

4.0 LAND USE AND DEVELOPMENT STANDARDS

This chapter identifies allowable uses and development standards including building height, setbacks, lot coverage, parking, and landscape within the Specific Plan area. These regulations are intended to create a harmonious relationship among development within the Specific Plan area and with surrounding land uses as well as to protect the health, safety, and general welfare of the community.

4.1 General Provisions

Upon adoption of this Specific Plan, the allowable land uses and development standards within this document become the governing zoning for new construction, additions, or remodels within the Specific Plan area. However, in reviewing individual projects requiring discretionary approval, additional conditions may be applied by the approving body to accomplish the goals and objectives of this Specific Plan.

4.2 Allowable Uses

Table 4.1 (Allowable Uses) provides the land uses, activities, and facilities allowed within the Specific Plan's BP (Business Park) and IG (Industrial - General) Zoning Districts discussed in Chapter 3. These uses include a variety of industrial-serving commercial, low-intensity office, technology, light manufacturing, and warehouse/distribution uses that are compatible with the site's location within Safety Zone 6 of the Chino Airport. The letters/symbols used in Table 4.1 shall have the following meanings:

"P" - Permitted Land Uses

A Permitted Use (P) is permitted by right and may be established as the primary use of a building without the need for discretionary approval. Permitted Uses are subject to the development standards and guidelines applicable to the zoning district in which the use is located.

"C" - Conditionally Permitted Land Uses

A Conditionally Permitted Use (C) is permitted upon issuance of a Conditional Use Permit (CUP) pursuant to Section 4.02.015 of the Ontario Development Code and City processing procedures.

"A" - Administratively Permitted Land Uses

An Administratively Permitted Use (A) is permitted upon issuance of an Administrative Use Permit (AUP) pursuant to Section 4.03.015 of the Ontario Development Code and City processing procedures.

"—" - Prohibited Land Uses

A land use indicated with a "—" symbol is prohibited within the zoning district.

Land Uses Not Listed

A land use not listed in Table 4.1 shall be considered a prohibited land use. For land uses similar to those listed in Table 4.1, but not expressly stated in this Specific Plan, the City of Ontario Planning Director or his/her designee shall have the authority to make a determination of the applicability of similar land uses.

Table 4.1: Allowable Uses

Land Use	BP District	IG District
AGRICULTURAL USES		
Commercial Crop Production and Farming ¹	C	P
Community Gardens, Urban Farms, and Related Uses	A	A
Kennels and Catteries	--	P
RESIDENTIAL USES		
Caretaker's Unit (not to exceed 1,000 square feet)	A	A
CONSTRUCTION		
Contractors (e.g., building construction, site preparation, capital improvement projects)		
<ul style="list-style-type: none"> Completely within enclosed building 	P	P
<ul style="list-style-type: none"> With outdoor storage 	--	P
MANUFACTURING		
Apparel Manufacturing	P	P
Artisan Crafts (made by hand) such as glassworks, jewelry, pottery	P	P
Beverage Manufacturing	--	C
Chemical Manufacturing (excludes pesticides and fertilizers)	--	C
Computer and Electronic Product Manufacturing	P	P
Electrical Equipment, Appliance and Component Manufacturing	P	P
Fabricated Metal Product Manufacturing	--	P
Ammunition and Arms Manufacturing	C	C
Food Manufacturing, General (but excluding animal slaughtering and processing and seafood product preparation and packaging)	--	C
Food Manufacturing, Limited (bread, tortillas, snack foods, roasted nuts and peanut butter, coffee, tea, flavoring syrup, seasoning and dressing, spice extract)	C	C
Furniture and Related Product Manufacturing	P	P
Glass and Glass Product Manufacturing	--	C
Leather and Allied Product Manufacturing (excluding leather and hide tanning and finishing)	P	P
Machinery Manufacturing	--	P
Miscellaneous Manufacturing (medical equipment and supplies, jewelry, sporting goods, toys, office supplies, signs, etc.)	P	P
Paper Manufacturing	--	C
Pharmaceutical and Medicine Manufacturing (excludes biological product manufacturing)	C	C
Printing and Related Support Activities	P	P
Primary Metal Manufacturing	--	C
Petroleum and Coal Products Manufacturing	--	C
Plastics Product Manufacturing	--	C
Rubber Product Manufacturing	--	C
Textile Mills	--	C
Textile Product Mills	--	C
Transportation Equipment Manufacturing	--	P
Wood Product Manufacturing	--	C

Table 4.1: Allowable Uses

Land Use	BP District	IG District
WHOLESALE TRADE		
Merchant Wholesalers, Durable Goods - General (includes motor vehicles and parts, lumber and construction materials, metals and minerals other than petroleum, and machinery equipment and supplies)	--	P
Merchant Wholesalers, Durable Goods - Limited (includes furniture and home furnishings, professional and commercial equipment and supplies, hardware, plumbing, and heating equipment and supplies)	P	P
Merchant Wholesalers, Nondurable Goods (excludes industrial gases, petroleum bulk stations and terminals, and fireworks and explosives merchant wholesalers)	--	P
Wholesale Electronic Markets, Agents and Brokers (excludes automobile auctions)	P	--
HEALTH CARE AND SOCIAL ASSISTANCE		
Ambulatory Health Care Services	P	--
Child Day Care Services (Commercial Facilities)	--	--
Child Day Care Services (Employer Provided Services)	--	--
Medical Office	P	--
Vocational Rehabilitation Services	C	--
COMMERCIAL USES		
<i>Information</i>		
Broadcasting	P	P
Data Processing, Health, and Related Services	P	P
Publishing Industries	P	P
Motion Picture and Sound Recording Facilities (excludes movie theaters)	P	P
Recording and sound studios	P	--
Telecommunication Facilities	P	P
<i>Eating and Drinking Places, and Food Services</i>		
Alcoholic beverage sales for consumption on the premises (includes all retailers on-sale licenses issued by the State of California Department of Alcoholic Beverage Control)	C	--
Food Bank or Meal Delivery Services	C	C
Restaurant		
• Without drive-thru	P	--
• With drive-thru	C	--
<i>Motor Vehicle Mechanical and Electrical Repair and Maintenance</i>		
Servicing Facilities (limited to retail-oriented services, such as emissions testing, battery replacement and other similar retail activities that involve the limited use of pneumatic tools or equipment that creates noise impacts)	P	--

Table 4.1: Allowable Uses

Land Use	BP District	IG District
General Repair Facilities (includes general motor vehicle mechanical and electrical repair and maintenance of air conditioning, brakes, cooling, electric, exhaust, fuel, suspension system, engine, transmission, and drive train)		
<ul style="list-style-type: none"> General Repair Facilities - Automobile, Light Truck and Van Repair and Maintenance 	C	C
<ul style="list-style-type: none"> General Repair Facilities- Large Truck, Bus and Similarly Large Motor Vehicle Repair and Maintenance 	--	C
Automotive Body, Paint, Interior and Glass Repair		
<ul style="list-style-type: none"> Automobile, Light Truck and Van Body, Paint, and Interior Repair and Customization 	C	C
<ul style="list-style-type: none"> Minor Customization Work (limited to the "bolt-on" replacement or addition of parts only -- no body or paint work is allowed) 	C	C
<ul style="list-style-type: none"> Large Truck and Bus Body, Paint, and Interior Repair and Maintenance 	--	C
<i>Personal Services</i>		
Couriers and Messengers	P	P
Commercial and Industrial Machinery and Equipment Repair and Maintenance (except automotive and electronic)	--	P
Electronic and Precision Equipment Repair and Maintenance	P	P
Fitness and Recreational Sports Center		
<ul style="list-style-type: none"> Gross Floor Area less than 10,000 square feet 	P	--
<ul style="list-style-type: none"> Gross Floor Area 10,000 square feet or more 	C	--
Industrial Laundry and Linen Supply	C	C
Personal and Household Goods Repair and Maintenance	P	P
Pet Boarding and Kennels		
<ul style="list-style-type: none"> Day only (e.g., Doggie Daycare) 	C	--
<ul style="list-style-type: none"> Overnight Stays 	C	--
Postal Services	P	P
Passenger Car Rental and Leasing	C	--
Truck, Utility Trailer, and Recreational Vehicle Rental and Leasing	C	P
<i>Offices</i>		
Administrative and Support Services	P	--
Finance and Insurance Offices	P	--
Management of Companies and Enterprises	P	--
Office Ancillary to a Primary Industrial Use (less than 10% of GFA)	P	P
Professional, Scientific, and Technical Services (e.g., accounting, tax preparation, architecture, bookkeeping, legal, engineering, consulting)	P	--
Real Estate Offices	P	--

Table 4.1: Allowable Uses

Land Use	BP District	IG District
Retail		
Alcoholic beverage sales for consumption off the premises (includes all retailers off-sale licenses issued by the State of California Department of Alcoholic Beverage Control)	C	--
Auction Houses	C	--
Automotive Parts and Accessories (including tires)	P	--
Convenience stores (without alcoholic beverage sales)	P	--
Gasoline Fueling Station with or without Convenience Store (without alcoholic beverage sales)	C	--
Internet Fulfillment/Warehousing/Distribution (E-Commerce)	P	P
Industrial Retail Sales (retail sales of goods and/or products either manufactured, warehoused or wholesaled on-site)		
<ul style="list-style-type: none"> Maximum 15% of building floor area or 8,000 square feet, whichever is less 	A	A
<ul style="list-style-type: none"> Over 15% of building floor area or 8,000 square feet 	C	C
Non-Store Retailers (includes electronic shopping and mail-order houses, vending machine operators, and other direct selling establishments excluding fuel/petroleum dealers)	P	P
WAREHOUSING		
Warehousing and Storage (General and Other)		
<ul style="list-style-type: none"> Completely within enclosed building 	P	P
<ul style="list-style-type: none"> Outdoor Storage Accessory to an Allowed Use 	A	A
<ul style="list-style-type: none"> Outdoor Storage as the Primary Use 	--	C
Refrigerated Warehousing and Storage	P	P
OTHER		
Religious Assembly	C	--
Parking Facilities	P	--
Vocational/Trade Schools	C	C
Notes: 1. Excluding Commercial Crop Production of Marijuana 2. P=Permitted, C= Conditionally Permitted, A=Administratively Permitted, "--"=Prohibited 3. Refer to the Specific Plan EIR and Ontario International Airport Land Use Compatibility Plan (ONT ALUCP) for additional development criteria and policies that may affect allowable land uses.		

4.3 Conceptual Site Plan

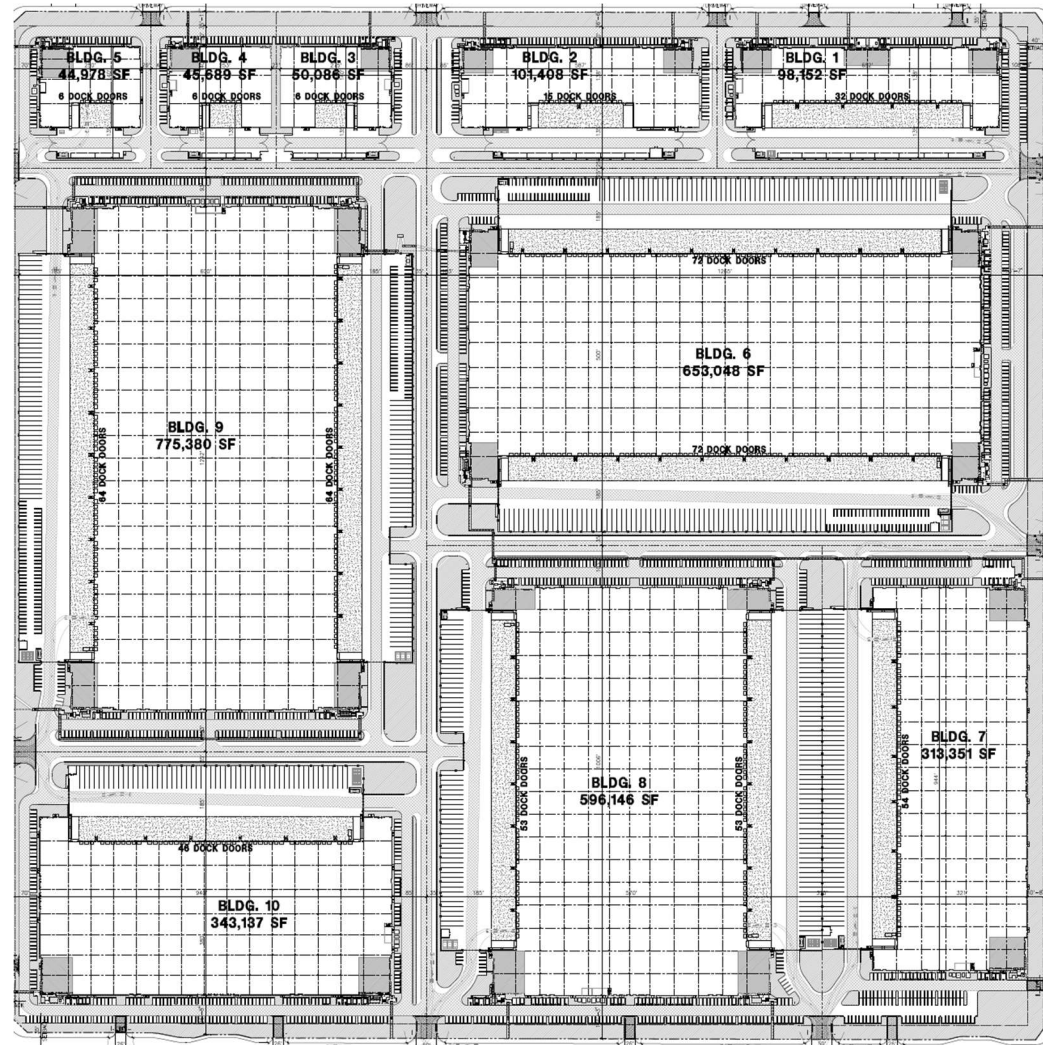
The conceptual site plan for the South Ontario Logistics Center Specific Plan is presented in Figure 4.1. Under this conceptual plan, Planning Area 1 (Business Park Zoning District) is developed with five buildings totaling 340,313 square feet (SF) and Planning Area 2 (Industrial – General Zoning District) is developed with five buildings totaling 2,681,062 SF (Table 4.2). Cumulatively, the ten buildings depicted in the conceptual site plan provide 3,021,375 SF of development.

The conceptual site plan reflects current market trends, site conditions, and planned infrastructure. However, the conceptual site plan may be modified provided it does not exceed the maximum building area presented in Table 3.1 and complies with this Specific Plan and applicable provisions of the City of Ontario Development Code.

Table 4.2 Conceptual Site Plan

Planning Area	SP Zoning District	Site Acreage	Proposed Conceptual Building Square Footage
1	BP	23.65	340,313 SF
2	IG	124.2	2,681,062 SF
TOTAL		147.85	3,021,375 SF

Conceptual Site Plan



South Ontario Logistics Center Specific Plan

Figure 4.1

4.4 Development Standards

Table 4.3 (Development Standards) provides a summary of the development standards applicable to the land uses, structures, and related improvements located within the Specific Plan area. Refer to the Ontario Development Code for any standard not addressed in Table 4.3.

Table 4.3 Development Standards

Development Standard	Zoning District	
	BP	IG
Minimum Lot Area	10,000 sq ft	20,000 sq ft
Minimum Lot Dimensions		
1. Lot Width	100 ft	100 ft
2. Lot Depth	100 ft	100 ft
Maximum Floor Area Ratio	0.60	0.55
Maximum Building Footprint ¹	125,000 sq ft	N/A
Minimum Landscape Setback		
1. Grove Avenue	20 ft	20 ft
2. Eucalyptus Avenue	23 ft	N/A
3. Merrill Avenue	N/A	23 ft
4. Bon View Avenue	10 ft	10 ft
5. Interior Side	N/A	N/A
6. Interior Rear	N/A	N/A
Minimum Building Setback ²		
1. Grove Avenue	20 ft	20 ft
2. Eucalyptus Avenue	23 ft	N/A
3. Merrill Avenue	N/A	23 ft
4.		
5. Bon View Avenue	10 ft	10 ft
6. Interior Side	10 ft	10 ft
7. Interior Rear	10 ft	10 ft
Minimum Parking Space and Drive Aisle Separations ^{3,4,7}		
1. Parking Space or Drive Aisle to Street Property Line	20 ft	10 ft
2. Parking Space or Drive Aisle to Interior Property Line	5 ft	5 ft
3. Parking Space to Buildings, Walls, and Fences	Areas adjacent to public entries and office areas: 10 ft Areas adjacent to other building areas: 5 ft Within screened loading and storage yard areas: 0 ft	
4. Drive Aisles to Buildings, Walls, and Fences	5ft	5ft
5. Drive Aisles within Screened Loading and Storage Yard Areas	0 ft	0 ft

Table 4.3 Development Standards

Development Standard	Zoning District	
	BP	IG
Maximum Building Height ^{5,6}	45 ft	55 ft
Minimum Landscape Coverage	15%	10%
Walls, Fences, and Hedges	Per Ontario Development Code Division 6.02 (Walls, Fences, and Obstructions) and Section 5.5 (Buffering and Screening) of the Design Guidelines in Chapter 5.	
<p>Notes:</p> <ol style="list-style-type: none"> 1. Maximum building footprint limit is applicable only to buildings that front onto a public right-of-way. 2. Setback areas shall be measured from the property line and shall be landscaped. 3. Within yard areas fully screened by a decorative wall, there shall be no minimum drive aisle or parking space setback required, unless adjacent to residentially zoned properties. 4. The minimum separation area between a building, wall, or fence and a parking space or drive aisle shall be fully landscaped. The separation area may include pedestrian walkways, as necessary; however, a minimum 5-foot wide planter area shall be maintained between a building wall and a pedestrian walkway. The minimum separation dimension shall not include any area devoted to vehicle overhang. 5. Architectural projections, mechanical equipment, and focal elements may be allowed to exceed the maximum height up to 25 percent above the prescribed height limit. 6. The maximum building height and floor area ratio may be restricted pursuant to the Ontario International Airport Land Use Compatibility Plan (ONT ALUCP) and The Chino Airport Land Use Compatibility Plan. Refer to the ALUCP for properties affected by airport safety zones for additional development criteria and policies that may affect allowable land uses. 7. The use of surrounding roads, drive aisles and truck parking lots to address the open land requirement for the Chino Airport Overlay zone is discussed in Chapter 2 (Section 2.2, Airport Influence Areas). 		

Table 4.4 (Off-Street Parking and Loading Design Standards) establishes the design standards for off-street parking in the Specific Plan area. Refer to the Ontario Development Code for any parking-related standard not addressed in Table 4.4.

Table 4.4: Off-Street Parking and Loading Design Standards

Development Standard	Requirement
Parking space dimensions	
1. Standard parking	9 feet wide by 18 feet long
2. Tractor trailer parking	12 feet wide by 45 feet long
3. At grade loading space	12 feet wide by 18 feet long
Minimum aisle width for 90-degree parking	24 feet
Maximum gradient at parking space	5 percent measured in any direction
Dock-high loading facilities	

Table 4.4: Off-Street Parking and Loading Design Standards

Development Standard	Requirement
1. Dock high door loading space	12 feet wide by 45 feet long with 14-foot minimum vertical clearance measured from finished surface of loading dock.
2. Truck maneuvering area	Meet the minimum practical turning radius of a 53-foot semi-trailer/tractor combination.

Table 4.5 (Required Number of Parking and Loading Spaces) specifies the number of parking spaces that must be provided according to land use. For a use not specified in the table, refer to the Ontario Development Code, Table 6.03-1, Off-Street Parking Requirements.

Table 4.5: Required Number of Parking and Loading Spaces

Land Use	Number of Required Spaces
Multi-tenant business park	Per 1,000 square feet of gross floor area: <ul style="list-style-type: none"> • 3 spaces • Required parking for “general office” when exceeding 10% of gross floor area • One tractor trailer parking space per 4 dock-high loading doors
General office when exceeding 10 percent of building gross floor area	4 spaces per 1,000 square feet of gross floor area of office use
Industrial speculative building	Per 1,000 square feet of gross floor area: <ul style="list-style-type: none"> • Up to 50,000 square feet: 1.85 spaces • 50,001 – 100,000 square feet: 1 space • 100,001 square feet and over: 0.5 space • One tractor trailer parking space per 4 dock-high loading doors. • Plus required parking for “general business offices” and other associated uses, when those uses exceed 10 percent of the building gross floor area.
Manufacturing	1.85 spaces per 1,000 square feet of gross floor area <ul style="list-style-type: none"> • plus one tractor trailer parking space per 4 dock-high loading doors. • Plus required parking for “general business offices” and other associated uses, when those uses exceed 10 percent of the building floor area.
Restaurant (including outdoor seating area up to 25 percent of gross floor area)	<ul style="list-style-type: none"> • Under 2,000 square feet: 5 spaces per 1,000 square feet of gross floor area • More than 2,000 square feet: 10 spaces per 1,000 square feet of gross floor area
Warehousing and distribution (including associated office use if less than 10 percent of building gross floor area)	<ul style="list-style-type: none"> • First 20,000 square feet: 1 space per 1,000 square feet of gross floor area • Additional square feet: 0.5 space per 1,000 square feet of additional gross floor area

Table 4.5: Required Number of Parking and Loading Spaces

Land Use	Number of Required Spaces
	<ul style="list-style-type: none"> • Plus one tractor trailer parking space per 4 dock-high loading doors • Plus required parking for “general office” and other associated uses when exceeding 10 percent of the building gross floor area

Sufficient off-street loading and unloading spaces shall be provided on each development site, and adequate provisions and space shall be made for maneuvering freight vehicles and handling freight. Loading activity, including turnaround and maneuvering, shall be made on site. Buildings, structures, and loading facilities shall be designed and placed on the site so that vehicles, whether rear loading or side loading, may be loaded or unloaded at any loading dock, door, or area without extending beyond the property line.