply with any PD permit condition or development schedule is a violation of this chapter and subject to Chapter 20.605, Enforcement. The

Planning Commission or City Council may initiate revocation proceedings under this Code or suspend the applicant's permit until such time as the applicant conforms to the conditions thereof.

- I. **Revocation or Modification of Planned Development Permit.** A PD permit may be revoked or modified as provided by Section 20.602,159, Revocation Procedure.

EXHIBIT D: CODE AMENDMENTS TO ADD DEFINITIONS TO 700 SERIES GLOSSARY

The following terms are added to the Glossary in the 700 Series. New terms and amendments to existing terms are in redline format.

Battery Energy Storage Systems. Battery Energy Storage Systems are technologies that store electrical energy in batteries for later use in residential, commercial, or industrial development. These systems are used to balance supply and demand on the grid, enhance grid stability, and provide backup power. They can store energy generated by renewable sources, such as solar or wind, and release it when demand is high or when renewable generation is low.

Co-generation Energy Facilities. Co-generation energy facilities, also known as combined heat and power systems, enable simultaneous generation of electricity and thermal energy from the same energy source. They enable a fuel, such as natural gas, biomass, or waste heat, to be burned to produce electricity, and the waste heat from the generation process is captured and used for heating or other industrial processes.

Commercial Nursery. Establishments primarily engaged in retailing nursery and garden products—such as trees, shrubs, plants, seeds, bulbs, and sod—that are predominantly grown elsewhere. Fertilizer and soil products are stored and sold in packaged form only. This term includes garden centers, which sell nursery and garden products.

Distributed Energy Systems. Distributed Energy Systems are small-scale units of local generation, energy storage, and demand-side resources that are connected to the distribution network rather than the central grid. They include technologies such as rooftop solar panels, small-scale wind turbines, battery storage systems, and demand response technologies.

Electronic Data Processing Center. A facility dedicated to the receipt, processing, and transmission of electronic data, often containing servers, mainframes, and networking equipment. Such uses are typically categorized under industrial and technology park zoning classifications. These facilities often operate 24 hours a day on every day of the week.

EV Charging Station. A parking station with electric vehicle supply equipment for charging electric vehicles that is installed in accord with the California Electric Code, Article 625.

Infill. Infill is development on a site within the City’s urbanized area that has been previously developed for qualified urban uses or is located adjacent to parcels that are developed with urban uses and a minimum of seventy five percent of the surrounding land us developed with urban uses.

Microgrids. A microgrid is a localized group of energy sources, including renewable energy, that can operate independently or in conjunction with the main electrical grid. Microgrids are typically designed to enhance energy resilience and reliability by providing backup power during outages or disturbances. They can include renewable energy generation (e.g., solar or wind), energy storage (e.g., batteries), and backup generators. Microgrids can be operated autonomously (islanding) or connected to the main grid.

PD Plan. A Planned Development (PD) plan is the comprehensive plan required for development in a PD Planned Development district.

Pre-existing. In existing before the effective date of the ordinance updating or amending Title 20.

Qualified Applicant. An applicant who submits an application that includes all of the information required by this Title or State law and meets the standards and criteria for approval as set forth in this Title or in State law. This term includes applicants who submit projects for streamlined ministerial approval and meet the minimum requirements set out in State law for such an approval.

Urban uses. Urban uses include residential, commercial, industrial, and institutional land uses, including schools, parks, and civic facilities. This term excludes land used for agricultural or natural open space uses and lots that are 20,000 square feet or more in size with a single-family residence.

Utilities, major. Services of a regional nature that normally entail the construction of new buildings or structures such as generating plants and sources, electrical switching facilities, stations or substations, battery energy storage systems, cogeneration facilities, microgrids and distributed energy systems, solar energy systems, community wastewater treatment plants and similar facilities.

Utilities, minor. Services that are necessary to support development within the immediate vicinity and that involve only minor structures. Included in this use type are small facilities such as transformers, relay and booster devices, battery energy storage systems, small-scale cogeneration facilities for on-site energy production and use, microgrids for industrial and office park development, solar panels, on-site distributed energy systems, and well, water and sewer pump stations.