

ORDINANCE NO. 3431

AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, AMENDING CHAPTER 17.70 OF TITLE 17 (ZONING) OF THE CORONA MUNICIPAL CODE TO UPDATE WATER-EFFICIENT LANDSCAPE REQUIREMENTS TO REFLECT CHANGES IN STATE LAW AND TO UPDATE OUTDATED FENCING REGULATIONS, AND AMENDING VARIOUS OTHER SECTIONS IN TITLE 17 TO UPDATE REFERENCES TO CHAPTER 17.70 (ZTA2026-0001).

WHEREAS, Article XI, § 7 of the California Constitution authorizes cities to make and enforce, within their jurisdictional limits, ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its citizens; and

WHEREAS, Chapter 17.70 of the Corona Municipal Code (“CMC”) establishes minimum landscaping requirements and sets forth the general standards and regulations for the height and location of fences, walls and hedges within the City; and

WHEREAS, on June 8, 2026, the Planning and Housing Commission of the City of Corona (“Planning Commission”) conducted a duly noticed public hearing and recommended that the City Council amend: (a) Chapter 17.70 (Landscaping, Fences, Walls, Hedges) of Title 17 (Zoning) of the CMC to update the water-efficient landscape requirements to reflect changes in state law and to update outdated fencing regulations; and (b) various other sections of Title 17 (Zoning) of the CMC to update references to Chapter 17.70 to ensure such sections are consistent with the updated requirements in Chapter 17.70 (ZTA2026-0001) (“Zone Text Amendment”); and

WHEREAS, the Planning Commission based its recommendation to adopt the Zone Text Amendment on the findings set forth below; and

WHEREAS, on August 19, 2026, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with this Zone Text Amendment were heard and this Zone Text Amendment was comprehensively reviewed.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CORONA DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA Findings. As the decision-making body for this Zone Text Amendment, the City Council finds that this action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in

question may have a significant effect on the environment, the activity is not subject to CEQA. This action involves changes to the text of the Zoning Code to the water-efficient landscape requirements and fencing regulations in Chapter 17.70. This action involves no physical impacts and does not modify density or capacity. As such, there is no possibility that adopting this Ordinance will have a significant effect on the environment. Therefore, no environmental analysis is required.

SECTION 2. Zoning Findings. Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. The proposed Zone Text Amendment is consistent with the General Plan and applicable specific plans for the following reason:

(i) ZTA2026-0001 The Infrastructure and Utilities Element and the Environmental Resources Element of the General Plan have goals and policies that promote water conservation, reduce wasteful water use, and support the preservation of water resources. Additionally, the Land Use Element and the Community Design Element establish goals and policies related to landscaping, fencing, and walls to ensure both new and existing development achieves high aesthetic and safety standards. ZTA2026-0001 advances and supports these objectives by reinforcing efficient water use and high-quality design.

B. The proposed Zone Text Amendment is consistent with Title 17 of the Corona Municipal Code for the following reason:

(i) Title 17 of the CMC governs the development standards of land uses within the City and establishes other regulatory procedures described in the Zoning Code. ZTA2026-0001 is consistent with Title 17, as it updates the landscape regulations in Chapter 17.70 to align with current state law while continuing to ensure that landscaping, fencing, and walls meet high standards to address interests of aesthetics and safety.

C. The proposed Zone Text Amendment will provide for the public health, safety and welfare for the following reason:

(i) ZTA2026-0001 promotes public health, safety, and welfare by updating the City's landscape regulations to align with current state law. The proposed Zone Text Amendment supports water conservation and reduces wasteful water use, thereby helping to preserve limited water resources and enhance long-term environmental sustainability. In addition, the regulations maintain and reinforce standards for landscaping, fencing, and walls that contribute to safe, functional, and visually cohesive development. By ensuring high-quality design and efficient water use across residential, commercial, and industrial developments, the Zone Text Amendment protects community character, preserves natural resources, reduces potential hazards, and advances the overall well-being of the City's residents and businesses.

SECTION 3. Zoning Text Amendment. ZTA2026-0001 is hereby approved.

SECTION 4. Amendment to Section 17.24.120. Section 17.24.120 (Walls, fences and landscaping) of Chapter 17.24 (R-3 Multiple Family Residential Zone) of Title 17 (Zoning) of the CMC is hereby amended in its entirety to read as follows:

“17.24.120 Walls, fences and landscaping.

(A) The provisions of Chapter 17.70 shall apply.

(B) A wall or fence shall be constructed or erected and maintained along all side and rear lot lines.”

SECTION 5. Amendment to Section 17.33.070. Section 17.33.070 (Landscaping, walls, fences) of Chapter 17.33 (Commercial & Office Zones) of Title 17 (Zoning) of the CMC is hereby amended in its entirety to read as follows:

“17.33.070 Landscaping, walls, fences.

(A) Front, side and rear yards required for a lot or building shall be fully landscaped in accordance with Chapter 17.70 of the Corona Municipal Code (Landscaping, Fences, Walls, Hedges).

(B) Landscape areas, walls and fences shall be established and maintained in accordance with Chapter 17.70 of the Corona Municipal Code (Landscaping, Fences, Walls, Hedges).”

SECTION 6. Amendment to Section 17.35.090. Section 17.35.090 (Parking) of Chapter 17.35 (Quasi-Public (QP) Zone) of Title 17 (Zoning) of the CMC is hereby amended in its entirety to read as follows:

“17.35.090 Parking.

The provisions of Chapter 17.76 shall apply.”

SECTION 7. Amendment to Section 17.64.030. Subsection (A) of Section 17.64.030 (Yard – Permitted projections) of Chapter 17.64 (Lots and Yards) of Title 17 (Zoning) of the CMC is hereby amended in its entirety to read as follows:

“(A) Fences, walls, hedges and landscape architectural features, including, but not limited to, patios, open air grills and similar features, may be located in any front, side or rear yard; provided that the fences, walls, hedges and architectural features are constructed in accordance with Chapter 17.70.”

SECTION 8. Amendment to Chapter 17.70. Chapter 17.70 (Landscaping, Fences, Walls, Hedges) of Title 17 (Zoning) of the CMC is hereby amended in its entirety to read as set forth in Exhibit “A” attached hereto and incorporated herein by reference.

SECTION 9. Amendment to Section 17.72.030. Subsection (F) of Section 17.72.030 (Service stations) of Chapter 17.72 (Supplemental Site Development Standards for Automotive Related Uses) of Title 17 (Zoning) of the CMC is hereby amended in its entirety to read as follows:

“(F) Landscaping.

(1) Landscaping shall be provided on not less than 6% of the station site area, including, but not limited to the entire corner cut-off area as required by §17.70.040, except those pedestrian walkways approved after site plan review.

(2) Non-living landscape materials such as rocks or artificial turf may be utilized, provided these materials do not exceed 20% of the total landscaped area.

(3) Each station site shall have no less than three on- or off-site trees. Such trees shall be not less than 15 gallon container size when planted.

(4) The provisions of Chapter 17.70 shall apply.”

SECTION 10. Amendment to Section 17.74.040. Subsections (G) and (M) of Section 17.74.040 (Exemptions) of Chapter 17.74 (Signs) of Title 17 (Zoning) of the CMC are hereby amended in their entirety to read as follows:

“(G) One real estate sign per street frontage provided such sign:

(1) Is located entirely on the property offered for sale or lease, or other private property with the respective owner's consent;

(2) Does not exceed the height limitations of the zone and is placed outside of any corner cut-off area as defined in § 17.70.040;

(3) Does not exceed the following size limitations:

(a) Five square feet in area for properties located within the R-1 or R-2 zones, or properties located within a low density residential designation in a specific plan.

(b) Thirty-two square feet in area for properties located within the C, M, A or R-3 zones, or properties located within similar land use designations in a specific plan.

(4) Is removed upon the close of escrow or when the rental or lease of the premises has been executed whichever occurs first.”

“(M) Political signs as defined by § 17.74.030, including their supporting structures, provided that:

(1) No political sign shall be posted on any public property or in the public right-of-way. Political signs posted on public property or on the public right-of-way are subject to immediate removal by city forces without prior written or verbal notification.

(2) No political sign shall be posted in the corner cutoff area, as defined in § 17.70.040, except in accordance with the exceptions described in § 17.70.040. Political signs posted in the corner cut-off areas are subject to

immediate removal by city forces without prior written or verbal notification.

(3) All political signs pertaining to a particular election shall be removed within ten days after the date of the election. Any political sign that remains posted for more than ten days after the election to which it pertains shall also be deemed abandoned. The Planning Director may cause the summary removal by city forces of such abandoned signs and any signs which constitute an immediate peril to persons or property without further notice. The removal of abandoned signs by city forces is subject to cost recovery as provided for in this subsection.

(4) All signs that have been confiscated by the city will be stored for a period of ten days from the date of the notification letter. In the event the signs are not reclaimed after the ten-day storage period, the signs will be discarded.

(5) The cost of removal of any sign by city forces pursuant to this section shall be borne by the actual responsible party or the candidate's designated agent. The cost of such removal under this section shall be the actual cost or the standard cost pursuant to an amount as set by resolution of the City Council.

(6) After such removal, the actual responsible party or the candidate's designated agent shall be served with a statement of cost. Notice shall be given that the determination stated in the statement of costs may be appealed pursuant to Chapter 1.09 of this Code. In addition and notwithstanding the provisions of § 1.09.040, the appellant shall be responsible for paying all costs of such appeal.

(7) If no appeal is timely filed, the costs shall become a civil debt owing to the city. An action may be commenced in the name of the city in any court of competent jurisdiction to recover the amount specified.

(8) If the appeal is timely filed, the decision of the hearing officer shall be final.”

SECTION 11. Amendment to Section 17.74.080. Subsection (C) of Section 17.74.080 (Flags, banners, pennants and devices to attract attention) of Chapter 17.74 (Signs) of Title 17 (Zoning) of the CMC is hereby amended in its entirety to read as follows:

“(C) Feather flag permit.

(1) Feather flags are permitted with the issuance of a feather flag permit for commercial and industrial businesses, and multiple dwelling rentals containing 50 or more units.

(2) Five feather flags are allowed per premises, or for each commercial or business center where the property contains multiple tenants, for a period not to exceed a total of 60 days in a calendar year.

(3) Feather flags shall be spaced no closer than 30 feet from another feather flag on the same property.

(4) The feather flag shall advertise a special sale, event, or grand opening and shall not be used to augment other signage for the premises or business.

(5) The feather flag shall be associated with a business on the premises where it is located.

(6) The feather flag shall not be located in the public right-of-way.

(7) The feather flag shall be maintained in good condition and shall not be torn or ragged.

(8) The feather flag shall not be placed in the corner cut-off areas described in § 17.70.040.”

SECTION 12. Amendment to Section 17.76.100. Section 17.76.100 (Landscaping requirements) of Chapter 17.76 (Off-Street Parking) of Title 17 (Zoning) of the CMC is hereby amended in its entirety to read as follows:

“17.76.100 Landscaping requirements.

The following landscaping requirements for off-street parking areas within the M-1, M-2 and M-3 zones which are not adjacent to public streets or designated as visitors parking shall apply.

(A) Parking areas not visible in the discretion of the city from a public street or adjacent property shall have no landscaping requirement.

(B) Parking areas visible in the discretion of the city from a public street or adjacent property shall be provided perimeter landscaping to a minimum width of four feet.”

SECTION 13. Amendment to Section 17.79.050. Subsection (D) of Section 17.79.050 (Design standards) of Chapter 17.79 (Trash Enclosures) of Title 17 (Zoning) of the CMC is hereby amended in its entirety to read as follows:

“(D) Location.

(1) Trash enclosures shall not be located in the required minimum front yard or minimum street side yard.

(2) Corner cut-offs shall be in compliance with § 17.70.040. In addition, the corner cut-off for parking stalls shall be ten feet.

(3) Trash enclosure doors shall not open into driveways, extend into adjacent parking spaces or obstruct fire hydrants or building exits.

(4) Trash enclosures shall be located so that they are accessible to collection vehicles.

(5) Enclosures shall be placed a minimum of ten feet from water or utility lines and outside of any utility easements.

(6) Trash enclosures shall remain at least five feet from any combustible construction or building openings.”

SECTION 14. Amendment to Section 17.82.030. Subsection (A)(2) of Section 17.82.030 (Eligibility determination) of Chapter 17.82 (Planned Unit and Condominium Development) of Title 17 (Zoning) of the CMC is hereby amended in its entirety to read as follows:

“(2) **Yard requirements.** Yards shall be measured from the property lines of individual lots or from the accessways if individual lots are not provided. Yards shall be established as follows.

(a) **Multiple-family attached dwellings.**

1. **Front yard.** The front yard shall be a minimum of 20 feet for front-on garage setbacks. Corner cut-offs shall be in compliance with § 17.70.040.

(Ord. 1781.)

2. **Interior side yards.** The interior side yards shall be a minimum of five feet for one-story buildings, ten feet for two-story buildings and 15 feet for three-story buildings, except that an attached patio structure, open on three sides, may extend to within three feet of a side property line.

3. **Street side yards.** The street side yard setbacks shall be a minimum of ten feet from private and local streets, 15 feet from collector streets and 20 feet from major and secondary streets, except that an attached patio structure, open on three sides, may extend to within ten feet from property line.

4. **Rear yard.** The rear yard shall be a minimum of ten feet except that an attached patio structure, open on three sides, may extend to within three feet of a rear property line.

5. **Building separation.** In no case shall buildings be separated by less than 15 feet for one-story buildings, 20 feet for two-story buildings and 25 feet for three-story buildings. In the case of two buildings of differing heights, the more stringent separation shall apply.

(b) **Single-family attached dwellings.**

1. **Front yard.** The front yard shall be a minimum of 20 feet. Corner cut offs shall be in compliance with §17.70.040.

2. **Interior side yards.** Interior side yards shall be a minimum of five feet except where attached along a common property line.

3. **Street side yards.** Street side yards shall be a minimum of ten feet on a local, private or collector street and 15 feet on a secondary or major street. Corona Municipal Code Chapter 17.70 standards applicable to corner cut-offs, key lots and reverse corner lots shall apply.

4. **Rear yards.** The rear yard shall be an average of 15 feet with no building area closer than ten level feet to the rear property line. An attached patio structure, open on three sides, may extend to

within three feet of the rear property line. For accessory buildings see Corona Municipal Code § 17.66.010.

5. **Building separation.** The minimum building separation shall be ten feet between one-story conditions, 15 feet between a one- and a two-story condition and 20 feet between two-story conditions.

(c) **Detached dwellings.** The setback requirements of the underlying zone shall apply except that zero side yard set backs may be allowed with a minimum building separation of ten feet upon approval from the Planning Commission.”

SECTION 15. Official Record. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Corona City Hall, 400 S. Vicentia Avenue, Corona, California 92882. The custodian for these records is the Planning and Development Director of the City of Corona.

SECTION 16. Severability. If any provision or clause of this Ordinance or any application of it to any person, firm, organization, partnership or corporation is held invalid, such invalidity shall not affect other provisions of this Ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this Ordinance are declared to be severable.

SECTION 17. Effective Date. The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in a general circulation newspaper published and circulated in the City of Corona. This Ordinance shall take effect and be in force 30 days after its adoption.

PASSED, APPROVED AND ADOPTED this 2nd day of September 2026.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, Clerk of the City of Corona, California, do hereby certify that the foregoing Ordinance was regularly introduced at a regular meeting of the City Council of the City of Corona, California, duly held the 19th day of August 2026, and thereafter at a regular meeting held on the 2nd day of September 2026, it was duly passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 2nd day of September 2026.

City Clerk of the City of Corona, California

[SEAL]

EXHIBIT “A”

CHAPTER 17.70 LANDSCAPING, FENCES, WALLS, HEDGES

- 17.70.010 Purpose and intent.
- 17.70.020 Applicability.
- 17.70.030 Definitions.
- 17.70.040 Visibility at Intersections (Corner Cut-off Areas).
- 17.70.050 Fences, Walls, and Hedges.
- 17.70.060 Water Efficient Landscape Requirements.
- 17.70.070 Additional Landscape Requirements.
- 17.70.080 Violations and Penalties.

17.70.010 Purpose and intent.

The purpose and intent of this chapter is to:

- (A) Establish a framework to review landscape and irrigation plans consistently and improve the physical appearance of the City by providing visual and ecological relief in the urban environment;
- (B) Establish minimum standards for fences and walls, and for the design, provision and maintenance of landscaped areas, and encourage irrigation methods and suggested plant species to develop a measure of uniformity and quality in overall landscaping design;
- (C) Promote the value and long-term benefits of landscapes to provide an attractive living, working and recreating environment, while recognizing the need to invest water and other resources as efficiently as possible; and
- (D) Establish a structure for designing, installing, and maintaining water efficient landscapes for new and rehabilitation projects.

17.70.020 Applicability.

This chapter applies to all residential, commercial and industrial zones set forth in Title 17 of the Corona Municipal Code and districts of similar classification within specific plans. If there is a conflict between the standards in this chapter and in a specific plan, the specific plan shall prevail unless otherwise noted in the specific plan.

17.70.030 Definitions.

Unless the particular provision of the context otherwise requires, the definitions and provisions contained in this section shall govern the construction, meaning and application of words and phrases used in this chapter. Unless the context otherwise clearly indicates, words used in the singular include the plural and words used in the plural includes the singular. Words and phrases

used in this chapter not otherwise defined in this section shall be defined in the Landscape Design Manual adopted pursuant to § 17.70.060(G).

“Certificate of Completion Package” means the documents with the required elements that certifies a landscape project has been installed in accordance with the requirements of § 17.70.060 and the Landscape Design Manual, and as further described in California Code of Regulations, Title 23, Division 2, Chapter 2.7, Section 494, as may be amended.

“City Manager” means the City Manager for the City of Corona, or his or her designee.

“Director” means the Planning and Development Director for the City of Corona, or his or her designee.

“Landscape Design Manual” means the Landscape Design Manual adopted pursuant to § 17.70.060(G) which describes the procedures, calculations, and requirements for landscape projects that are subject to the requirements in this chapter.

“Landscape Documentation Package” means the documents with the elements required by § 17.70.060(D)(2) and § 17.70.060(E)(2) submitted to the City to review compliance with the requirements of § 17.70.060 and the Landscape Design Manual.

“Landscape project” means the total landscape area that requires a building or landscape permit, plan check, or design review.

“Mulch” means any organic material such as leaves, bark, straw, or compost, applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion. Mulch includes inorganic mineral materials such as rocks, gravel, or decomposed granite left loose (i.e., may be used for fire safe landscaping, as approved by the Corona Fire Department).

“New construction” means a new building with landscaping or a landscape-dominated project, such as a park, playground, playing field, or greenbelt or other new landscape, which may or may not have an associated building or structure.

“Parkway” has the same meaning as set forth in § 12.22.030 of this code.

“Project applicant” means the person submitting a landscape design plan to the City pursuant to § 17.70.060 and the Landscape Design Manual, to request a permit, plan check or design review from the City for the installation of a landscaping project. The project applicant may be the property owner or their designee.

“Security fencing” means fencing, wall or other authorized physical barrier intended to prevent unauthorized access, deter intruders, and provide protection for properties, assets, and people.

“Temporary fencing” means fencing not permanently affixed to the site.

“**Turfgrass**” means a living ground cover surface of mowed grass.

17.70.040 Visibility at Intersection (Corner Cut-off Areas).

(A) **Intersection visibility requirements.** The following regulations apply to all intersections of streets, alleys, private driveways, and any combination thereof to provide adequate visibility for vehicular and pedestrian traffic.

(1) The corner cut-off area consists of a triangular-shaped area on a corner lot formed by measuring the prescribed distance in Table 1 from the intersection of the front and street side property lines, an intersecting alley, or an intersecting driveway, and connecting the end-points of the lines diagonally across the property, making an approximate 90-degree triangle.

(2) No parking or vertical obstructions shall encroach within corner cut-off areas described in Table 1 below except as otherwise provided by this chapter.

(3) Vegetation and structures on property located at any corner of intersecting streets, alleys, and/or private driveways shall adhere to the following distance requirements in Table 1.

Table 1 Distances from Intersections by Roadway Type, Alley, or Private Driveway (Corner Cut-off Areas)	
Major or secondary street right-of-way	30 feet
Collector street right-of-way	25 feet
Local street right-of-way	20 feet
Alley right-of-way	10 feet
Private driveway	10 feet

(a) Notwithstanding subsection (A)(2) above, light poles, sign supports, fences, roof overhangs, plant materials or other similar structures may be permitted within the corner cut-off area subject to the approval of the Director, the Public Works Director or the Community Services Director, as applicable based upon the location of the structure; provided, however, that:

i. Such structure or obstruction shall not have a horizontal dimension greater than 12 inches (12”) between the elevation of three feet (3’) and ten feet (10’) above the adjacent street, driveway or alley pavement.

ii. The corner cut-off area shall be for pedestrian use or landscaped and maintained subject to the approval of the Director, the Public Works Director or the Community Services Director, as applicable.

iii. Plant material may be located within the corner cut-off area if no part of said structure or plant material exceeds three feet (3’) in height above the adjacent street, driveway or alley pavement.

iv. Overhangs of structures into the corner cut-off area may be permitted in accordance with § 17.74.040(A).

17.70.050 Fences, Walls, and Hedges.

(A) **General Provisions.**

(1) Placement & Height

(a) A fence, wall or hedge may be constructed, installed and maintained in any permitted or required yard along the rear, interior or side lot line, provided the fence, wall or hedge does not exceed seven feet (7') in height at any point and does not extend into the required minimum front yard setback area.

(b) Entry and vehicular access gates located behind the required front yard setback area shall not exceed eight feet (8') in height measured at the highest point of the gate.

(c) For purposes of this chapter, the height of any fence, gate, wall or hedge shall be measured from the highest ground elevation immediately adjacent on either side of such fence, gate, wall or hedge.

(d) In the case of corner lots where driveways extend into the side yard, fences, hedges or walls shall inset at a 45 degree angle, 15 feet (15') on each side of such driveway; provided, however, that this subsection shall not apply to any security fence or wall as set forth in § 17.70.050(A)(3), nor the erection of fences, walls or hedges around any building or structure used for providing public utility services.

(2) Outdoor Storage

(a) In industrial zones where outdoor storage is permitted and where such outdoor storage is visible from another property or common area including common drive aisles and parking lots, the outdoor storage use shall be enclosed within a six-foot (6') to eight-foot (8') high opaque fence. Opaque fencing includes block, tubular steel with metal mesh screen material, or other durable screen materials as may be approved by the Director.

(b) In industrial zones where outdoor storage is permitted and where such outdoor storage is visible from a public or private street, railroad, or highway, the outdoor storage use shall be enclosed within a six-foot (6') to eight-foot (8') high decorative block wall. The Director, in his or her discretion, shall determine whether the outdoor storage use is visible from a public or private street, railroad, or highway.

(c) Wood fencing, chain link fencing and chain link fencing with wood or plastic slats are prohibited for outdoor storage uses.

(3) Security Fencing

(a) The height of security fences and walls in commercial, industrial and agricultural zones may be increased by two feet (2') above what is otherwise permitted by this section, subject to review by the Director. Security fencing may include barbed wire, razor wire, spiked rails, or similar deterrent materials, or may be an extension of the existing permitted wall or fence material. The use of electrified fencing is not permitted unless such fencing is required or allowed by any law or regulation of the City, the State of California, federal government, or other public agency.

(b) In multiple-family residential zones, perimeter fencing can be increased up to a height of eight feet (8') for security purposes, provided that the fencing is all wrought iron with pilasters or a combination of decorative block not to exceed seven feet (7') in height and wrought iron with pilasters.

(4) Temporary Fencing

(a) Temporary fencing, such as chain link, shall be permitted on sites under construction but must be removed upon completion of construction. Temporary fencing may also be permitted for vacant lots, agricultural areas, or similar uses for security purposes, subject to the approval of the Director.

(5) Swimming Pool Enclosures

(a) Swimming pools shall be entirely enclosed by buildings, fences or walls which are not less than five feet (5') in height at any point, measured from the highest ground elevation immediately adjacent to any such building, fence or wall on the side of such building, fence or wall opposite the swimming pool.

(b) A fence or wall enclosing a proposed or existing swimming pool shall not exceed seven feet (7') in height, measured from the highest ground elevation immediately adjacent on either side of said fence or wall. The fence or wall shall have self-latching gates or doors not less than five feet (5') in height with latch height as prescribed by the California Building Code or California Residential Code.

(c) All fencing and walls must be in place and approved by the Building Inspector before water shall be allowed in a swimming pool.

(6) Outdoor Recreation and Sport Court Enclosures

(a) Outdoor recreational and sport courts located on residential properties may be enclosed with fences, walls and hedges not exceeding twelve feet (12') in height; provided that no portion of such enclosure is located within the front yard setback and every portion of such enclosure is located not less than three feet (3') from any side or rear property line; and further provided that any portion of the enclosure which is higher than six feet (6') shall be composed of wire mesh or other non-opaque material. The regulations in this § 17.70.050(A)(6)(a) shall apply to tennis, pickleball and basketball courts, batting cages, and similar recreational uses that are for personal use.

(B) Residential Zone Requirements.

(1) Fencing, Walls, and Pedestrian and Vehicular Access Gates in the Front Yard Setback.

(a) Fences, walls, and gates shall not exceed four feet (4') in height within any portion of the front yard setback area of a property in a residential zone, subject to the following provisions:

(i) Fences and walls shall be constructed of masonry (concrete, cement, brick, stone or other masonry materials), vinyl, polyvinyl chloride (PVC), wrought iron or tubular steel, metal panels (aluminum or steel), fiber cement boards, or other similar durable material approved by the Director.

(ii) Masonry blocks shall have a decorative or textured surface or mimic traditional materials like wood, brick, or stone. Smooth block such as precision block not coated with an exterior texture, such as stucco, is prohibited in the front yard setback area.

(iii) Wrought iron or tubular steel vertical bars shall be spaced a minimum of four inches between bars.

(iv) Chain link, wire, mesh, corrugated metal, or wood fencing is prohibited in the front yard setback of any single-family or multiple-family residential zone or district, except for a wood picket fence with the pickets spaced no less than three inches (3") and coated with paint or a wood sealer.

(v) Overhead arbors up to a maximum height of nine feet (9') shall be permitted in any front yard setback area.

(vi) Where a fence, wall, or gate is located adjacent to a driveway, alley, or street intersection, the height of such fence or wall shall not exceed three feet (3') within any required corner cut-off visibility area established in § 17.70.040, Table 1.

(b) Fences, walls, and gates may exceed four feet (4') in height in the front yard setback area outside of corner cut-off areas when the following conditions are met:

(i) Fencing and gates that are constructed of all wrought iron or tubular steel, spaced a minimum of four inches (4") between bars, may be permitted up to a maximum height of five feet (5').

(ii) A combination of masonry up to four feet (4') in height topped with vertical wrought iron or tubular steel bars up to five feet (5') in total height may be permitted. Horizontal panels constructed of aluminum, vinyl, PVC or composite material may also be constructed on top of a masonry wall up to five feet (5') in total height, provided that a minimum horizontal spacing of one inch (1") is provided between panels.

(iii) Pilasters may be constructed up to a maximum height of five feet (5') and shall be spaced not less than eight feet (8') apart. Decorative caps, balls, light fixtures or other similar ornamental features mounted on pilasters shall not be counted towards the five-foot (5') height limit, provided the total combined height, including such features, does not exceed six feet (6').

(2) Fencing in the Interior and Street Side and Rear Yard Setback

(a) Fencing in the side yard setback, from behind the front yard setback area to the rear property line, and fencing in the rear yard setback may be constructed up to seven feet (7') in height.

(b) The height of such a fence or wall within a triangular area twenty feet (20') on each leg at the intersection of the rear property line and the street side property line of a reverse corner lot shall not exceed three feet above the elevation of the adjacent sidewalk or driveway. The resulting triangle area shall be landscaped and maintained subject to the Director. The requirements of this subsection (b) shall not apply if the adjoining driveway of the key lot is a minimum of ten feet (10') from the rear property line of the reverse corner lot.

(c) Fences and walls may be constructed of masonry (concrete, cement, brick, stone or other masonry materials), vinyl, polyvinyl chloride (PVC), wrought iron or tubular steel, metal panels (aluminum or steel), fiber cement boards, composite material, chain link, or wood that is coated with paint, stain, varnish or other sealant or finish. However, chain link shall be prohibited on side and rear yards that abut a street, highway, park, school, greenbelt, or common area.

(d) Walls constructed of masonry blocks that are adjacent to a street or highway shall have a decorative or textured surface, mimic traditional materials (wood, brick or stone), or coated with an exterior finish such as stucco.

(3) Special setbacks for fencing in the street side yard of properties located on Main Street as established by § 17.86.020 shall adhere to the following provisions:

(a) Fences and walls located in the required street side yard setback area adjacent to Main Street, from a point behind the required front yard setback area to the rear property line may be constructed subject to the same provisions for the front yard setback in § 17.70.050(B)(1).

(b) Fences and walls located outside of the required street side yard setback can be constructed to a maximum height of seven feet (7'), subject to the same provisions for side yard setbacks in § 17.70.050(B)(2).

(4) New Residential Developments

(a) For new residential subdivisions consisting of five (5) or more lots and new multiple-family residential developments, the developer shall construct perimeter and interior tract fencing that complies with the following provisions prior to issuance of a Certificate of Occupancy for the residential units:

(i) The perimeter walls of the development adjacent to public or private streets shall be constructed of decorative masonry, or similar durable material. The color, materials, and style shall be consistent with the appropriate specific plan, the South Corona Theme Wall Design adopted by the Planning Commission, or Planning and Development Department standards. Wood and chain link fencing are prohibited.

(ii) Lots within the development whether the side and/or rear yard abuts public or private streets, parks, schools or greenbelt lots/easements shall be constructed of decorative masonry block with decorative masonry pilasters. The color, materials and style shall be subject to Planning and Development Department standards.

(iii) Decorative masonry pilasters shall be constructed at the corners of the walls and along stretches of walls at intersecting side yard property lines to alleviate the visual massing of the wall.

(iv) Interior side yard fencing, including side yard returns, shall be required to enclose rear and side yard areas for each residential lot. Fence materials shall be decorative masonry or other durable opaque material. Wood and chain link fencing are prohibited. Gates shall be vinyl, PVC, aluminum composite or other durable material approved by the Director. View fencing, such as wrought iron, tubular steel, or a combination of decorative masonry block with plexiglass in conjunction with pilasters, are allowed on interior side and rear yard property lines if a grade difference of 20 feet or more exists from the abutting property.

(C) Commercial Zone Requirements.

(1) General Requirements

(a) No fences or walls shall be constructed in the required front yard setback area of property in a commercial zone.

(b) All fencing in commercial zones shall be constructed of decorative masonry, wrought iron, or similar materials. Precision block, wood, wire or chain link fencing is prohibited.

(c) The aesthetics of walls and fences including color, texture, pattern and form in commercial zones shall harmonize with the building architecture and landscape character. Additional design guidance and information can be found in the Landscape Design Manual.

(d) Walls and fences shall be structurally durable and easily maintained, especially where visible to the public.

(2) Adjacent to Residential Uses

(a) Any fence or portion thereof in a commercial zone fronting or directly abutting a parcel used or zoned for residential purposes, except for residential and commercial mixed-use properties where commercial is located on the ground floor, shall be constructed of decorative masonry, and shall be seven feet (7') high.

(3) Parking Lot Buffering

(a) Parking spaces on properties in commercial zones that are perpendicular to a street shall be buffered from the street by a hedge, earth berm, and/or raised planters measuring three feet (3') in height.

(D) Industrial Zone Requirements.

(1) General

(a) No fences or walls shall be constructed in the required front yard setback area of property in an industrial zone.

(b) All fences or walls in industrial zones that are visible from a public or private street shall be constructed of decorative masonry, wrought iron, or similar materials. Chain link or wood fencing may be permitted if not visible from a street, as determined by the Director in his or her discretion.

(2) Adjacent to Residential Uses

(a) Any fence or portion thereof in an industrial zone fronting or directly abutting a parcel used or zoned for residential purposes shall be constructed of decorative masonry and shall be seven feet (7') high.

(3) Parking Lot Buffering

(a) Parking spaces on properties in industrial zones that are perpendicular to a street shall be buffered from the street by a hedge, earth berm, and/or raised planters measuring three feet (3') in height.

(E) Heritage Properties and Historic Landmarks, Districts or Structures of Merit.

(1) The Director, at his/her discretion, may substitute the fence and wall design and materials standards set forth in the Design Guidelines for Historic Buildings for the material or design standards described in this section.

17.70.060 Water Efficient Landscape Design.

(A) Purpose and Intent. The purpose and intent of this section is to:

(1) The general purpose of this section and the Landscape Design Manual is to promote the design, installation, and maintenance of landscapes that conserve regional water resources by ensuring that landscape projects are drought tolerant and not water intensive, and that irrigation systems reduce water inputs and minimize water waste in a manner consistent with the standards set forth in Chapter 2.7 of Division 2 of Title 23 of the California Code of Regulations. Any terms used in this section that are not otherwise defined in this chapter shall have the meaning ascribed to such terms as set forth in Chapter 2.7 of Division 2 of Title 23 of the California Code of Regulations.

(2) The Landscape Design Manual has been prepared to implement the requirements of this section. The Landscape Design Manual provides procedural and design guidance for project applicants proposing new or rehabilitation landscape projects that are subject to the requirements of this section. The Landscape Design Manual is also intended for use and reference by City staff in reviewing and approving designs and verifying compliance with this section.

(B) Applicability. The requirements of this section shall apply to the following:

(1) New residential and non-residential construction projects requiring a building or landscape permit, plan check or design review with a proposed aggregate landscape area equal to or greater than 500 square feet.

(2) Rehabilitated residential or non-residential landscape projects requiring a building or landscape permit, plan check, or design review with a proposed aggregate landscape area equal to or greater than 2,500 square feet.

(3) Cemeteries. Recognizing the special landscape management needs of cemeteries, new and rehabilitated cemeteries are limited to § 17.70.060(E)(2)(f), § 17.70.060(E)(3), and irrigation audits pursuant to § 4.4.3 of the Landscape Design Manual. Existing cemeteries are limited to § 17.70.060(E) and § 17.70.060(F).

(4) This section does not apply to:

- (a) Registered local, state, or federal historical sites;
- (b) Ecological restoration projects that do not require a permanent irrigation system;
- (c) Mined land reclamation projects that do not require a permanent irrigation system; or
- (d) Existing plant collections, as part of botanical gardens and arboretums open to the public.

(C) Compliance.

(1) The project applicant for any new construction project with a proposed landscape area between 500 and 2,500 square feet may satisfy the requirements of this section in either of the following ways:

(a) Prescriptive compliance option. The project applicant shall comply with the procedures set forth in § 17.70.060(D).

(b) Performance compliance option. The project applicant shall comply with the procedures set forth in § 17.70.060(E).

(2) The project applicant for any new construction or rehabilitated landscape project with a proposed landscape area greater than 2,500 square feet shall comply with the procedures set forth in § 17.70.060(E).

(3) The Director shall have the duty and authority to administer and enforce this section.

(D) Prescriptive Compliance Procedures.

(1) Compliance with the prescriptive criteria established in Section 4.2 of the Landscape Design Manual shall be detailed in a Landscape Documentation Package.

(2) The Landscape Documentation Package submitted to the City for compliance review shall include the following information and documentation:

- (a) Project Information Sheet with the following elements:
 - (i) Date the project information sheet is completed;
 - (ii) Name of the project applicant;
 - (iii) Contact information for the project applicant and property owner;
 - (iv) Project address (if available, parcel and/or lot numbers);
 - (v) Total landscape area (square feet);
 - (vi) Project type (e.g., institutional, commercial, industrial, residential, cemetery, homeowner-installed);
 - (vii) Water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well; and,

(viii) Applicant signature and date with statement: "I agree to comply with the requirements of §17.70.060(D) of the Corona Municipal Code."

(b) A Landscape Design Plan that includes:

(i) Total landscape area (square feet); and

(ii) A breakdown of turfgrass and plant materials (e.g., plant legend).

(3) Prior to the issuance of a Certificate of Occupancy or issuance of final approval on the landscape permit, a Certificate of Completion Package shall be completed by the project applicant or their designee in accordance with Section 4.2.3 of the Landscape Design Manual to certify that the landscape project has been installed in accordance with the requirements of this section and the Landscape Design Manual.

(E) Performance Compliance Procedures.

(1) Compliance with the performance criteria established in Section 4.3 of the Landscape Design Manual shall be detailed in a Landscape Documentation Package.

(2) The Landscape Documentation Package submitted to the City for compliance review shall include the following information and documentation:

(a) Project Information Sheet that includes:

(i) Date the project information sheet is completed;

(ii) Name of the project applicant;

(iii) Contact information for the project applicant and property owner;

(iv) Project address (if available, parcel and/or lot number(s));

(v) Total landscape area (square feet);

(vi) Project type (e.g., new, rehabilitated, institutional, commercial, industrial, residential, cemetery, homeowner-installed);

(vii) Water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well;

(viii) Checklist of all documents in landscape documentation package; and,

(ix) Applicant signature and date with statement: "I agree to comply with the requirements §17.70.060(E) of the Corona Municipal Code and submit a complete Landscape Documentation Package".

(b) Soil Management Report pursuant to Section 4.3.2 in the Landscape Design Manual;

(c) Landscape Design Plan pursuant to Section 4.3.3 in the Landscape Design Manual;

(d) Grading Design Plan pursuant to Section 4.3.4 in the Landscape Design Manual;

(e) Irrigation Design Plan pursuant to Section 4.3.5 in the Landscape Design Manual; and

(f) Water Efficient Landscape Worksheet pursuant to Section 4.3.6 of the Landscape Design Manual.

(3) Landscape projects shall comply with the irrigation scheduling and maintenance requirements established in Section 4.4 of the Landscape Design Manual.

(4) Prior to the issuance of a Certificate of Occupancy or issuance of final approval on the landscape permit, a Certificate of Completion Package shall be completed by the project applicant or their designee in accordance with Section 4.5 of the Landscape Design Manual to certify that

the landscape project has been installed in accordance with the requirements of this section and the Landscape Design Manual.

(F) **Provisions for Existing Non-Rehabilitated Landscapes.** This section shall apply to all existing non-rehabilitated landscapes that were installed before December 1, 2015, and are over one (1) acre in size.

(1) For all existing non-rehabilitated landscapes that have a water meter, the City shall administer programs that may include, but are not be limited to, irrigation water use analyses, irrigation surveys, and irrigation audits to evaluate water use and provide recommendations as necessary to reduce landscape water use to a level that does not exceed the Maximum Applied Water Allowance for existing non-rehabilitated landscapes.

(2) The Maximum Applied Water Allowance (“MAWA”) for existing non-rehabilitated landscapes shall be calculated as: $MAWA = (ET_o) \times (0.62) \times (0.8 \times RLA + 0.8 \times SLA)$. The definitions associated with calculation of the MAWA shall be as provided in the Landscape Design Manual.

(3) For all existing non-rehabilitated landscapes that do not have a meter, the City shall administer programs that may include, but are not limited to, irrigation surveys and irrigation audits to evaluate water use and provide recommendations as necessary to prevent water waste.

(4) All landscape irrigation audits shall be conducted by a certified landscape irrigation auditor.

(G) **Landscape Design Manual.** The City Council hereby delegates to the Planning and Housing Commission the authority and power to establish by resolution and amend from time to time, the Landscape Design Manual. Notwithstanding the foregoing, the City Manager may establish any forms or other related documents to administer compliance with this section.

17.70.070 Additional Landscape Requirements.

(A) **General Provisions.** Landscape planting and irrigation plans prepared for commercial, industrial, and residential properties shall be prepared in accordance with the requirements in this section, § 17.70.060, the Landscape Design Manual, and the Planning and Development Department standards. These plans shall be prepared for review and approval by the Planning and Development Department for all areas required to be landscaped, including setbacks, slope areas, parkways, streetscapes, fuel modification zones, re-naturalized natural slopes, and open space lots.

(B) **Public Right-of-Way Landscape.**

(1) Areas of the public right-of-way that are landscaped, such as the parkway and street median, and any adjoining Community Facilities District (CFD) or Landscape Maintenance District (LMD) lots shall be landscaped and irrigated in accordance with § 17.70.060, § 17.70.070, and the requirements of the Public Works, Community Services, and Utilities Departments, as applicable.

(2) Owners or tenants of property shall maintain the parkway adjacent to the property’s frontage in accordance with Chapter 12.22 of the Corona Municipal Code. Parkway shall be landscaped according to the Landscape Design Manual.

(3) Street Tree Planting

(a) Street trees shall be planted according to the location, spacing and selected species from the approved street tree list as determined by the Director of Community Services.

(b) Street trees shall be a minimum size of 24-inch box at the time of planting, or as required by the City.

(4) Street Tree Irrigation: Automatic irrigation shall be provided to street trees in commercial, industrial and residential landscape projects.

(5) Street Tree Maintenance & Guarantee

(a) For new developments, the life and health of the street tree shall be guaranteed by the project applicant for a period of 365 days from the date of installation at which time the Community Services Director, or his or her designee, shall accept the tree if it is in a healthy condition. Unhealthy trees shall be replaced by the project applicant.

(b) Watering and fertilizing the street tree shall be the responsibility of the adjacent property owner.

(C) On-Site Landscape.

(1) Permanent on-site landscaping shall be installed and permanently maintained on all residential and non-residential developments. The landscaping shall comply with the requirements in this chapter and the Landscape Design Manual.

(2) Turfgrass shall be prohibited in non-residential development (except for cemeteries) and multiple family residential development unless used for recreational and/or functional purposes with approval of the Planning and Development.

(3) Recycled or reclaimed water shall be used to irrigate non-residential development, as determined by the Utilities Department.

(4) Parking Adjacent to Streets. Landscaping shall be designed and maintained to buffer parking areas from public streets and shall be provided in accordance with the Landscape Design Manual. Additionally, buffering shall comply with the requirements of corner cut-off areas as provided for in §17.70.040.

(5) Interior Parking Lot Landscaping.

(a) Landscaping shall be dispersed throughout the parking area, including interior and perimeter landscaped areas, and shall be provided in accordance with the Landscape Design Manual.

(b) The maximum car overhang shall be two and one-half feet (2.5'). All parking stalls adjacent to planted areas shall have continuous impact curbing not less than six inches in height.

(D) Slopes.

(1) All natural and manufactured (e.g. graded and compacted) slopes over four feet (4') in height with a horizontal to vertical slope gradient of over 1.5:1 shall be planted, irrigated, and mulched. Plant materials and methods of planting shall be in accordance with the Landscape Design Manual. The plants shall be maintained and watered with low precipitation irrigation systems in such a manner as to show definite signs of growth at the time of final inspection. Spray head irrigation is prohibited.

(2) The owner of any property, or any other person or agent in possession or control of such property, shall maintain all slopes, retaining walls, cribbing, drainage structures and other protective devices on such property.

(3) Additional slope planting requirements shall be determined in accordance with the Landscape Design Manual.

(E) **Landscape Maintenance.**

(1) General Requirements

(a) Landscaping shall be maintained in a healthy, live condition by the property owner, lessee, occupant, or person or association having charge or control of the property.

(b) Existing shrubs, flowers, grass and other landscape materials shall be trimmed and edged as necessary to maintain an overall neat and uniform appearance.

(c) Property maintenance shall include removal of debris, litter and weeds, and dead landscaping.

(d) Existing irrigation systems shall be maintained in operable working order.

17.70.080 Violations and Penalties.

(A) **Misdemeanor.** It shall be unlawful for any person to violate the provisions of this chapter. A violation of any of these provisions shall be a misdemeanor.

(B) **Penalties.** Any violation of this chapter may be enforced pursuant to the provisions of Chapters 1.08 and 1.09 of this code.

(C) **Public nuisance.** Any condition caused or allowed to exist in violation of any of the provisions of this chapter, any rule, policy or regulation adopted hereunder is a public nuisance and may be abated by the city, or by the City Attorney on behalf of the people of the State of California, as a nuisance by means of a restraining order, injunction, or any other order or judgment in law or equity issued by a court of competent jurisdiction. The city, or the City Attorney on behalf of the people of the State of California, may seek injunctive relief to enjoin violations of, or to compel compliance with, this chapter or seek any other relief or remedy available at law or equity, including the imposition of monetary civil penalties. Each day that a violation continues is deemed to be a new and separate offense. Civil penalties for violations of this chapter may be assessed at a rate not to exceed \$10,000 per violation per day.

(D) **Remedies cumulative.** The remedies specified in this section are cumulative and in addition to any other remedies available under state or local law for a violation of this code.

SUMMARY

On August 19, 2026, the Corona City Council will consider amending Chapter 17.70 (Landscaping, Fences, Walls, Hedges) of Title 17 (Zoning) of the CMC to update the water-efficient landscape requirements to reflect changes in state law and to update outdated fencing regulations; and amending various other sections of Title 17 (Zoning) of the CMC to update references to Chapter 17.70 to ensure such sections are consistent with the updated requirements in Chapter 17.70. A certified copy of the full text of this proposed ordinance amendment is posted at the City Clerk's Office.

The City Council meets at 6:00 p.m. in the Council Chambers in the Corona City Hall located at 400 South Vicentia Avenue. The City Clerk is located in Suite 115 of the City Hall near the north entrance.