

5.0 INDUSTRIAL PARK (IP) PLANNING AREA (Entire Section 5.0 is new as of 2016)

5.1 General Development Standards

- 5.1.1 All development within the Industrial Park (IP) Planning Area shall comply with the requirements and standards set forth in this Section 5.0 of the Specific Plan document and the appropriate provisions of the Ontario Development Code (effective 1/1/2016), including the IG (General Industrial) Zoning District standards contained in Section 6.01.025 and other applicable provisions of the Code. Where conflicts exist between the standards contained in this Specific Plan and those found in the Ontario Development Code, the regulations and standards in the Specific Plan shall take precedence. Any area of site development, administration, review procedures, environmental review, landscaping requirements, and regulations not expressly addressed by this Specific Plan document shall be subject to the provisions of the Ontario Development Code, using the context and objectives of the Specific Plan as a guide.
- 5.1.2 The site design of each development within the Industrial Park (IP) Planning Area shall give consideration to the use of setbacks, building massing, building orientation, the distance between buildings and landscape as design tools to maintain shelter from the prevailing wind and to thoughtfully shape views to the site.
- 5.1.3 All structures shall be designed in three-dimensions and all facades and the roofscapes shall receive consideration.
- 5.1.4 Site designs, submitted for development review, shall contain clear and direct indications, on the plans as to how these criteria have been satisfied.
- 5.1.5 **Minimum Lot Size**
- The minimum lot size is 10,000 square feet in the IP Planning Area, which may include common access easements. Minimum lot dimensions are 100 feet for both width and depth. All lots should be large enough to meet the total space requirements of their ultimate users. Sufficient space must be provided to accommodate the principal and accessory structures, parking, landscaping provisions, and setback areas.
- 5.1.6 **Setbacks**
- Refer to Section 5.3.
- 5.1.7 **Maximum Building Height**
- Forty-five feet (45'), except that towers and other architectural features may be erected to a height of up to 25 percent above the prescribed height limit pursuant to Section 6.01.025.D.1.a. of the Ontario Development Code (effective 1/1/2016).

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5.1.8 Maximum Floor Area Ratio (FAR)

Maximum Floor Area Ratio in the Industrial Park Planning Area is 0.55 FAR. Maximum FAR calculation includes all main and accessory structures intended for human habitation and all lot area, including common access easements.

5.1.9 Minimum Landscape Coverage

5.1.9.1.1 At minimum, ten percent (10%) of lots in the Industrial Park (IP) Planning Area shall be landscaped. Landscaped areas with a minimum dimension of less than 5 FT shall not contribute toward the “minimum landscape coverage” calculation. The “minimum landscape coverage” calculation shall exclude all landscaped areas located within public rights-of-way.

5.1.9.1.2 At minimum, seven percent (7%) of off-street parking areas in the Industrial Park (IP) Planning Area shall be landscaped. See Section 6.05.030.D, Landscaping of Off-Street Parking Facilities, in the Ontario Development Code (effective 1/1/2016)

5.1.10 Utilities and Exterior Equipment

5.1.11.1 All utilities, including storm drain systems, sewer, gas and water lines, electrical, telephone and communication wires and related equipment shall be installed and maintained underground.

5.1.11.2 Roof mounted mechanical equipment shall be screened from public view by building parapets or decorative elements of equal height.

5.1.11.3 Electric transformers, utility pads, cable TV and telephone boxes shall be located out of public rights-of-way and underground or screened with walls, fences or vegetation or otherwise enclosed in a manner harmonious with the overall architectural theme.

5.2 Permitted Uses

Uses in the Industrial Park Planning Area of the Exchange Specific Plan may include a range of limited manufacturing and assembly activities, storage and warehouse activities and other similar light industrial uses consistent with the IP (Industrial Park) Zoning District of the Ontario Development Code, Table 5.02-1 Land Use Matrix (effective 1/1/2016). The Industrial Park Planning Area, totaling approximately 11.5 acres, is located at the southerly portion of the Specific Plan Area, north of Ontario Mills Parkway.

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5.3 Setbacks and Separations

Table 5.3-A below shall govern minimum setbacks and separations from property lines and areas adjacent to streets and structures within the Industrial Park (IP) Planning Area of the **The Exchange** Specific Plan.

**TABLE 5.3-A
SETBACKS and SEPARATIONS for INDUSTRIAL PARK (IP)**

Minimum Building Setbacks Along:	Setbacks (feet)
Ontario Mills Parkway	20' Min.
Interstate 15 Right-of-Way	20' Min.
Freeway Commercial (FC) Planning Area	0'
Southern California Edison Right-of-Way	0'
Interior Property Lines	0'
Minimum Parking and Drive Aisle Separations Along:	
Ontario Mills Parkway	10' Min.
Interstate 15 Right-of-Way Drive Aisle Setback	10' Min.
Interstate 15 Right-of-Way Parking Setback	5' Min./15 Avg.
Freeway Commercial (FC) Planning Area	5' Min.
Southern California Edison Right-of-Way	5' Min.
Parking Spaces to Interior Building, Walls and Fences in IP Area Exception: Within Screened Loading & Storage Yard Areas	5' Min. 0'
Parking Spaces Adjacent to Building Public Entries and Primary Office Areas	10' Min.
Drive Aisles to Building, Walls and Fences Exception: Within Screened Loading & Storage Yard Areas	10' Min. 0'
Minimum Screened Loading and Storage Yard Separations:	
Ontario Mills Parkway	20' Min.
Interstate 15 Right-of-Way	20' Min.
Freeway Commercial (FC) Planning Area	5' Min.
Southern California Edison Right-of-Way	0'
Screened Loading & Storage Yard to Interior Property Line	0'
Screened Loading & Storage Yard to Building, Walls and Fences	0'

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Notes Applicable to Table 5.3-A

- A. All setbacks measured from the property line when applicable.
- B. The full depth of all parking and building setbacks and separation areas shall be landscaped, excluding areas for pedestrian walkways and vehicular drives. The separation area may include pedestrian walkways, as necessary; however, where a planter area is able to be provided with a walkway, a minimum 3-FT wide planter area shall be maintained between a building wall and a pedestrian walkway. The minimum separation dimension does not include any area devoted to vehicle overhang.
- C. Greater setbacks than required herein may be required to meet the objectives of the plan.
- D. The Planning Commission may grant reductions to these standards when the findings can be made that (1) adequate landscaped open space will be provided elsewhere within the project, (2) reduced setbacks will result in a superior building design enhancing the character of the urban environment.
- E. Sidewalks and public transit facilities (i.e., bus shelters) may encroach into required street setback areas, but shall be required to be located within easements.

5.4 Loading & Storage Areas

- 5.4.1 Provisions shall be made, on-site, for all necessary vehicle loading.
- 5.4.2 Loading docks or staging areas shall be located in the rear or side-yard of buildings, recessed and/or screened so as not to be visible from public rights-of-way. In no event shall a loading dock be closer than seventy-five (75) feet from a property line fronting upon a street.
- 5.4.3 No materials, supplies, or equipment, including trucks or other motor vehicles, shall be stored upon any site except inside a closed building or behind a screen wall in a designated area.
- 5.4.4 Earth berms, landscape materials, fencing or walls and appropriate combinations thereof, shall be used for screening purposes. Chain link may be used to screen service or truck loading areas not in public view, however, where employed, the metal fabric must be substantially obscured by vines or other plant materials.
- 5.4.5 Outdoor storage areas shall be screened with masonry walls, vine covered wire mesh (not chain link) fencing or a combination of landscaping and walls and/or fencing not less than 8 feet in height. No materials shall be stored higher than 8 feet.

5.5 Refuse Collection Areas

- 5.5.1 No refuse collection areas shall be permitted between a street and the front of a building.

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- 5.5.2 Refuse collection areas shall be so designed as to contain all refuse generated on-site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.
- 5.5.3 Screen walls and enclosures should be visually connected to the primary building structure or designed to be harmonious in style, material, finish and color with the overall architectural theme.
- 5.5.4 Refuse and recyclable materials container storage shall be within City approved enclosures designed to contain separate containers for the collection of refuse and recyclable materials. The number of trash enclosures required, their precise locations and dimensions, and their design shall be pursuant to the City's Refuse and Recycling Planning Manual. The requirement for refuse container storage areas may be reduced or waived by the Approving Authority if a trash compactor is used, which is screened from public view.
- 5.5.5 Trash enclosure dimensions shall be of adequate size to accommodate containers consistent with the City's current methods of collection within the area in which the project is located.

5.6 Architectural Design Guidelines

5.6.1 Intent

This Specific Plan is not intended to define a specific "style" for building design within the IP Planning Area. However, the proximity and relationship to Interstate 15 on the west should be considered as the primary design influence. The design theme of the IP Planning Area within **The Exchange** shall be one, which creates a harmonious building style, form, size, color and material palette, and roof line as it relates to surrounding planned or existing development. Subtle variations are encouraged which provide visual interest but do not create abrupt changes causing discord in the overall design of the immediate area. It is not intended that one style of architecture be dominant, but that individual structures create and enhance a high quality and harmonious community experience. All projects shall comply with Industrial Design Guidelines of Section 6.01.025.F. of the Ontario Development Code as applicable and directed by the City of Ontario.

General design criteria to be considered within the development shall include the following:

- (A) The freeway elevation of the major buildings should receive treatment designed to convey the character and uses of the development to freeway commuters traveling at high speeds in a simple way. Color, enhanced building materials, simple massing, and dynamic building forms and details are the primary means for accomplishing this character.
- (B) Buildings oriented towards Ontario Mills Parkway should receive a more intimate level of detail designed to enhance the character of the development at normal surface street level. Colors, textures and materials shall be coordinated to achieve compatibility of design, blend well with the surrounding environment and not cause abrupt changes.

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(C) Design elements to be considered are:

1. Provide offsets or bays when appropriate.
2. Architect shall incorporate enhanced alternative materials or treatment at building entrances and high visual impact areas.
3. Create unique and identifiable primary office entry treatment.
4. Avoid expanses of blank wall that are devoid of any articulation or embellishment.
5. Integrate screening for roof-mounted equipment into the building design (i.e. extend parapet walls) rather than having a “tacked-on” appearance.

(D) A sign program for the development shall be developed to create a coordinated project theme of uniform design elements such as color, lettering style and placement. The sign program shall specify a consistent sign type and avoid mixing different sign types, such as canister signs with channelized letters; use a consistent size (i.e. maximum height and length) which is proportionate to the building; limit sign length to no more than seventy percent (70%) of the leased space width; tenants may have variation in sign letter style, color and size (i.e. height, area and length). Refer to Section 3.4.6 of this Specific Plan.

(E) Freeway monument or pylon sign(s) shall be addressed through the review of the sign program and shall comply with the sign standards of Chapter 8.0, including Table 8.01-1.A (All Zoning Districts) and 8.01-1.E (Industrial Zoning Districts) of the Ontario Development Code (effective 1/1/2016).

5.6.2 Implementation

5.6.2.1 A Development/ Site Plan Review per the submittal guidelines of the City of Ontario is required for all site plans within the Industrial Park Planning Area. Refer to current submittal requirements and fees published by the City. Exhibit 5.6-A depicts one potential concept as described herein.

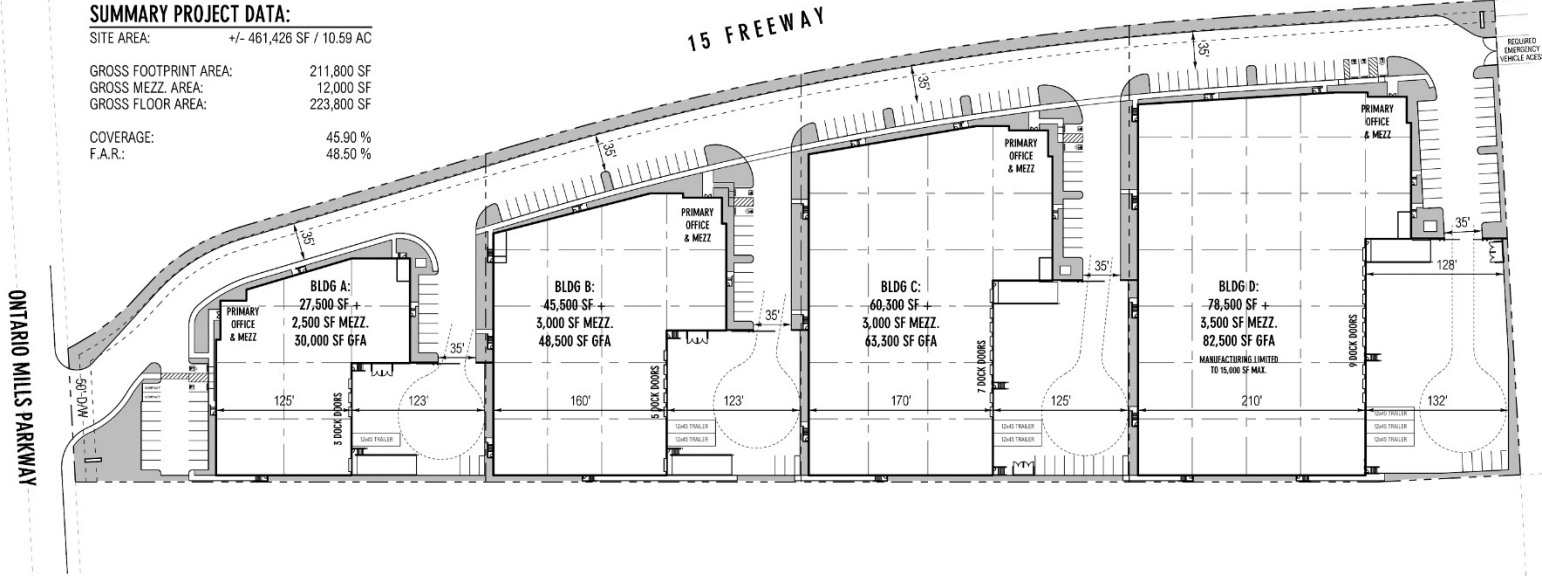
5.6.2.2 All projects and site plans within the development shall be compatible with regard to architectural theme.

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EXHIBIT 5.6-A CONCEPTUAL INDUSTRIAL PARK (IP) SITE PLAN

SUMMARY PROJECT DATA:

SITE AREA: +/- 461,426 SF / 10.59 AC
 GROSS FOOTPRINT AREA: 211,800 SF
 GROSS MEZZ. AREA: 12,000 SF
 GROSS FLOOR AREA: 223,800 SF
 COVERAGE: 45.90 %
 F.A.R.: 48.50 %



S.C.E. RIGHT OF WAY

BLDG A PROJECT DATA:

SITE AREA: 89,596 SF / 2.06 AC
 GROSS FOOTPRINT AREA: 27,500 SF
 GROSS MEZZ. AREA: 2,500 SF
 GROSS FLOOR AREA: 30,000 SF
 COVERAGE: XX %
 F.A.R.: XX %
 AUTO PARKING REQUIRED: 29 STALLS
 (4,000 SF OFFICE MAX.)
 AUTO PARKING PROVIDED: 29 STALLS
 LANDSCAPE REQUIRED: (15%) 13,440 SF
 LANDSCAPE PROVIDED: XX SF

BLDG B PROJECT DATA:

SITE AREA: 95,374 SF / 2.28 AC
 GROSS FOOTPRINT AREA: 45,500 SF
 GROSS MEZZ. AREA: 3,000 SF
 GROSS FLOOR AREA: 48,500 SF
 COVERAGE: XX %
 F.A.R.: XX %
 AUTO PARKING REQUIRED: 34 STALLS
 (10% OFFICE MAX.)
 AUTO PARKING PROVIDED: 35 STALLS
 LANDSCAPE REQUIRED: (10%) 9,937 SF
 LANDSCAPE PROVIDED: XX SF

BLDG C PROJECT DATA:

SITE AREA: 121,513 SF / 2.79 AC
 GROSS FOOTPRINT AREA: 60,300 SF
 GROSS MEZZ. AREA: 3,000 SF
 GROSS FLOOR AREA: 63,300 SF
 COVERAGE: XX %
 F.A.R.: XX %
 AUTO PARKING REQUIRED: 42 STALLS
 (10% OFFICE MAX.)
 AUTO PARKING PROVIDED: 42 STALLS
 LANDSCAPE REQUIRED: (10%) 12,151 SF
 LANDSCAPE PROVIDED: XX SF

BLDG D PROJECT DATA:

SITE AREA: 150,938 SF / 3.47 AC
 GROSS FOOTPRINT AREA: 78,500 SF
 GROSS MEZZ. AREA: 3,500 SF
 GROSS FLOOR AREA: 82,500 SF
 COVERAGE: XX %
 F.A.R.: XX %
 AUTO PARKING REQUIRED: 51 STALLS
 (10% OFFICE MAX.)
 AUTO PARKING PROVIDED: 51 STALLS
 LANDSCAPE REQUIRED: (10%) 15,094 SF
 LANDSCAPE PROVIDED: XX SF

SCALE: 1" = 50'-0"
 0' 10' 20' 50' 100'



5.7 Landscape Design

Landscape design in the Industrial Park (IP) Planning Area of **The Exchange** Specific Plan shall adhere to all applicable principles, requirements, standards and guidelines for nonresidential development as contained in Chapter 6.0, Division 6.05–Landscaping of the Ontario Development Code (effective 1/1/2016) as directed by the City of Ontario.