

Main Street South Plaza Specific Plan
6.0 Development Standards

6.1.4 Building Setbacks

a) Sub Districts One through Five

Each development shall have a 25 foot fully landscaped yard on the following public streets: Ontario Avenue, Main Street, and Montoya Drive. Magnolia Avenue shall have a fully landscaped yard of 20 foot for a 120 foot ROW and 25 foot for a 100 foot ROW. Off-street parking is not permitted with this yard area.

Within Sub District 1, the 25 foot full landscaped yard may be reduced at the discretion of the Planning Commission through the Precise Plan approval process.

There shall be no yard requirement on Vesper Circle ~~except for a five-foot wide sidewalk,~~ or ~~There shall be no yard requirement~~ on the proposed Focus Drive, except for a 12 foot wide sidewalk as required under Section 7.1.6 (e) of the Design Guidelines.

There are no side or rear yard requirements except where new development abuts a street or residential zone. A 20 foot landscape setback shall be provided on the commercial property when it abuts a residential zone. This setback may be waived by the Planning Commission, during the precise plan process, if the adjacent residential property is determined to have adequate buffering, such as a slope.

b) Sub District Six

Each development shall have a 25 foot landscape setback from Main Street and Ontario Avenue. The setback within this sub-district may be reduced to 15 feet along public streets if outdoor patio seating is provided on the building pad. Said area shall be defined by decorative paving and enclosed by a three foot high ornamental iron fence or garden wall. A five foot wide sidewalk shall also be maintained between the parking lot and areas designated for patio seating, if applicable. Off street parking is not permitted within this area.

There are no side or rear yard requirements except where new development abuts a street or residential zone. A 20 foot landscape setback shall be provided on the commercial property when it abuts a residential zone. This setback may be waived by the Planning Commission, during the precise plan process, if the adjacent residential property is determined to have adequate buffering, such as a slope.

6.1.5 Walls and Fences

The provisions of Chapter 17.70 of the Corona Municipal Code shall apply.

An opaque screen shall be installed along all exterior boundaries, other than streets, where the parcel abuts areas designated for residential use. Said screen shall consist of decorative materials and shall have a total height of not less than 6 feet.

Screening shall be no higher than 3 feet within 20 feet of the point of intersection of any vehicular access way and a street, sidewalk or other vehicular access way measured from the property line.