

2.1.9 City Gateway Segment

2.1.9.A Development Standards Chart

Development Standards Charts Legend:	
General Symbols:	
permitted	These elements are allowed, by right, unless otherwise specified in Section 2.2.1 Use Types
---	Not permitted
n/a	Not applicable
required	These are required elements of all new development as indicated
not required	These elements are not required as indicated
conditional	Requires a conditional use permit
limited	Limitations apply as specified in section 2.4.2.C Private Frontage Specifications
plus	Development shall not exceed the height of housing across the street plus the number of stories indicated (see section 2.3.2 Special Building Height Limits)
CS	Permitted in a Corner Store configuration (see section 2.2.2. Special Retail Configurations)
NC	Permitted in a Neighborhood Center configuration (see section 2.2.2. Special Retail Configurations)
(A)	Exceptions apply to anchor retail buildings
(M)	See Fig 2.6.2 Special Public Open Space Areas Map
Special Conditions:	
(C2)	Upper floors only
(C4)	Side, and rear yards shall consist of heavy screening (see section 2.6.6)
(C5)	With shopfront
(C6)	Or 20% of parcel depth whichever is smaller
(C8)	For development over 20,000 sf of building area
(C9)	For development over 20 dwelling units or lodging rooms
(C10)	Courtyard buildings may exceed the indicated length as defined in 2.3.3 Building Length
(C12)	A minimum of 1 guest space / 10 DU is conditional
(C13)	Or 5% of parcel depth whichever is smaller
(C14)	Up to 5 ft maximum
(C15)	Only one half bay or one full bay of parking is permitted
Location:	
(L1)	On 2nd St..
(L2)	On Garey Ave.
(L3)	On Holt Ave.
(L4)	On Mission Blvd..
(L5)	On Gibbs St., Main St., Locust St., Thomas St., Third St., & Fourth St.
(L6)	Within 500 ft of a designated transit center/train station
(L7)	On Foothill Blvd.
(L8)	In Height Overlay
(L9)	Along streets other than Garey Ave., Holt Ave., Mission Blvd., & Foothill Blvd.
Use:	
(U1)	For residential development with 3 or more units
(U2)	Live Entertainment and Dancing not permitted
(U3)	Large Scale Specialty Goods and Foods Only (see section 2.2.1)
(U4)	Movie Theaters not permitted
(U5)	Ground floor Health & Exercise Clubs are conditional
(U7)	Only Health & Exercise Clubs
(U8)	Only Gas Stations
Signs:	
(S3)	50% shall be allowable during the month of December
(S5)	For religious facilities, schools, and commercial recreation uses within public parks, maximum area of 32 sqft and maximum height of 6 ft
(S6)	Signs are restricted to corner stores only
(S7)	Signs are permitted at entrances to multi-family buildings
(S8)	Pole Mounted and Tower Signs located within 500 ft of a freeway right-of-way and designated as freeway-oriented shall be regulated by the Pomona Zoning Ordinance

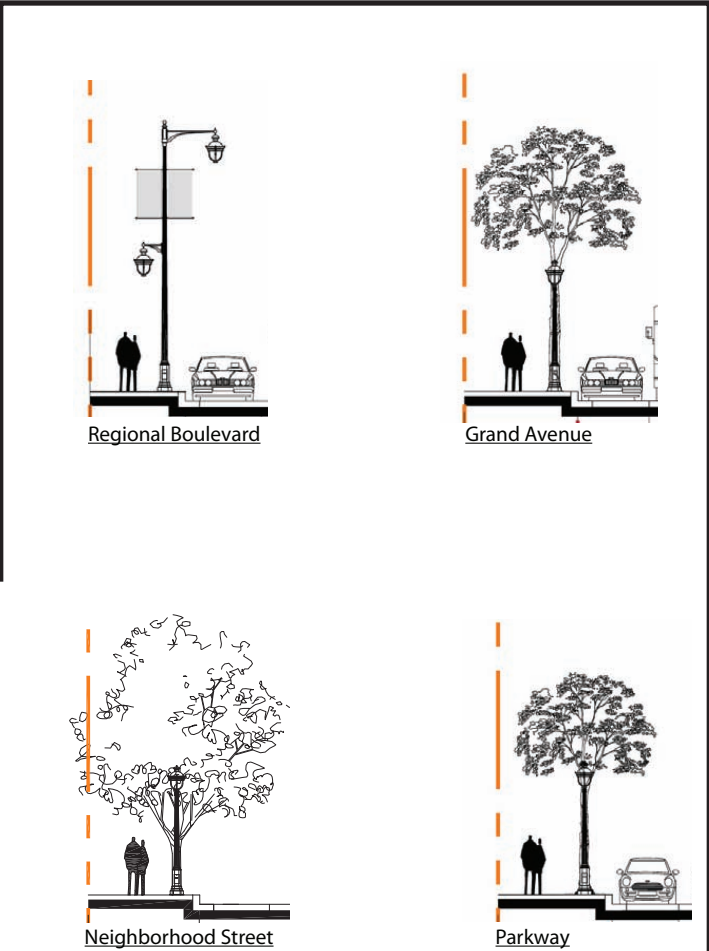
2.2 Building Use Regulations	Standards
2.2.1 Use Types	
A. Retail	
1. Specialty Goods Anchors	permitted
2. Community Oriented Anchors	permitted
3. Entertainment Anchors	---
4. Eating & Drinking Establishments	permitted
5. Specialty Goods & Foods	permitted
6. Entertainment & Recreation	permitted (U4)
7. Convenience Uses	permitted
8. Business Services	permitted
9. Personal Services	permitted
10. Service Commercial & Repair	permitted
11. Large Scale Commercial Goods	permitted
12. Vehicle Sales	permitted
B. Civic & Cultural	conditional
C. Workplace	
1. Professional Services	permitted
2. Medical Services	permitted
3. Light Industrial	---
D. Lodging	permitted
E. Live Work	permitted
F. Residential	
1. Multi-Family w/ Common Entry	permitted
2. Multi Family w/ Individual Entries	permitted
3. Attached Single Family	permitted
4. Detached Single Family	---
2.2.2 Special Retail Configurations	
1. Neighborhood Center	permitted (L2 & L3) only
2. Corner Store	permitted
3. Drive-through	permitted (L2 & L3) only
2.2.3 Minimum Residential Unit Size	
One Bedroom Units	600 sf min
Two Bedroom Units	800 sf min
Three Bedroom Units	1,000 sf min

2.3 Building Scale Regulations	Standards
2.3.1 Building Height	
minimum height	1 story & 20 ft
maximum height	3 stories
maximum height in overlay	4 stories
2.3.2 Special Building Height Limits	
Holt/Mission/Garey	n/a
Across the Street from Housing	plus 2 stories max
Adjacent to Housing	required
2.3.3 Building Length	
maximum	300 ft
2.3.4 Special Building Length Limits	
Limited Corner Building - maximum	120 ft (C10)
Limited Mid-Block Building - maximum	80 ft (C10)
2.3.5 Building Massing - Primary Volume Proportions	
Length : Height - Holt/Mission/Garey	3L:2H to 5L:2H
Length : Height - All other streets	2L:3H to 5L:2H

2.4 Frontage & Building Placement Regulations	Standards
2.4.1 Building Orientation to Streets & Public Open Space	
required or not required	required
2.4.2 Private Frontage Types	
C. Private Frontage Specifications	
1. Shop-Front	permitted
- Shopfront Length - maximum	n/a
- Tenant Length - maximum	n/a
- Articulation Length - maximum	50 ft
2. Corner Entry	permitted
3. Arcade	permitted
4. Grand Portico	permitted
5. Forecourt	permitted
6. Common Lobby Entry	permitted
7. Stoop	permitted
8. Porch	---
9. Front Door	---
10. Front Vehicular Door	limited
11. Edge Treatment: Walled	---
12. Edge Treatment: Fenced	permitted
13. Edge Treatment: Terraced	permitted
14. Edge Treatment: Flush	permitted
2.4.3 Front Yard Setback	
minimum / maximum - 2nd Street	n/a
minimum / maximum - Garey Ave.	n/a
minimum / maximum - Holt Ave.	0 ft / 10 ft
minimum / maximum - Mission Blvd.	n/a
minimum / maximum - Foothill Blvd.	12 ft / 25 ft
minimum / maximum - Corner Properties	5 ft / 15 ft
minimum / maximum - All other streets	5 ft / 15 ft
2.4.4 Side Yard Setback	
min w/ living space windows	10 ft
min w/out living space windows	0 ft
2.4.5 Rear Yard Setback	
minimum	10 ft
2.4.6 Alley Setback	
minimum	5 ft
2.4.7 Frontage Coverage	
minimum - 2nd Street	n/a
minimum - Garey Ave.	n/a
minimum - Holt Ave.	70%
minimum - Mission Blvd.	n/a
minimum - Foothill Blvd.	50%
minimum - all other streets	50%
2.4.8 Space Between Buildings	
minimum	20 ft
2.4.9 Build-to-Corner	
required or not required	required

Typical Improvements to Existing Streets:  
See Section 2.5.1 and Section 3.1.1 for configuration details and construction responsibility

2.5 Street Regulations	Standards
2.5.1 Improvements to Existing Streets	
C. Grand Boulevard	---
D. Palm Gateway	---
E. Parkway	required (L2)
F. Regional Boulevard	required (L7)
G. Grand Avenue	required (L3)
H. Midtown Boulevard	---
I. Downtown Boulevard	---
J. Second Street	---
K. Neighborhood Streets	required except (L2, L3, L7)
2.5.2 Provision of New Streets - (see section 2.5.2)	
2.5.3 Block Size	
Maximum Vehicular Block Size	2000 ft
Maximum Pedestrian Block Size	2000 ft
2.5.4 Street Connectivity	
required or not required	required
2.5.5 Required East-West Street Connection	
required or not required	n/a
2.5.6 Residential Transition-Boundary Street	
required or not required	not required
2.5.7 Street Types (New Street Design)	
A. City Street	permitted
B Public Open Space w/ City Street	permitted
C. Neighborhood Street	permitted
D. Public Open Space w/ Neighborhood St.	permitted
E. Alley	permitted



2.6 Open Space Regulations	Standards
2.6.1 Provision of Public Open Space	
1. Retail	50 s.f. / 1000 s.f. (C8)
2. Civic & Cultural	n/a
3. Workplace	100 sf / 1000 sf (C8)
4. Lodging	100 sf / room(C9)
5. Live Work	150 sf / unit (C9)
6. Residential	150 sf / unit (C9)
2.6.2 Special Public Open Space	
	n/a
2.6.3 Provision of Private Open Space	
1. Retail	n/a
2. Civic & Cultural	n/a
3. Workplace	n/a
4. Lodging	n/a
5. Live Work	n/a
6. Residential	
a. Attached & Multi-Family	60 s.f. / unit
b. Detached Single-Family Homes	n/a
2.6.4 Public Open Space Types	
1. Park	permitted
2. Linear Green	permitted
3. Square	permitted
4. Plaza	permitted
5. Mid-Block Green	permitted
6. Courtyard Plaza	permitted
7. Passage/Paseo	permitted
8. Pocket Park/Playground	permitted
2.6.5 Private Open Space Types	
1. Courtyard	permitted
2. Private Yard	permitted
3. Porch	---
4. Rooftop Deck or Garden	permitted
5. Balcony	permitted
2.6.6 Setback Area Landscaping Types	
A. Perimeter Block Setback Areas	
1. Sidewalk Extension	permitted (C14)
2. Parkway Landscaping	---
3. Boulevard Landscaping	required (L3, L7)
4. Neighborhood Street Landscaping	permitted
B. Interior Block Setback Areas	
1. Paving	---
2. Groundcover	required
3. & 4. Moderate or Heavy Screening	required
2.6.7 Stormwater Management Types	
1. Landscaped Setback Area/Open Space	permitted
2. Detention Basin/Pond	---
3. Retention Basin/Pond	---
4. Vegetated Swale/Strip	permitted
5. Rain Garden	permitted
6. Landscaped Tree Well	permitted
7. Grated Tree Well	permitted
8. Permeable/Pervious Paving	permitted
9. Green Roof	permitted
10. Waterscape	permitted
11. Rainwater Harvesting/Vault	permitted
2.6.8 General Open Space & Setback Area Guidelines	
	see section 2.6.8

2.7 Parking Regulations	Standards
2.7.1 Provision of Parking	
1. Retail Anchors	
spaces per 1000 s.f.	3 min / 4 max
location	within 500 feet
2. Eating & Drinking Establishments	
spaces per 1000 s.f.	4 min / 10 max
location	on site
3. Specialty Foods / Goods	
spaces per 1000 s.f.	3 min / 4 max
location	within 500 feet
4. Entertainment & Recreation	
spaces per 1000 s.f.	6 min / 10 max
location	within 500 feet
5. Convenience Uses	
spaces per 1000 s.f.	3 min / 4 max
location	within 500 feet
6. Personal & Business Services	
spaces per 1000 s.f.	3 min / 4 max
location	within 500 feet
7. Commercial Goods & Vehicle Sales	
spaces per 1000 s.f.	n/a
location	n/a
8. Civic & Cultural	
public assembly: spaces per 1000 s.f.	15 min / 30 max
other: spaces per 1000 s.f.	3 min / 4 max
location	within 500 feet
9. Workplace	
professional: spaces per 1000 s.f.	2.5 min / 3.5 max
medical: spaces per 1000 s.f.	4.5 min / 5.5 max
light industrial: spaces per 1000 s.f.	1 min / 3.5 max
location	within 200 feet
10. Lodging	
spaces per guest room	1 min / 1.2 max
location	within 200 feet
11. Live-Work	
spaces per unit	1 min / 1 max
spaces per employee	0 min / 1 max
location	within 200 feet
12. Residential Uses	
spaces per studio unit	1 min / 1 max
spaces per 1br unit	1.5 min / 1.5 max
spaces per 2br unit	2 min / 2 max
spaces per additional unit beyond 2br	.5 spaces
guest spaces per 4 units	1 min / 1.2 max (C12)
location	on site
13. Neighborhood Center Exceptions	
spaces per 1000 s.f.	0 min / 3 max
14. Corner Store Exceptions	
spaces per 1000 s.f.	0 min
location	on street only
2.7.2 Parking Types	
A. Surface Lot - Front	---
B. Surface Lot - Side	permitted
C. Surface Lot - Rear	permitted
D. Surface Lot - Exposed	---
E. Structure - Exposed	conditional
F. Structure - Wrapped: Ground Level	conditional
G. Structure - Wrapped: All Levels	permitted
H. Partially Submerged Podium	permitted
I. Structure - Underground	permitted
2.7.3 General Parking Requirements	
	see section 2.7.3

note: parking maximums apply to unstructured parking types only

2.8 Architecture Regulations	Standards
2.8.1 Facade Requirements	
required or not required	required
2.8.2 Architectural Guidelines	
	see section 2.8.2
2.8.3 Architectural Character	
	see section 2.8.3

2.9 Signage Regulations	Standards
2.9.1 Number of Signs	(see section 2.9.1)
2.9.2 Wall Sign Area Per Tenant	(see section 2.9.2)
2.9.3 Sign Setbacks	(see section 2.9.3)
2.9.4 Interactivity, and Animation	
LCD / Electronic / Interactive Signs	permitted
2.9.5 Sign Type Regulations	
Pole Mounted Sign & Tower Sign	permitted
maximum number of faces	2
maximum height	20
maximum area	100
within 500 ft of freeway	n/a
Monument Sign & Ground Sign	permitted (S5)
maximum number of faces	2
maximum height	6
maximum area	60
Grand Projecting Sign	---
maximum height	n/a
Marquee Sign	---
maximum area	n/a
Building Identification Sign	---
maximum size	n/a
Grand Wall Sign	---
maximum size	n/a
Roof Sign	---
Wall Sign	permitted (S5)
maximum size	150 s.f.
Projecting Sign	permitted
maximum area	6 s.f.
Awning Face Sign	permitted
maximum area	20% of awning face
Awning Valance Sign	permitted
lines of lettering	1
letter height	6 in
Awning Side Sign	permitted
lines of lettering	1
letter height	6 in
Canopy Fascia Sign	permitted
maximum height	80% fascia height
lines of lettering	1
Above Canopy Sign	permitted
maximum height	80% fascia height
lines of lettering	1
Recessed Entry Sign	permitted
maximum area	6 s.f.
Window Sign	permitted
letter height	12 inches
maximum area	25% of window (S3)
Café Umbrella Sign	permitted
lines of lettering	1
letter height	6 inches
logo size	1 sf
maximum area	10% of umbrella surface
Temporary Sign	Temporary Sign Permit
2.9.6 Sign Guidelines	
	see section 2.9.6

2.1.9.B Special Requirements

There are no special requirements in City Gateway Segments