

CITY OF FONTANA / STATE DENSITY BONUS DEVELOPMENT STANDARDS

---

LOT SIZE	4.75 AC
ZONE	R5
DENSITY	UP TO 50 DU/AC
MAX UNITS ALLOWED	238
STATE DENSITY BONUS (35%)	84
TOTAL MAX UNITS ALLOWED	322

<b>UNITS PROVIDED + ADU'S</b>	<b>345</b>	
UNIT TYPE - 1-BED	192	60%
UNIT TYPE - 2-BED	130	40%
ADU'S	23	
MIN UNIT SIZE (R5 ZONE)	550 SF	
MAX HEIGHT ALLOWED	55'	
HEIGHT PROVIDED	55'	

PARKING (11% VLI AFFORDABLE) - WITHIN 0.5 MILE OF MAJOR TRANSIT STOP

---

1-BED	0.5/BEDROOM	192	96
2-BED	0.5/BEDROOM	130	130
TOTAL STALLS NEEDED			226
TOTAL STALLS PROVIDED			231
TANDEM STALLS ALLOWED		69	30%
TANDEM STALLS PROVIDED		68	30%

OPEN SPACE

---

OPEN SPACE REQUIRED	30% OF LOT AREA		
	207,171 SF	X 0.3 =	62,151 SF
STATE DB INCENTIVE			
OPEN SPACES IN PROJECT		44,024 SF	GROUND
		18,281 SF	ROOF
OPEN SPACE PROVIDED		62,306 SF	

TRASH AREA

---

3-YARD TRASH BINS REQUIRED	29 BINS SCREENED WITH CMU WALLS
----------------------------	---------------------------------

AMENITIES

---

R5 REQUIRED AMENITIES W/ PROJECTS OVER 80 UNITS	<ol style="list-style-type: none"> <li>1. INDOOR GYM / FITNESS FACILITY (MINIMUM 500 SF)</li> <li>2. TOT-LOT WITH MULTIPLE PLAY EQUIPMENT</li> <li>3. SPA AND POOL (MINIMUM 25 YDS X 15 YDS)</li> <li>4. BBQ FACILITY EQUIPPED WITH GRILL, PICNIC BENCHES, ETC (MINIMUM OF FIVE AREAS)</li> <li>5. COMMUNITY MULTI-PURPOSE ROOM EQUIPPED WITH KITCHEN, DEFINED AREAS FOR GAMES, EXERCISES, ETC)</li> <li>6. STORAGE ROOMS (125 SF PER UNIT) 40,250 SF</li> </ol>
--	--

BUILDING USES

---

GROUND FLOOR	RESIDENTIAL UNITS, OPEN, SPACE, ADU'S, STORAGE, AMENITIES, UTILI
--------------	--

LEVELS 2-5  
ROOF

RESIDENTIAL UNITS, STORAGE  
OPEN SPACE, MECHANICAL EQUIPMENT

