

Development Standards

Section 5

DEVELOPMENT STANDARDS

A. PURPOSE AND INTENT

This section formally establishes the use restrictions and development standards (zoning) for the MEREDITH INTERNATIONAL CENTRE property. The regulations provided herein work in concert with the architectural and landscape guidelines set forth in Section 6, *Design Guidelines*, of this Specific Plan to achieve the vision of the MEREDITH INTERNATIONAL CENTRE.

B. DEFINITION OF TERMS

The meaning of words, phrases, titles, and terms shall be the same as provided in the City of Ontario Development Code (hereafter referred to as “Development Code”), unless otherwise specifically defined in this Specific Plan.

C. APPLICABILITY

The regulations set forth in this section shall apply to all development plans or agreements, tract or parcel maps, site plans, or any other action requiring administrative or discretionary approval within the 257.7-acre MEREDITH INTERNATIONAL CENTRE Specific Plan area. Whenever the development standards contained herein differ from those contained in the Development Code, the provisions of this Specific Plan shall take precedence. Any development standard, condition, or situation not specifically addressed herein shall be subject to the applicable requirements of the Development Code.

D. PERMITTED, CONDITIONAL, AND ANCILLARY LAND USES

Land within the MEREDITH INTERNATIONAL CENTRE Specific Plan area and structures/facilities thereon may only be developed, divided, and/or used for those activities listed in Table 5-1, *Land Use Matrix*. Table 5-1 lists the permitted, conditional, and ancillary land uses for each land use district established by this Specific Plan (Industrial, Urban Commercial, and Urban Residential). The symbols shown in Table 5-1 have the following meanings:

- “P” means the land use is permitted by right of being in the proper land use district, subject to the development standards applicable to that land use district.
- “C” means the land use is conditionally permitted, subject to the filing of a Conditional Use Permit in accordance with the requirements of the City of Ontario Development Code, and must be approved by the City of Ontario Zoning Administrator or Planning Commission before the use can be established within a particular land use district.
- “A” means the land use is permitted by right of being in the proper land use district, provided the use is ancillary to the primary permitted or conditionally permitted use of the property.
- “--” means the land use is prohibited within the specified land use district.

A use that is not specifically listed in Table 5-1 is deemed a prohibited use unless otherwise allowed pursuant to the applicable interpretations and determinations established by the Development Code.

Table 5-1 Land Use Matrix

Use Legend: P: Permitted Use C: Conditional Use A: Ancillary Use --: Prohibited				
Use	Land Use District			Additional Notes
	Industrial	Urban Commercial	Urban Residential	
HIGH-CUBE WAREHOUSE				
Data processing/storage services	P	--	--	
Distribution center	P	--	--	
Industrial retail sales (sales of goods and/or product either manufactured, warehoused, or wholesaled on-site)	P	--	--	Maximum 25% of floor area or 15,000 square feet per building, whichever is less
Management of Companies and Enterprises	P			Including corporate, subsidiary, and regional managing offices
Motor vehicle storage	P	--	--	Indoor storage only
Motor vehicle washing, cleaning, and detailing	A	--	--	Associated with routine operation of permitted use only
Non-store retailers	P	--	--	Includes electronic shopping (e-fulfillment/e-commerce) centers and mail-order houses
Offices	A	--	--	
Warehousing and storage (indoor)	P	--	--	Including food cold storage
Warehousing and storage (outdoor)	P	--	--	
Wholesale trade	P	--	--	Within a wholly enclosed building only
INSTITUTIONAL USES				
Public Schools – Grades K through 12	P	--	--	Planning Area 1A only
Water systems (water wells, water treatment and filtration facilities)	P	--	--	Planning Area 1A only
LIGHT INDUSTRIAL				
Catering establishments	P	--	--	
Charitable distribution facilities (e.g. food banks)	C	--	--	
Charitable, philanthropic, service and other non-profit organization offices	A	--	--	Associated with charitable distribution facilities only
Computer, home electronics and small home appliance repair	P	--	--	
Data processing/storage services	P	--	--	
Distribution center	P	--	--	
Furniture refinishing	P	--	--	
Furniture re-upholstery	P	--	--	

Table 5-1 Land Use Matrix

Use Legend: P: Permitted Use C: Conditional Use A: Ancillary Use --: Prohibited				
Use	Land Use District			Additional Notes
	Industrial	Urban Commercial	Urban Residential	
LIGHT INDUSTRIAL (CONT.)				
General Light Manufacturing	P			
Industrial retail sales (sales of goods and/or product either manufactured, warehoused, or wholesaled on-site)	P	--	--	Maximum 25% of floor area or 15,000 square feet per building, whichever is less
Laundries - commercial	P	--	--	
Lawnmower and garden equipment repair	P	--	--	
Management of Companies and Enterprises	P			Including corporate, subsidiary, and regional managing offices
Motor vehicle storage	P	--	--	
Motor vehicle washing, cleaning, and detailing	A	--	--	Associated with routine operation of permitted use only
Non-store Retailers	P	--	--	
Offices	P	--	--	
Printing and related support activities	P	--	--	
Public/self-storage	P	--	--	
Research and development services/laboratories	P	--	--	
Telecommunications Facilities/Cell Tower	P	--	--	
Warehousing and storage (indoor)	P	--	--	Including food cold storage
Warehousing and storage (outdoor)	P	--	--	
Wholesale trade	P	--	--	Within a wholly enclosed building only
LODGING				
Hotels/motels	--	P	--	
MANUFACTURING				
Apparel manufacturing	P	--	--	
Computer and electronic products manufacturing	P	--	--	
Electrical equipment, appliance, and component manufacturing	P	--	--	
Fabricated metal product manufacturing	P	--	--	
Furniture and related products manufacturing	P	--	--	Includes, but is not limited to, household and institutional furniture, and kitchen cabinet, office and related products manufacturing

Table 5-1 Land Use Matrix

Use Legend: P: Permitted Use C: Conditional Use A: Ancillary Use --: Prohibited				
Use	Land Use District			Additional Notes
	Industrial	Urban Commercial	Urban Residential	
MANUFACTURING (CONT.)				
Industrial retail sales (sales of goods and/or product either manufactured, warehoused, or wholesaled on-site)	P	--	--	Maximum 25% of floor area or 15,000 square feet per building, whichever is less
Machinery manufacturing	P	--	--	
Management of Companies and Enterprises	P			Including corporate, subsidiary, and regional managing offices
Medical equipment and supplies manufacturing	P	--	--	
Offices	P	--	--	
Wood product manufacturing	P	--	--	
MOTOR VEHICLE SALES				
Motor vehicle repair and servicing	--	A	--	Associated with retail sales, leasing, and/or rental lot(s) only
Motor vehicle retail sales, leasing and rental	--	P	--	Automobiles, light trucks, vans, motorcycles, and recreational vehicles only
Motor vehicle storage	--	A	--	Indoor/outdoor storage associated with retail sales, leasing, and/or rental lot(s) only
Motor vehicle washing, cleaning, and detailing	--	A	--	Associated with retail sales, leasing, and/or rental lot(s) only
Offices	--	A	--	
OFFICE				
Advertising agencies	--	P	--	
Animal hospitals/veterinarians	--	P	--	
Banks, credit unions, and other depository institutions	--	P	--	With and without drive through facilities
Campaign offices	--	P	--	
Check cashing	--	P	--	
Charitable, philanthropic, service and other non-profit organization offices	--	P	--	
Courier and messenger services	--	P	--	
Data processing/storage services	--	P	--	
Doctor/Optometrlist	--	P	--	

Table 5-1 Land Use Matrix

Use Legend: P: Permitted Use C: Conditional Use A: Ancillary Use --: Prohibited				
Use	Land Use District			Additional Notes
	Industrial	Urban Commercial	Urban Residential	
OFFICE (CONT.)				
Government offices	--	P	--	
Jewelry and watch/clock repair	--	P	--	
Money transmitting	--	P	--	
Offices (General)	--	P	--	
Payday advances	--	C	--	
Photocopying, printing and duplicating services	--	P	--	
Public utility office	--	P	--	
Telecommunications Facilities/Cell Tower	--	P	--	
RESIDENTIAL				
Home occupations	--	--	P	Home occupations limited to one employee. Display and sale of goods is prohibited.
Household pets (3 or fewer animals)	--	--	A	
Leasing offices	--	--	A	
Multiple family dwellings (apartments, condominiums, townhomes)	--	--	P	
Recreational facilities (as part of a residential development)	--	--	P	
Senior citizen housing	--	--	C	
SHOPPING CENTER				
<i>Commercial/Entertainment Services</i>				
Animal hospitals/veterinarians	--	P	--	
Automobile fueling stations	--	P	--	Planning Area 5 only
Banks, credit unions, and other depository institutions	--	P	--	With and without drive through facilities
Barber shop and beauty/nail salons	--	P	--	
Check cashing	--	C	--	
Computer, home electronics and small home appliance repair	--	P	--	
Courier and messenger services	--	P	--	
Dry cleaners	--	P	--	

Table 5-1 Land Use Matrix

Use Legend: P: Permitted Use C: Conditional Use A: Ancillary Use --: Prohibited				
Use	Land Use District			Additional Notes
	Industrial	Urban Commercial	Urban Residential	
SHOPPING CENTER (CONT.)				
Furniture re-upholstery	--	P	--	
Health club and gymnasium	--	P	--	
Jewelry and watch/clock repair	--	P	--	
Laundries – self service	--	P	--	
Locksmith/key shops	--	P	--	
Massage establishments and services	--	C	--	
Money transmitting	--	P	--	
Movie theaters	--	P	--	
Payday advances	--	C	--	
Pet grooming	--	P	--	
Photocopying, printing and duplicating services	--	P	--	
Photography studios	--	P	--	
Shoe repair	--	P	--	
Tailors	--	P	--	
Telecommunications Facilities/Cell Tower	--	P	--	
<i>Eating and Drinking Places</i>				
Alcoholic beverage sales for consumption on the premises	--	C	--	
Banquet facilities	--	A	--	
Bars/cocktail lounges	--	C	--	
Catering establishments	--	P	--	
Fast food and specialty food restaurants	--	P	--	With and without drive through facilities
Full service (sit down) restaurants	--	P	--	
<i>Retail Services</i>				
Alcoholic beverage sales for consumption off premises	--	C	--	
Antique stores	--	P	--	
Art galleries and dealers, and art supply stores	--	P	--	
Book stores	--	P	--	

Table 5-1 Land Use Matrix

Use Legend: P: Permitted Use C: Conditional Use A: Ancillary Use --: Prohibited				
Use	Land Use District			Additional Notes
	Industrial	Urban Commercial	Urban Residential	
SHOPPING CENTER (CONT.)				
Certified farmers' markets	--	P/C	--	<u>Indoor:</u> Permitted Use <u>Outdoor:</u> Conditional Use
Cosmetics and beauty supplies stores	--	P	--	
Convenience stores	--	P	--	
Clothing stores	--	P	--	
Electronics and appliance stores	--	P	--	
Furniture and home furnishing stores	--	P	--	
Florists	--	P	--	
Gifts and novelty stores	--	P	--	
Grocery stores	--	P	--	
Hobby, toy, and game stores	--	P	--	
Jewelry stores	--	P	--	
Luggage and leather goods	--	P	--	
Music and video stores	--	P	--	
Office supplies and stationary stores	--	P	--	
Optical goods	--	P	--	
Pet and pet supply stores	--	P	--	
Postal products, supplies, and services	--	P	--	
Shoe stores	--	P	--	
Specialty food stores	--	P	--	
Sporting goods stores	--	P	--	
Tobacco products stores	--	P	--	Excludes hookah bars, smoking lounges, and similar facilities
Thrift and second hand stores	--	P	--	
TEMPORARY ACTIVITIES				
Christmas tree sales, sidewalk and parking lot sales, seasonal sales, etc.	P	P	P	Subject to the temporary use requirements of the City of Ontario Development Code

E. INDUSTRIAL DEVELOPMENT STANDARDS

The following standards establish the development criteria that shall apply within the Industrial land use district of this Specific Plan (Planning Areas 1 and 1A).

Legend: ac.: acre ft.: feet s.f.: square feet	
Site Requirements	
Minimum Lot Size	2.0 ac.
Maximum Floor Area Ratio	0.60 for individual lot 0.55 average for Planning Areas 1 and 1A combined
Minimum Landscape Coverage ¹	7% for individual lot 15% average for Planning Areas 1 and 1A combined
Minimum Setback Requirements	
East 4th Street Setback⁹	
Building ^{2a}	75ft.
Drive Aisle and Passenger Car Parking ^{2b, 3}	20 ft. ^{4, 5}
North Vineyard Avenue Setback^{2b, 9}	
Building	75 ft.
Drive Aisle and Passenger Car Parking ³	20 ft. ^{4, 5}
Inland Empire Boulevard Setback^{2c, 9}	
Building	35 ft.
Drive Aisle and Passenger Car Parking ³	15 ft. ^{4, 5}
Other Public Street Setback^{2c, 9}	
Building	35 ft.
Drive Aisle and Passenger Car Parking ³	15 ft. ⁶
Cucamonga Creek Channel Setback^{2d}	
Building	25 ft.
Drive Aisle and Passenger Car Parking ³	5 ft.
Interior Side Yard Setback	
Building	0 ft.
Drive Aisle and Passenger Car and Truck Parking ⁷	5 ft.

Legend: ac.: acre ft.: feet s.f.: square feet	
Public School Property Setback⁷	
Building	50 ft.
Drive Aisle and Parking	20 ft.
Allowable Encroachment into Setback (cornices, eaves, canopies, and similar architectural features) ⁷	5 ft.
Minimum Building Separation Requirements	
Distance Between Structures	
Attached structures	0 ft.
Freestanding structures	60 ft.
Drive Aisle and Parking Space Separation	
Adjacent to building office element	10 ft.
Adjacent to solid building wall or screen wall/fence	5 ft.
Within screened/enclosed yards	0 ft.
Maximum Building Height Requirements	
Building Height	70-150 ft. ¹⁰
Vertical Architectural Projections (towers, focal elements, cupolas, etc.)	10 ft.

Notes:

1. Landscaping shall include plantings (trees, shrubs, groundcovers, vines) and may include walkways, benches, trellises, thematic fencing, walls, and related amenities.
- 2a. At least 70 feet of setback shall include landscaping, excluding corner lots.
- 2b. At least 20 feet of each setback shall include landscaping.
- 2c. At least 15 feet of each setback shall include landscaping.
- 2d. At least 5 feet of each setback shall include landscaping.
3. Minimum setback does not apply to driveways that are perpendicular to and connect to public streets.
4. The required setback may be reduced up to 5 feet where the road transitions approaching an intersection or driveway.
5. The required setback may be reduced up to 5 feet adjacent to bus stops.
6. The required setback may be reduced up to 3 feet where the road transitions approaching an intersection or driveway.
7. In the event PA 1A does not redevelop (i.e., remains a school), a minimum 20-foot landscaped buffer shall be provided along the interface between Planning Area 1 and Planning Area 1A.
8. Encroachments into required setbacks shall only be permitted where adequate emergency access can be maintained.
9. As measured from the public right-of-way.
10. Subject to the Ontario International Airport Land Use Compatibility Plan.

Other Industrial Development Standards

- (1) Driveways connecting Planning Area 1 and Planning Area 1A to East 4th Street shall be used primarily for passenger car traffic only. Durable, legible, weather-proof “No Truck Entry” signs shall be posted at every driveway entrance along East 4th Street. Access for emergency vehicles will be allowed at East 4th Street.
- (2) Loading docks are prohibited on building facades that directly face East 4th Street, or North Vineyard Avenue. Loading docks at side yards are permitted.
- (3) Loading docks and truck parking areas shall be visually screened from East 4th Street, North Vineyard Avenue, and Inland Empire Boulevard by walls, landscaping, and/or other screening features or barriers (such as berms).
- (4) Gated entry points shall only be permitted at access points along Del Rio Place and East Jay Street that are no less than 800 feet from signalized intersections, and with City concurrence. If entry gates are used, they shall be positioned to allow enough distance for the stacking of at least two (2) trucks on the lot to preclude queuing of trucks on public streets.
- (5) The outdoor storage of materials and equipment shall be permitted ancillary to the land uses allowed pursuant to Table 5-1, *Land Use Matrix*. Within outdoor storage areas, materials or equipment shall be stored to a height no greater than fourteen feet (14’). Outdoor loading and storage areas and loading doors shall be screened from public view by decorative concrete or masonry walls with lockable view obstructing gates. Such walls shall be minimum eight feet (8’) in height and shall be of sufficient height to screen all outdoor materials and equipment, tractors and trailers, and loading doors from public view and shall not exceed fourteen feet (14’) in height.
- (6) Ground- and roof-mounted exterior mechanical equipment, heating and ventilating, air conditioning, tanks, and other mechanical devices shall be screened and treated with a neutral color when visible from East 4th Street, North Vineyard Avenue, Inland Empire Boulevard, or residential property.
- (7) Exterior sound amplification devices (e.g., intercom systems, loudspeakers) shall be oriented away from residential properties.
- (8) Exterior lighting fixtures shall be downward directed. Pole-mounted lights shall be shielded with the light source oriented away from public streets and residential properties.
- (9) Primary buildings (not ancillary buildings) shall achieve a minimum “Certified” rating under the United States Green Building Council’s Leadership in Energy & Environmental Design (LEED) program.
- (10) Solar panels shall be installed on primary industrial buildings (not ancillary buildings) to provide electricity to the building.
- (11) All manufacturing and processing activities shall be conducted within a wholly enclosed building.
- (12) Properties located within the Airport Influence Area (AIA) established by the Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the requirements and standards of the ALUCP.

F. URBAN COMMERCIAL DEVELOPMENT STANDARDS

The following standards establish the development criteria that shall apply within the Urban Commercial land use district of this Specific Plan (Planning Areas 2, 3, and 5).

Legend: ft.: feet s.f.: square feet	
Site Requirements	
Minimum Lot Size	n/a ¹
Maximum Floor Area Ratio	1.0
Minimum Landscape Coverage ²	10% for interior lots 13% for corner lots
Minimum Setback Requirements	
North Vineyard Street Setback^{3, 6}	
Building	20 ft.
Drive Aisle and Parking ⁴	20 ft.
Inland Empire Boulevard Setback^{3, 6}	
Building	20 ft.
Drive Aisle and Parking ⁴	20 ft.
North Archibald Avenue Setback^{3, 6}	
Building	20 ft.
Drive Aisle and Parking ⁴	20 ft.
Cucamonga Creek Channel Setback³	
Building	20 ft.
Drive Aisle and Parking ⁴	20 ft.
Interior Side Yard Setback	
Building	0 ft.
Drive Aisle and Parking ^{3, 4}	5 ft.
Residential Property Setback	
Building ^{3a}	15 ft.
Drive Aisle and Parking ^{3, 4}	5 ft.

Legend: ft.: feet s.f.: square feet	
Freeway Right-of-Way Setback^{3, 6}	
Building	100 ft. (front of building facing freeway)
	20 ft. (side or rear of building facing freeway)
Drive Aisle and Parking	20 ft.
Allowable Encroachment into Setback (cornices, eaves, canopies, and similar architectural features) ⁵	3 ft.
Minimum Building Separation Requirements	
Distance Between Structures	
Attached structures	0 ft.
Freestanding structures	
Front to Front	25 ft.
Front to Rear	25 ft.
Other	15 ft.
Drive Aisle and Parking Space Separation	
Parking Stall to Building	5 ft.
Drive Aisle to Building	10 ft. (front)
	5 ft. (side and rear)
Maximum Building Height Requirements	
Building Height	70-150 ft. ⁷
Vertical Architectural Projections (towers, focal elements, cupolas, etc.)	10 ft.

Notes:

1. Lot size shall be large enough to accommodate the proposed land use and meet all minimum development standards specified within this Specific Plan.
2. Landscaping shall include plantings (trees, shrubs, groundcovers, vines) and may include walkways, benches, trellises, thematic fencing, walls, and related amenities.
3. The entire setback shall include landscaping.
- 3a. At least 5 feet of the setback shall include landscaping.
4. Minimum setback does not apply to driveways that are perpendicular to and connect to public streets.
5. Encroachments into required setbacks shall only be permitted where adequate emergency access can be maintained.
6. As measured from the public right-of-way.
7. Subject to the Ontario International Airport Land Use Compatibility Plan.

Urban Commercial Signage Standards

Signage shall conform to the design guidelines contained in Section 6 of this Specific Plan. Signage shall also conform to the City of Ontario Development Code, subject to the following additional standards which shall apply exclusively within the Urban Commercial land use district.

- (1) **Freeway Identification Sign.** Freeway signage will likely be the first introduction to the MEREDITH INTERNATIONAL CENTRE for most visitors. One (1) Freeway Identification Sign shall identify the Specific Plan area and key destinations for motorists moving along the I-10 Freeway. The design shall be attractive and complementary to the architectural character of the greater project area. The example illustrated in Figure 5-1 represents a 3-sided, internally illuminated, tenant pylon sign with two full color LED displays.

A location adjacent to the I-10 Freeway (north side) has been identified for the Freeway Identification Sign.

The sign shall be a maximum of 105 feet high and 48 feet wide, and shall contain the MEREDITH INTERNATIONAL CENTRE name as well as the names of major businesses in the Specific Plan area. The LED displays shall be limited to on-site messages and advertisements for businesses in Planning Areas 1-5. Business names would be incorporated on static panels. The City of Ontario shall also be identified on the sign. Businesses listed on the sign should have name recognition, which will attract visitors to the Specific Plan area. Such businesses will encourage motorists to exit at either North Vineyard Avenue or North Archibald Avenue. Once in the Specific Plan area, directional signage and signs on individual businesses will guide motorists to the various destinations.



Figure 5-1

Freeway Identification Sign ³	
Type, Number (max.), and Location	One sign for the Specific Plan area adjacent to I-10 Fwy
Area (max.)	Static Signs: 130 s.f. per sign face LED Displays: 1,344 s.f. per sign face
Height (max.)	105 ft. ¹
Length (max.)	No sign face shall exceed 48 ft. in any direction
Special Regulations	Comply with Development Code Paragraph 8.01.020.C.3 (Electronic Message Display) ²

Notes:

1. Subject to the Ontario International Airport Land Use Compatibility Plan.
2. Electronic Message Display shall only advertise businesses within the Specific Plan area.
3. Sign Plan shall be subject to Planning Commission review and approval.

(2) **Signage for Uses with Gross Floor Area Over 200,000 Square Feet.**

Uses Occupying > 200,000 s.f.	
Wall Signs	
Type, Number (max.), and Location	One primary and 2 descriptor wall signs per building elevation
Area (max.)	Not to exceed 15% of building elevation
Height (max.)	Primary Signs: 12 ft. for alphanumeric characters and graphic logos/icons Descriptor Signs: 6 ft. for alphanumeric characters and graphic logos/icons
Length (max.)	Not to exceed 75% of the elevation width upon which the sign is located
Freestanding Signs	
Commercial Message Signs	
Type, Number (max.), and Location	4 freestanding signs
Area (max.)	100 s.f. per sign face
Height (max.)	11 ft.
Length (max.)	n/a
Commercial Message Flags	
Type, Number (max.), and Location	16 flagpoles
Area (max.)	118 s.f. per flag
Height (max.)	40 ft. maximum to top of flagpole
Length (max.)	n/a
Directional Signs (On-Site)	
Welcome Signs	
Type, Number (max.), and Location	One welcome sign per vehicle entrance

Uses Occupying > 200,000 s.f.	
Area (max.)	100 s.f. per sign face
Height (max.)	14 ft.
Length (max.)	n/a
Other Directional Signs	
Type, Number (max.), and Location	Directional signs (on-site only) shall be permitted as determined appropriate by the Planning Director
Area (max.)	10 s.f. per sign face
Height (max.)	3 ft.
Length (max.)	n/a
Freeway / Navigation Signs	
Type, Number (max.), and Location	One sign per site having a minimum of 600 ft. of freeway frontage, and is developed as a single entity
Area (max.)	575 s.f. per sign face
Height (max.)	108 ft. ¹
Length (max.)	50 ft.
Special Regulations	Advertising displays shall be static only

Notes:

1. Subject to the Ontario International Airport Land Use Compatibility Plan.

Other Urban Commercial Development Standards

- (1) Loading docks shall be visually screened from Inland Empire Boulevard, North Vineyard Avenue, and North Archibald Avenue by walls, landscaping, and/or other screening features or barriers (such as berms).
- (2) Ground- and roof-mounted exterior mechanical equipment, heating and ventilating, air conditioning, tanks, and other mechanical devices shall be screened and treated with a neutral color when visible from North Vineyard Avenue, Inland Empire Boulevard, or residential property.
- (3) Exterior sound amplification devices (e.g., intercom systems, loudspeakers) shall be oriented away from residential properties.
- (4) Exterior lighting fixtures shall be shielded with the light source oriented away from public streets and freeways and residential properties.
- (5) Curb cuts for direct driveway access to/from retail drive-through lanes from public streets are prohibited. All circulation to/from retail drive-through lanes shall be contained within a larger Urban Commercial project, with points of access to public streets approved by the City.
- (6) Off-street parking shall be provided in accordance with the City of Ontario Development Code.
- (7) Primary buildings (not ancillary buildings) shall achieve a minimum “Certified” rating under the United States Green Building Council’s Leadership in Energy & Environmental Design (LEED) program.
- (8) All business activities shall be conducted within a wholly enclosed building, excepting sale or display of new or used motor vehicles, outdoor cafes and eating areas, and temporary uses and activities pursuant to an approved temporary use permit.
- (9) Properties located within the Airport Influence Area (AIA) established by the Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the requirements and standards of the ALUCP.

G. URBAN RESIDENTIAL DEVELOPMENT STANDARDS

The following standards establish the development criteria that shall apply within the Urban Residential land use district of this Specific Plan (Planning Area 4).

Legend: du/ac: dwelling units per acre ft.: feet s.f.: square feet	
Site Requirements	
Maximum Lot Coverage	75%
Minimum Lot Size	20,000 s.f.
Minimum Density	25 du/ac
Minimum Lot Dimensions	
Width	100 ft.
Depth	200 ft.
Minimum Landscape Coverage ¹	15% for interior lots 18% for corner lots
Minimum Setback Requirements	
Inland Empire Boulevard Setback ^{2a, 6}	
Building	5 ft.
Drive Aisle and Parking Space	10 ft. (front of building) 20 ft. (side of building)
Other Public Street Setback ^{2a, 6}	
Front Yard	5 ft. (building) 10 ft. (drive aisle and parking space)
Street Side Yard	5 ft. (building) 10 ft. (drive aisle and parking space)
Private Street Setback ^{1, 2b}	
Front Yard	15 ft. (building) 10 ft. (drive aisle and parking space)
Street Side Yard	15 ft. (building) 10 ft. (drive aisle and parking space)
Interior Side Yard Setback ³	
Building	10 ft.
Drive Aisle and Parking Space	5 ft.

Legend: du/ac: dwelling units per acre ft.: feet s.f.: square feet	
Rear Yard Setback ³	
Building	10 ft.
Drive Aisle and Parking Space	5 ft.
Alley or Common Drive Setback ³	
Allowable Encroachment into Setback (porches, balconies, cornices, eaves, canopies, and similar architectural features) ⁴	3 ft.
Minimum Building Separation Requirements	
Building Separation	
Habitable Structures	
Front to Front	30 ft.
Front to Rear	30 ft.
Front to Side	25 ft.
Side to Side	10 ft.
Side to Rear	20 ft.
Rear to Rear	20 ft.
Non-Habitable Structures	
Drive Aisle and Parking Space Separation	10 ft.
Building to Parking Space	3 ft.
Building to Drive Aisle	3 ft.
Building to Driveway	3 ft.
Maximum Building Height	
Building Height	70-150 ft. ⁷
Vertical Architectural Projections (towers, focal elements, cupolas, etc.)	10 ft.
Minimum Open Space Requirements	
Private Open Space (per dwelling) ⁵	60 s.f.
Common Open Space (per dwelling) ⁵	250 s.f.

Notes:

- 1 Landscaping shall include plantings (trees, shrubs, groundcovers, vines) and may include walkways, benches, trellises, thematic fencing, walls, and related amenities.
- 2a. At least 5 feet of the setback shall include landscaping.
- 2b. At least 10 feet of the setback shall include landscaping.
3. Setbacks from private streets shall be measured from the back of sidewalk.
4. Encroachments into required setbacks shall only be permitted where adequate emergency access can be maintained.
5. Refer to "Other Urban Residential Development Standards," on the following page.
6. As measured from the public right-of-way.
7. Subject to the Ontario International Airport Land Use Compatibility Plan.

Other Urban Residential Development Standards

- (1) Private Open Space
 - (a) Each unit shall have a minimum contiguous area of 60 s.f. of private open space for the exclusive use of a dwelling unit's occupants and guests. The design of private open space areas shall comply with the City of Ontario Development Code.
- (2) Common Open Space
 - (a) A minimum of 250 s.f. of common open space per unit shall be provided for the enjoyment of all residents within a development project. Common open space may consist of active areas – including, but not limited to, recreation buildings, tot lots, and swimming or wading pools – and passive areas incorporating features that enhance the appearance and desirability of a development project – such as greenbelts, pathways, waterscapes, hardscapes, rockscapes, benches, gazebos, raised planters, and other unique features. The design of common open space areas shall comply with the City of Ontario Development Code.
- (3) Off-street parking shall be provided in accordance with the City of Ontario Development Code.
- (4) Signage shall conform to the design guidelines contained in Section 6 of this Specific Plan and the City of Ontario Development Code.
- (5) Primary buildings (not ancillary buildings) shall achieve a minimum “Certified” rating under the United States Green Building Council’s Leadership in Energy & Environmental Design (LEED) program.

- (6) Properties located within the Airport Influence Area (AIA) established by the Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the requirements and standards of the ALUCP.
- (7) The following disclosure shall be made to all buyers as part of any residential real estate transaction in accordance with the Ontario International Airport ALUCP and California Business and Professions Code §11010 and Civil Code §§ 1102.6, 1103.4, and 1353:

NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

H. Mixed Use Overlay Development Standards

The following standards establish the development criteria that shall apply within the Mixed-use Overlay land use district of this Specific Plan (Planning Area 2A).

MIXED USE OVERLAY DEVELOPMENT STANDARDS		
Subject	Mixed Use Overlay (Proposed)	
Max Density/ Total Unit Count	50 DU/AC- 925 DU	
Max FAR	*1.3	
Setbacks	Vineyard	BLDG: 15' Drive Aisle/Parking: 15'
	Inland Empire Blvd	BLDG: 10' Drive Aisle/Parking: 10'
	Residential Property Setback	BLDG: 15' Drive Aisle/Parking: 5'
	Freeway	BLDG (Front of BLDG facing Freeway): 100' BLDG (Side or Rear of BLDG facing Freeway): 20' **Drive Aisle/Parking: 5'
Allowable Encroachment into Setback	3'	

Minimum Building Separation: Attached structure	Freestanding Structures: Front to Front: 20' Front to Rear: 20' Other: 10'
Parking stall to BLDG Separation	5'
Drive Aisle to BLDG Separation	Front:10' Side/Rear: 5'
Max BLDG Height	70-150'
Private Open Space	Studio: min. 0 SF 1br: min. 40 SF 2-3br: min. 50 SF
Common Open Space	Min: 250 SF/DU
Storage Area	Studio: min. 55 CF 1br: min. 85 CF 2-3br: min. 85 CF
Minimum landscape Coverage	13%
Max Lot Coverage	75%

Other Mixed Use Development Standards

(1) Private Open Space

(a) Each unit shall have a minimum contiguous area of 0 s.f. of private open space for the exclusive use of a dwelling unit's occupants and guests. The design of private open space areas shall comply with the City of Ontario Development Code.

(2) Common Open Space

(a) A minimum of 250 s.f. of common open space per unit shall be provided for the enjoyment of all residents within a development project. Common open space may consist of active areas – including, but not limited to, recreation buildings, tot lots, and swimming or wading pools – and passive areas incorporating features that enhance the appearance and desirability of a development project – such as greenbelts, pathways, waterscapes, hardscapes, rockscapes, benches, gazebos, raised planters, and other unique features. The design of common open space areas shall comply with the City of Ontario Development Code.

(3) Off-street parking shall be provided in accordance with the City of Ontario Development Code.

(4) Signage shall conform to the design guidelines contained in Section 6 of this Specific Plan and the City of Ontario Development Code.

(5) Primary buildings (not ancillary buildings) shall achieve a minimum “Certified” rating under the United States Green Building Council's Leadership in Energy & Environmental Design (LEED) program.

(6) Properties located within the Airport Influence Area (AIA) established by the Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the requirements and standards of the ALUCP.

(7) The following disclosure shall be made to all buyers as part of any residential real estate transaction in accordance with the Ontario International Airport ALUCP and California Business and Professions Code §11010 and Civil Code §§ 1102.6, 1103.4, and 1353:

NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

Continued Mixed Use Development Standards

- (8) Loading docks shall be visually screened from Inland Empire Boulevard, North Vineyard Avenue, and North Archibald Avenue by walls, landscaping, and/or other screening features or barriers (such as berms).
- (9) Ground- and roof-mounted exterior mechanical equipment, heating and ventilating, air conditioning, tanks, and other mechanical devices shall be screened and treated with a neutral color when visible from North Vineyard Avenue, Inland Empire Boulevard, or residential property.
- (10) Exterior sound amplification devices (e.g., intercom systems, loudspeakers) shall be oriented away from residential properties.
- (11) Exterior lighting fixtures shall be shielded with the light source oriented away from public streets and freeways and residential properties.
- (12) Curb cuts for direct driveway access to/from retail drive-through lanes from public streets are prohibited. All circulation to/from retail drive-through lanes shall be contained within a larger Urban Commercial project, with points of access to public streets approved by the City.
- (13) Off-street parking shall be provided in accordance with the City of Ontario Development Code.
- (14) Signage shall conform to the design guidelines contained in Section 6 of this Specific Plan and the City of Ontario Development Code.
- (15) Primary buildings (not ancillary buildings) shall achieve a minimum “Certified” rating under the United States Green Building Council’s Leadership in Energy & Environmental Design (LEED) program.
- (16) All business activities shall be conducted within a wholly enclosed building, excepting sale or display or new or used motor vehicles, outdoor cafes and eating areas, and temporary uses and activities pursuant to an approved temporary use permit.
- (17) Properties located within the Airport Influence Area (AIA) established by the Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the requirements and standards of the ALUCP.