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## 5.0 Development Standards

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### 5.1 Overview

This portion of the Specific Plan establishes minimum standards governing development on the project site, including, but not limited to setbacks, Floor Area Ratios, building heights, parking requirements and similar elements.

### 5.2 Permitted Uses

The following land uses are permitted within the T/OBP Specific Plan, based upon land use category:

#### 5.2.1 Industrial Mixed Use Permitted Uses

- Administrative, business, corporate, and professional offices.
- Banks and financial institutions.
- Business services.
- Child care facilities, only for use of on-site employees.
- Communication services.
- Health clubs and spas, as ancillary uses to other permitted uses.
- Manufacturing that is within enclosed building(s).
- Medical clinics.
- Research, testing, assembly and service of components, devices and similar equipment. Research laboratories, development laboratories. And related uses.
- Restaurants, cafeterias and eating establishments, including outdoor eating areas.
- Security facilities intended to limit access to the site.
- Warehousing, storage, and distribution within enclosed buildings or fully screened from a public right-of-way.
- Wholesale establishments.
- All other uses, unless specifically listed above are prohibited unless a finding is made by the Planning Commission that the use is similar to and no more objectionable than a permitted use.

#### 5.2.2 Warehouse/Distribution Permitted Uses

- Administrative and managerial offices as ancillary to other permitted uses.
- Child care facilities, only for use of on-site employees.
- Health clubs and spas, as ancillary uses to other permitted uses.
- Restaurants, cafeterias and eating establishments, only as ancillary to other permitted uses, including outdoor dining areas.
- Warehousing, storage, distribution and classification of parts and materials within enclosed buildings.
- Wholesale establishments.

- All other uses are prohibited, unless specifically listed above, are prohibited unless approved by the Zoning Administrator in accordance with the requirements of Ontario Development Code Section 1.02.010 (Interpretations and Land Use Determinations).

### **5.3 Maximum Floor Area Ratio (FAR)**

Pursuant to the Ontario General Plan, the maximum Floor Area Ratio (FAR) within the Toyota/Ontario Business Park shall not exceed 0.55, as approved by both the Planning Commission and City Council. Although the FAR on individual parcels may be somewhat higher than this figure, FAR shall be calculated and regulated over the entire property contained within the Specific Plan site.

### **5.4 Building Height**

Maximum building height above finished grade shall not exceed sixty-five (65) feet. Certain encroachments, such as communication antennae, water tanks which are architecturally integrated into the design of the building and similar roof-mounted equipment, shall be allowed with the written approval of the Ontario City Planner.

### **5.5 Minimum Parcel Size**

All parcels or lots created within the Specific Plan shall have a minimum size of one (1) acre.

### **5.6 Building and Parking Setbacks**

#### **5.6.1 Building Setbacks**

The following building setbacks shall be maintained within the Specific Plan area.

- Adjacent to Jurupa Street: Forty (40) feet
- Adjacent to Milliken Avenue: Forty-Five (45) feet
- Adjacent to Francis Street: Forty-Five (45) feet
- Adjacent to Toyota Way: Thirty-Five (35) feet
- Along Interior Property Lines: Five (5) feet

These setbacks apply to front, side, and rear yard conditions. Setbacks shall be measured from the nearest property line with the exception of Toyota Way which is a private street. Setbacks along Toyota Way shall be measured from the curb line adjacent to the roadway. Setback shall be measured to the face of building and shall exclude minor architectural features such as awnings, downspouts, and similar ancillary features.

No structures, other than the following exceptions, shall be permitted to exist within the building setback area. Exceptions include drive approaches, vehicular parking (subject to parking setback standards, listed in the next section), public or quasi-public utility improvements, project entry signs and improvements (as described in Section 3.3 of the Specific Plan), public transit facilities, utility and infrastructure appurtenances, temporary real estate signs, pedestrian walkways and ancillary facilities such as guard houses and water pump houses not exceeding a height of twelve (12) feet and a floor area of four hundred (400) square feet.

### **5.6.2 Parking Setbacks**

The following parking setbacks shall be maintained:

- Jurupa Street: Twenty-five (25) feet
- Milliken Avenue: Twenty-five (25) feet
- Francis Street: Twenty-five (25) feet
- Toyota Way: Twenty-five (25) feet
- Along Interior Property Line: Five (5) feet

The same uses as noted in section 4.6.1 are permitted within parking setback areas as well, with the exception of vehicular parking.

### **5.6.3 Freeway Setback**

Adjacent to the Ontario (I-15) Freeway, a minimum twenty (20) foot parking and building setback shall be established and maintained.

## **5.7 On-Site Landscaping**

All parcels within the Toyota/Ontario Business Park Specific Plan area shall contain a minimum of ten (10) percent on-site landscaping, which shall include:

- All required parking setbacks;
- A minimum of five (5) percent landscaping within parking areas;
- A minimum of twelve (12) feet of landscaping adjacent to warehousing and distribution buildings, except at loading docks and service areas. (Note: minor architectural features may project no greater than two feet into the required landscaped area).

Pedestrian walkways, minor utility installations and drive accessways may be located within these areas and shall be counted as part of the landscaped area.

## **5.8 Parking and Loading**

Parking and loading within the project site shall comply with City of Ontario standards in effect at the time individual site plans are submitted for City review and approval.

## **5.9 Signs**

A Master Sign Plan will be submitted to the City of Ontario for review and approval prior to or concurrently with the submittal of the first site plan on the project site. The Signage Master Plan shall contain criteria and standards governing the number, size, height and placement of both temporary and permanent signs within the complex, including signs for both warehouse and distribution uses and for the industrial mixed use portion of the project.

## **5.10 Outdoor Storage and Screening Requirements**

Outdoor storage is not permitted within the project. This does not include truck trailers.

All rooftop equipment, such as primary HVAC equipment, shall be fully screened from adjacent streets and from the I-15 Freeway with building parapets, architectural screening or shall be expressed as an overall part of the design concept. Screening of mechanical equipment shall be architecturally integrated with the design and materials of the project. Other, similar methods may also be approved by the Ontario Planning Department.

## **5.11 Performance Standards**

### **5.11.1 Air Quality**

No operation or activity shall cause the emission of smoke, fly ash, fumes, dust, vapors, gasses, or other forms of air pollution which has the probability of damage to human health, vegetation, or other forms of property or which can cause excessive soiling to adjacent properties. No emission shall be permitted which exceeds the requirements of the South Coast Air Quality Management District or any related requirements adopted by the City of Ontario.

### **5.11.2 Electrical or Electrical Interference**

No operation or activity shall cause any source of electrical or electronic disturbance that adversely affects persons or the operation of any equipment on adjacent parcels of land that is not in conformance with FCC regulations.

### **5.11.3 Light and Glare**

No lighting fixture shall create any illumination which exceeds five foot candles on adjacent parcels of land, whether such illumination is direct or indirect. Glare levels shall be measured with a photoelectric photometer following standard spectral luminous efficiency curves adopted by the International Commission of Illumination.

### **5.11.4 Mechanical and Electrical Equipment**

All mechanical and electrical equipment, such as air conditioners, antennas, pumps, transformers, heating and ventilating equipment, and similar equipment, shall be located and operated in a manner that does not disturb adjacent uses and activities.

### **5.11.5 Noise and Sound**

Unless otherwise specified, loudspeakers, bells, gongs, buzzers, or other noise attention or attracting devices shall not exceed 60 decibels at any one time beyond the boundaries of the subject property.

### **5.11.6 Airport Noise**

A portion of the project site lies within the 65 CNEL noise contour limit generated by Ontario International Airport. Prior to issuance of building permits on any parcel of land within the 65 CNEL contour level, an acoustical report shall be prepared and submitted to the City along with final building plans. The acoustical report shall contain specific recommendations to reduce interior noise within all buildings to acceptable levels as identified in the Noise Element of the Ontario General Plan.

**5.11.7 Odors**

No operation or activity shall be permitted which emits odorous gasses or other odorous matter in such quantities as to be dangerous, injurious, noxious, or otherwise objectionable to a level that is detectable with or without the aid of instruments at or beyond the property within which odor is detected.

**5.11.8 Vibration**

No operation or activity shall be permitted to cause a steady, earth-borne oscillation which is continuous and occurring more than 100 times per minute beyond the property within which the vibration was created. Ground vibration caused by moving vehicles, trains, aircraft, or temporary construction or demolition is exempted.

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