

Specific Plan Amendment Exhibit (SPA2022-0004)

Northeast Corona Specific Plan (SP81-2)

Section 4.3 MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

SEC. 4.3.13 OFF-STREET PARKING

- A. The provisions of Chapter 17.76 of the Corona Municipal Code apply, except that for Studio and one bedroom units within multiple family dwellings that were constructed prior to [date of ordinance here], 1.5 spaces per unit may be provided. In PA3H, the residential units constructed prior to [date of ordinance here] shall be provided with 2.5 standard parking spaces per unit, two of which shall be covered.
- B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

SEC. 4.4 HIGH DENSITY RESIDENTIAL DISTRICT (HDR)

SEC. 4.4.13 OFF-STREET PARKING

- A. The provisions of Chapter 17.76 of the Corona Municipal Code apply except that for bachelor and one-bedroom units that were constructed prior to [date of ordinance here], 1.5 spaces per unit may be provided.
- B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

4.6 MIXED USE (MU)

SEC. 4.6.11 OFF-STREET PARKING

Mixed Use Level Two

The provisions of Chapter 17.76 of the Corona Municipal Code shall apply.

~~Developments consisting of Level Two (commercial/residential) uses shall be designed to provide for parking as follows:~~

~~Two standard parking stalls per dwelling unit, one of which shall be covered, plus one standard stall per 200 square feet of floor area dedicated to non-restaurant commercial uses. Residential guest parking can be included in the requirement for commercial parking provided that parking remains open and unassigned. Adequate vehicular access,~~

parking, and loading shall be provided to prevent undue traffic congestion on adjacent streets or highways.

Internal circulation shall be designed to avoid vehicle stacking on adjacent streets, facilitate the movement of vehicle throughout the site and ensure the safety of pedestrians. Tandem parking shall not be accepted in meeting the minimum required parking.

Township in Corona Specific Plan (SP82-01)

4.2 MEDIUM HIGH DENSITY RESIDENTIAL DEVELOPMENT AREA (MHDR)

4.2.12 Off-street parking

A. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply, with the exception that for studio and one bedroom units that were constructed prior to [date of ordinance here], 1.5 spaces per unit shall be provided.

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

4.3 HIGH DENSITY RESIDENTIAL DEVELOPMENT AREA (HDR)

4.3.11 Off-street parking

A. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply. However, for multi-family residential developments located in the HDR designation, units containing two or more bedrooms that were constructed prior to [date of ordinance here] shall be provided with parking at a ratio of two (2) covered spaces for each unit, plus one (1) uncovered guest space for every three units.

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

Crown Properties Specific Plan (SP83-01)

SECTION 4.4 - HIGH DENSITY RESIDENTIAL DISTRICT (HDR)

4.4.12 - Off-Street Parking

a) The provisions of Chapter 17.76 of the Corona Municipal Code shall apply with the following exceptions:

1 a) A minimum of 1.5 parking spaces per unit shall be provided for solo apartments or solo condominiums and one bedroom units that were constructed prior to [date of ordinance here] (1/2 covered and 1/2 uncovered).

- ~~b) A minimum of one guest parking space shall be provided for every three dwelling units except where no less than 50% of the spaces is unenclosed and unassigned parking, in which case no guest parking shall be required.~~

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

Sierra Del Oro Specific Plan (SP85-2)

4.6 MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

4.6.13 Off-Street Parking: The provisions of CMC Chapter 17.76 shall apply. ~~Off-street parking for attached units shall be required at a ratio of one (1) guest space for four (4) units.~~ At the time of tentative map approval consideration shall be given to recreational vehicle parking for each development area.

4.7 MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT (MHDR)

4.7.14 Off-Street Parking:

A. Off-street parking shall conform to Chapter 17.76 of the City of Corona Municipal Code except that:

- 1 A. For studios and one bedroom units that were constructed prior to [date of ordinance here] one (1) covered and one-half (.5) uncovered spaces per unit shall be provided within the development area.

~~B. The City Engineer may require additional uncovered visitor parking to a maximum of one (1) space per four (4) units.~~

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

4.8 High Density Residential District (HDR)

4.8.14 Off-Street Parking:

A. Off-street parking shall conform with Chapter 17.76 of the City of Corona Municipal Code, except:

- 1 A. One (1) covered parking space and one-half (.5) uncovered parking space shall be required for each studio and one bedroom unit that were constructed prior to [date of ordinance here].

- ~~2 B.~~ For Planning Area 37, two (2) covered parking spaces shall be required for each two-bedroom unit that were constructed prior to [date of ordinance here], and two (2) covered parking spaces and one-half (0.5) uncovered parking space shall be required for each three-bedroom unit that were constructed prior to [date of ordinance here]. The covered parking spaces shall be provided in an enclosed garage. Side-entry and tandem garages shall be permitted in Planning Area 37. The garage parking spaces shall solely be used for the parking of automobiles and not for the storage of materials.
- ~~C. The City Engineer may require additional parking for visitors to a maximum of one (1) space per four (4) units. For Planning Area 37, visitors parking shall be required at one (1) space per five (5) units.~~

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

Corona Ranch Specific Plan (SP85-03)

Section III. DEVELOPMENT REGULATIONS

F. MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

20. Parking

- a. The required number of parking spaces for units that that were constructed prior to [date of ordinance here] in the Medium Density Residential Districts is two and one quarter (2-1/4) parking spaces per unit, including evenly distributed guest parking; except that zero to one bedroom dwelling units that were constructed prior to [date of ordinance here] may provide one and one half (1-1/2) off-street parking spaces, inclusive of guest parking, for each dwelling unit. In all cases, one parking space per unit must be covered.
- b. Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

G. HIGH DENSITY RESIDENTIAL ZONE

19. Parking

- a. The required number of parking spaces for units that were constructed prior to [date of ordinance here] in the High Density Residential Districts is two and one quarter (2-1/4) parking spaces per unit, including evenly distributed guest parking; except that zero to one

bedroom dwelling units that were constructed prior to [date of ordinance here] may provide one and one half(1-1/2) off-street parking spaces, inclusive of guest parking.

- b. Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

J. PLANNED UNIT DEVELOPMENT

4. Medium and High Density Residential PUD

- d. 1. Parking: No less than 2.25 parking spaces shall be permitted for each dwelling unit constructed prior to [date of ordinance here], including evenly distributed guest parking. Assigned parking (2 spaces/unit) must be covered; guest parking (0.25/unit) may be uncovered.

2. Notwithstanding subsection (1) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (1) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

Mountain Gate Specific Plan (SP89-1)

9.1.4 SFA - SINGLE FAMILY ATTACHED RESIDENTIAL DISTRICT

5. Development Standards for Single-Family Attached Dwelling Units

H. Parking –

1. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply except that for units were constructed prior to [date of ordinance here] 2.0 off-street parking spaces per unit within an enclosed garage shall be provided and 0.25 guest spaces shall be provided. Guest parking may be provided on the street or in parking bays subject to the approval of the Public Works Director.

2. Notwithstanding subsection (1) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (1) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

9.1.5. MDR. MEDIUM DENSITY RESIDENTIAL DISTRICT

13. **Parking –**

A. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply except that for units that were constructed prior to [date of ordinance here] 2.0 off-street parking spaces per unit shall be provided for two or more bedroom units, 1.5 spaces off-street parking per unit shall be provided for one bedroom units, and 0.25 guest spaces shall be provided for each unit. One covered space shall be provided for each unit for that were constructed prior to [date of ordinance here]. Detached covered parking spaces shall be located within 200 feet of the assigned dwelling unit for units that were constructed prior to [date of ordinance here].

Townhouse units for units that were constructed prior to [date of ordinance here] shall include a two car enclosed garage for each unit and provide 0.25 guest spaces per unit.

B. Notwithstanding subsection (A) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (A) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

Chase Ranch Specific Plan (89-2)

IV. DEVELOPMENT STANDARDS

B. SINGLE-FAMILY CONDOMINIUM DEVELOPMENT STANDARDS

1. SINGLE CONDOMINIUM - SFC (PLANNING AREA 9)

d. Property Development Standards

(6) Parking

(a) A minimum of 2.25 parking spaces shall be provided for each dwelling unit constructed prior to [date of ordinance here] including evenly distributed guest parking. For units that were constructed prior to [date of ordinance here] Assigned parking (2spaces/unit) must be covered; guest parking (0.25/unit) may be uncovered.

(b) Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

C. MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

1. MULTI-FAMILY RESIDENTIAL (PLANNING AREA 10)

e. Property Development Standards

(8) Parking

(a) The provisions of Chapter 17.76 of the Corona Municipal Code shall apply except that for units that were constructed prior to [date of ordinance here] 2.0 off-street parking spaces per unit shall be provided and 0.25 guest spaces shall be provided for each unit. One covered space shall be provided for each unit constructed prior to [date of ordinance here]. Townhouse units shall include a two car enclosed garage for each unit and provide 0.25 guest spaces per unit.

(b) Notwithstanding subsection (a) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (a) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

Corona Vista Specific Plan (SP90-5)

IV. DESIGN REGULATIONS AND STANDARDS

D. MEDIUM DENSITY

5. Multi-Family Attached Property Development Standards

f. Off-Street Parking. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply.

6. Single Family Attached Property Development Standards

h. Off-street Parking

(1) Two (2) covered spaces per unit for units that were constructed prior to [date of ordinance here]. Guest parking provided off street at a ratio of one (1) space per unit for units that were constructed prior to [date of ordinance here].

(2) Notwithstanding subsection (1) above, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in subsection (1) above; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

El Cerrito Specific Plan (91-2)

12.13 MU - MIXED USE DEVELOPMENT

12.13.5 Development Standards

C. Off-Street Parking

2. The provisions of Chapter 17.76 of the Corona Municipal Code shall apply to developments consisting of Level Two (traditional) uses. shall be designed to provide for parking as follows: Two standard parking stalls per dwelling unit, one of which shall be covered, plus one standard stall per 200 square feet of floor area dedicated to non-restaurant commercial uses.

3. ~~Residential guest parking may be included in the requirement for commercial parking provided that parking remains open and unassigned.~~

4. Adequate vehicular access, parking, and loading shall be provided to prevent undue traffic congestion on adjacent streets or highways.

5. Internal circulation shall be designed to avoid vehicle stacking on adjacent streets, facilitate the movement of vehicles throughout the site and ensure the safety of pedestrians.

12.14.4 Development Standards – Multi Family Attached

Required Parking (for units constructed prior to #####) ¹	Min. stall size 9'x18' (Parking Structure); 9'x20' (Carports and Garages).
a. Studio or single bedroom unit	a. 1 covered space, plus .5 uncovered space/unit
b. Two bedroom unit	b. 2 covered spaces/unit
c. Three or more bedrooms	c. 2 covered spaces, plus .5 uncovered spaces/unit
d. Guest	d. 1 uncovered guest space/5 units

¹ Notwithstanding these parking requirements, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in the above table; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

North Main Street Specific Plan (SP99-01)

4.4.7 Single Family Condominium (SFC) District

B) Single Family Attached (Table 9-B)

Parking: The provisions of CMC Chapter 17.76 shall apply.

Studio or single bedroom unit: 1.5 covered spaces

Two bedroom unit: 2.0 covered spaces

Three or more bedroom unit: 2.5 covered spaces

Guest Parking: 1 uncovered guest space / 5 units

4.4.8 Urban Density Residential (UDR) District (Table 10)

PARKING ¹	
<u>The provisions of CMC Chapter 17.76 shall apply except that the parking may be reduced to the following ratios if a proposed development is located within one-half mile of a major transit stop or high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code.</u>	
Studio or single bedroom units	1.0 covered space per unit
Two or more bedroom units	1.0 covered space and 1.0 5 uncovered space per unit
Guest parking	1 space every 5 units. Guest parking must be provided on-site.

¹ Notwithstanding these parking requirements, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in the above table; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

4.4.9 Mixed Use (MU) District (Table 11)

PARKING ¹	
Commercial	Per CMC 17.76
Residential (ancillary to commercial uses): <u>The provisions of CMC Chapter 17.76 shall apply except that the parking may be reduced to the following ratios if a proposed development is located within one-half mile of a major transit stop or high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code:</u>	
Studio or single bedroom units	1.0 covered space per unit
Two or more bedroom units	2.0 covered spaces per unit, <u>plus 0.5 uncovered spaces per unit</u>
Guest parking	1 space per every 5 units.

Dos Lagos Specific Plan (SP99-03)

4.3.12 Site Development Standards for MDR-S & HDR in the EC District of PA-1 & PA-3.

STANDARD	MDR-S	HDR
Parking (includes guest parking) ^{2, 3}	1.5 spaces per unit ⁴	2.25 spaces per unit ³ Studio or 1 Bedroom: 1.5 spaces per unit*, 2 Bedroom: 2 spaces per unit*, 3+ Bedroom: 2.5 spaces per unit*, *including 1 covered space per unit, plus 1 open guest space per 5 units ⁴

⁴ Notwithstanding this parking requirement, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in the above table; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.

4.5.13 SFC, MDR, MDR-S, MDR-RR and HDR-RR Residential Site Development Standards

STANDARD	SFC	MDR	(PA 12) MDR-S	(PA 9) MDR/HDR RR
Parking (includes guest parking)	Per CMC 17.76 and 17.24.140	2.25 ¹²	1.5 ¹²	2.25 ¹¹ Studio or 1 Bedroom: 1.5 spaces per unit*, 2 Bedroom: 2 spaces per unit*, 3+ Bedroom: 2.5 spaces per unit*, *including 1 covered space per unit, plus 1 open guest space per 5 units ¹²

¹² Notwithstanding this parking requirement, only the parking requirements set forth in CMC Chapter 17.76 shall apply to residential units constructed after [date of ordinance here] except that: (i) the reconstruction of residential units constructed prior to [date of ordinance here] shall be subject to the parking requirements set forth in the above table; and (ii) the reconstruction of residential units that are damaged or lost due to fire, flood, wind, earthquake or other calamity of nature shall be subject to the parking requirements in effect at the time of issuance of the initial building permit for the original residential unit.