

Relationship to Other Documents

Development Code (Zoning)

Zoning is a primary mechanism for implementing the land use provisions of our Policy Plan. Our [Development Code](#) contains our Zoning Map and provides the detailed regulations pertaining to allowable uses, site development standards, and performance criteria. Our Development Code (Title 9 of the Ontario Municipal Code) was adopted in 1998 and has been periodically revised since that time.

According to state law, our Zoning Map must be consistent with the Policy Plan, which meets state mandates for general plans. This does not mean that there must be an exact correlation between the Policy Plan and zoning designations, but that the zoning categories must be related to the Policy Plan designations. [Click here \(link to Policy Plan-Zoning Consistency Analysis table\)](#) for a comparison between the Policy Plan and Zoning designations.

Our Development Code and Zoning Map are available at the City of Ontario Planning Department. ([Link to the department's website](#))

Specific Plans

Specific plans provide focused guidance and regulation for particular geographic areas of our City. Specific plans generally include a land use plan, circulation plan, infrastructure plan, development standards, design guidelines, phasing plan, financing plan, and implementation plan. Specific plans provide either detailed policy guidance or zoning level regulation.

As of 2007, we had approximately 40 specific plans, each with their own set of governing regulations and development standards. Approximately 30 of those plans existed in the area east of the LA/Ontario Airport. The [Specific Plan Summary Table \(Link to Specific Plan Summary Table\)](#) provides a summary of the various specific plans in our City. The specific plans are available at the City of Ontario Planning Department. ([Link to the department's website](#)).

Subdivision Ordinance

Government Code Section 66410 et seq. ([Link to Government Code Section 66410 et seq](#)) requires that local jurisdictions regulate and control subdivision activity through adoption and use of a Subdivision Ordinance. We may not approve a proposed subdivision map unless the subdivision, including its design and proposed land uses, is consistent with the Policy Plan. Similar to the consistency requirements of the Development Code, the proposed subdivision must be consistent with the goals, policies, and implementing actions included in the Policy Plan. This requirement applies to subdivisions for which parcel maps (minor subdivisions) are filed, as well as tentative and final maps.

Capital Improvement Programs

Government Code 65401 (Link to Government Code Section 65401) requires our City Council to obtain lists of all public works projects recommended for study, design, or construction during each ensuing year. Our capital improvement programs are set forth in the annual budget.

Redevelopment Plans

Through redevelopment, cities have the power to turn blighted, deteriorating areas into revitalized, productive community assets. We have a comprehensive and diverse redevelopment program with, as of 2008, the following redevelopment project areas as shown on the Redevelopment Project Area map. (link to the 00a-1 Redevel Areas.pdf)

- Project Area 1
- Project Area 2
- Cimarron Redevelopment Area
- Center City Redevelopment Area
- Guasti Redevelopment Area