

# 6

## DEVELOPMENT REGULATIONS

### 6.1 Introduction

The provisions contained herein shall regulate design and development within the Colony Commerce Center East Specific Plan. The regulations contained herein establish the minimum standards and requirements for development.

### 6.2 Definition of Terms

The meaning and construction of words, phrases, titles, and terms shall be the same as provided in the City of Ontario Development Code Article 2, “Definitions,” unless otherwise specifically provided for herein.

The definition of architectural and design terms shall be the same as those provided in the City of Ontario Glossary of Design Terms which follows the City of Ontario Development Code, as amended through December 2015.

### 6.3 Applicability

The development regulations contained herein provide specific land use development standards for the project. Regulations address industrial and business park development, in addition provide for general landscaping regulations. Application of the following regulations is intended to encourage the most appropriate use of the land, ensure the highest quality of development, and protect the public health, safety, and general welfare.

Whenever the provisions and development standards contained herein conflict with those contained in the City of Ontario

Development Code, the provisions of the Colony Commerce Center East Specific Plan shall take precedence. Where the Colony Commerce Center East Specific Plan is silent, City codes shall apply. These regulations shall reinforce specific site planning, architectural design, and landscape design guidelines contained in Chapter 7, “Design Guidelines” of the Colony Commerce Center East Specific Plan.

All architectural and landscape improvements shall be consistent with the Design Guidelines contained in Chapter 7, of the Colony Commerce Center East Specific Plan, “Design Guidelines.” All architectural and landscape plans shall be submitted to the City of Ontario for approval.

### 6.4 Administration

The Colony Commerce Center East Specific Plan is adopted by ordinance and serves to implement the Policy Plan Land Use Plan (Policy Plan Exhibit LU-01) as well as the zoning for the Specific Plan Area. The Colony Commerce Center East Specific Plan addresses general provisions, permitted uses, development standards, and design guidelines.

The Colony Commerce Center East Specific Plan Development Regulations address general provisions, permitted uses, and development standards for the community. The Specific Plan has been prepared in conformance with the Goals and Policies of the Policy Plan as outlined Chapter 3 “Plan Conformance”.

## 6.5 General Site Development Criteria

The following general site development criteria shall apply to all development projects within Colony Commerce Center East.

- » Gross Acres – Except as otherwise indicated, gross acres for all development areas are measured to the center line of streets.
- » Grading – Development within the project site shall utilize grading techniques as approved by the City of Ontario. Grading concepts shall respond to the design guidelines included in the Colony Commerce Center East Specific Plan.
- » Building Modification – Building additions and/or alterations permitted by the Colony Commerce Center East Specific Plan shall match the architectural style of the primary unit and shall be constructed of the same materials, details, and colors as the primary unit.
- » Utilities – All new and existing public utility distribution lines of 34.5 kV or less shall be subsurface throughout the project.
- » Technology – All businesses shall accommodate modern telecommunications as defined by the Fiber Optic Master Plan and in accordance with the City of Ontario Structured Wiring Standards (Ontario Municipal Code).
- » Solid Waste/Recycling – Development within the project shall comply with City of Ontario requirements for the provision and placement of solid waste and recycling receptacles.
- » Traffic – All traffic signs regulating, warning, and/or guiding traffic on public or private roads shall conform to the Californis MUTCD, latest edition.

## 6.6 Development Standards

This section includes the development standards for industrial and business park uses that establish the minimum criteria for the development of land use types on individual lots within the Planning Areas specified within the Colony Commerce Center East Specific Plan. Specific standards for the land uses are described on Table 6.1.

Refer to the Colony Commerce Center Specific Plan EIR and ONT ALUCP for additional development criteria and policies that may affect but not be limited to the restriction of allowable land uses, the allowable Floor Area Ratio (FAR), overall site design, building heights and so on.

## 6.7 Permitted Uses

Table 6.2 establishes the uses which are permitted within the two planning areas of Colony Commerce Center East Specific Plan. The following symbols used in the table represent the following:

P	Permitted Use
C	Conditional Use Permit required
A	Ancillary Use (allowed in conjunction with another permitted use)

Ancillary uses will be reviewed concurrently with each land use proposal.

**Table 6.1, Development Standards**

SITE REQUIREMENTS	
Minimum Site Area:	1 Acre (43,560 SF)
Floor Area Ratio:	0.55 (Max. Allowed) - Industrial 0.60 (Max. Allowed) - Business Park
Minimum Landscape Coverage:	10% - Industrial (15% Corner Lots) 15% - Business Park
BUILDING REQUIREMENTS	
<b>Minimum Building Setbacks:</b> <sup>(1,2)</sup>	
• From Merrill Avenue	23'
• From Archibald Avenue	30'
• Interior Property Lines	0'
• From Cucamonga Creek Channel	10'
<b>Parking &amp; Drive Aisle Setbacks:</b>	
• From Merrill Avenue	23'
• From Archibald Avenue	30'
• From Cucamonga Creek Channel	5'
• Interior Property Lines	5'
• Adjacent to Building Office Elements	10'
• Adjacent to Solid Building Wall	5'
• Primary Drive Aisle to Building	10'
• Secondary Drive Aisle (back alley) to Building	5'
<b>Maximum Building Height:</b>	
• Main Structure	55'
• Architectural Projections and Focal Elements Such As Towers, Cupolas, and other Appurtenances. <sup>(3)</sup>	65'
<b>Maximum Building Area:</b>	
• Business Uses <sup>(4)</sup>	100,000 SF
• Industrial Uses	n/a
<b>Walls, Fences, and Hedges</b>	Per - Walls, Fences, and Obstructions of the Ontario Development Code Requirements.

(1) - All setback areas shall be landscaped.

(2) - All setbacks are measured from the public right-of-way to habitable area not architectural appurtenance or projection. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door popout surrounds, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies, pedestrian colonnades and other similar elements. Such elements may project a maximum of 3 feet into required setback areas.

(3) - Architectural element only not to be used for signage, subject to Planning Director approval.

(4) - In the Business Park area, buildings will not exceed 100,000 SF and anything over that will require Planning Department review and approval.

**Table 6.2, Permitted Uses**

Land Use Types	Industrial	Business Park
<b>AGRICULTURAL USES</b>		
Commercial Growing Establishment - Activities typically include, but not are not limited to the commercial growing of produce by row, field, tree, and crop production. Also included is agricultural research.	P	---
Wholesale and Retail Plant Nurseries - Activities typically include, but are not limited to, sales of indoor and outdoor plants, including, but not limited to, trees, shrubs, groundcovers, and grass sod, as well as seeds, pots and potting supplies, and growing supplies.	P	---
<b>RESIDENTIAL USES</b>		
Caretaker's Unit - Area devoted to use not to exceed 1,000 square feet.	A/C	---
<b>INSTITUTIONAL USES</b>		
Educational Facilities - Universities, Colleges, and Vocational Training:		
• Private	---	C
• Public	---	P
• Trade School	C	C
Healthcare Facilities - Health care offices & clinics, including medical, dental, psychiatry/psychology, acupuncture, chiropractic, physical therapy and other similar therapeutic offices and clinics, substance abuse clinics, and other related health and support facilities.	---	C
Industrial Clinics	P	C
Religious Facilities - Religious assembly and places of worship.	---	C
Public Utility/Service structure	C	C
Public Utility Office	---	P
Water Systems - Water wells, water storage, treatment and filtration facilities.	C	C
<b>COMMERCIAL USES</b>		
Alcohol Beverage Sales - Activities typically include the sale, subject to required license for the sale of alcoholic beverages.	---	C
Auto Repair (Minor) - Activities include, but are not limited to automotive and light truck repair; retail sales of goods and services for automobiles and light trucks; and the cleaning and washing of automobiles and light trucks. Uses typically include, but are not limited to, repair of brakes, tires, electrical, etc. and car washes.	P	---

Land Use Types	Industrial	Business Park
Auto Repair (Major) - In addition to the types of repair operations included as part of Automobile and Light Truck Repair - Major, activities typically include, but are not limited to, automotive body work, painting, and installation of major accessories; automobile customizing; engine and transmission repair/rebuild and towing facilities.	C	---
Car Wash - Full service activities typically include the washing and polishing of automobiles. Uses typically include automobile laundries; car washes, excluding self-service washes.	A	---
Offices - Administrative, professional and other offices	A	A
Business Services - Advertising agencies, photocopying printing, and duplicating services.	P	P
Repair Services - Computers, home electronics and small home appliances. Electrical equipment, Furniture refinishing/re-upholstery. Lawnmower and garden equipment.	P	P
Child day care centers (more than 14 children)	C	C
<b>COMMUNICATION USES</b>		
Radio and Television Broadcasting Studios. Activities typically include, but are not limited to, broadcasting and other information relay services accomplished primarily through the use of electronic and telephonic mechanisms. Uses typically include, but are not limited to, television and radio studios.	P	P
<b>EATING AND DRINKING PLACES &amp; FOOD SERVICES</b>		
Eating Establishments - Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for on-premises consumption. Uses typically include, but are not limited to:		
• Full-service restaurants, serving ready-to-eat food and beverages for on-site consumption.	P	P
• Fast-food restaurants, serving ready-to-eat food and beverages for on-site or off-site consumption, without drive-through facilities.	P	P
<b>MANUFACTURING</b>		
Light Manufacturing - Activities typically include, but are not limited to, the mechanical or chemical transformation of raw or semi-finished materials or substances into new products, including manufacture of products, assembly of component parts (including required packaging for retail sale), and treatment and fabrication operation. Light manufacturing activities do not produce odors, noise, vibration, or particulates which would adversely affect uses within the same structure or on the same site. Activities include the following:		
• Apparel Manufacturing	P	P
• Computer and Home Electronic Manufacturing	P	P
• Bakery (Industrial)	P	P

Land Use Types	Industrial	Business Park
• Electrical Components	P	P
• Furniture and Related Products Manufacturing	P	P
• Home Appliance and Equipment Manufacturing	P	P
• Instrument Manufacturing (Navigational, Measuring, etc.)	P	P
• Leather Product Manufacturing (excluding tanning and finishing)	P	P
<b>MACHINERY MANUFACTURING</b>		
Machinery Manufacturing - Activities typically include, but are not limited to, the mechanical or chemical transformation of raw or semi-finished materials or substances into new products, including manufacture of products; assembly of component parts (including required packaging for retail sale); blending of materials such as lubricating oils, plastics, and resins; and treatment and fabrication operations. Examples of activities include the following:		
• Miscellaneous Manufacturing (jewelry, office supplies, sporting goods, toys, etc.)	P	P
• Printing and Related Activities	P	P
<b>WAREHOUSE/STORAGE &amp; TRANSPORTATION</b>		
Warehouse/Distribution Facility - Activities typically include, but are not limited to, warehousing, storage, freight handling, shipping, trucking services; storage	P	P
<b>OTHER</b>		
Trailers and trailer storage for the use of construction	P	---
Any use deemed similar to permitted uses by the Planning Director	P	P

General Note, refer to the Colony Commerce Center East Specific Plan EIR and ONT ALUCP for additional development criteria and policies that may affect building heights, allowable FAR, and allowable land uses.

## **6.8 Signage**

All signage within the boundaries of the Colony Commerce Center East Specific Plan shall conform to the Article 31, *Signs*, of Chapter 1 of the City's Development Code.

## **6.9 Lighting**

The design of lighting fixtures shall be approved by the City as part of the City's Development Plan Review.

## 6.10 Required Number of Parking and Loading Spaces

Off-street parking facilities are to be provided for each use on Table 6.3 Parking and Loading Requirements in this Specific Plan.

**Table 6.3, Parking and Loading Requirements**

PARKING REQUIREMENTS	
<b>Industrial and Business Park Developments:</b>	
Warehousing and Distribution	1 space per 1,000 SF of GFA for the first 20,000 SF; plus 0.5 space per 1,000 SF of GFA for that portion over 20,000 SF; plus 1 tractor-trailer space per 4 dock-high loading doors; plus required parking for “general business offices” and other associated uses when those uses exceed 10% of the building GFA.
Manufacturing	1.85 spaces per 1,000 SF of GFA; plus 1 tractor-trailer space per 4 dock-high loading doors; plus required parking for “general business offices” and other associated uses when those uses exceed 10% of the building GFA.
General Industrial (speculative buildings)	Portion of GFA < 50,000 SF: 1.85 spaces per 1,000 SF Portion of GFA 50,000 SF to 100,000 SF: 1 space per 1,000 SF Portion of GFA > 100,000 SF: 0.5 space per 1,000 SF  Plus 1 tractor-trailer parking space per 4 dock-high loading doors; plus required parking for “general business offices” when exceeding 10% of GFA.
Multi-Tenant Business Park	3 spaces per 1,000 SF; plus 1 tractor-trailer parking space per 4 dock-high loading doors; plus required parking for “general business offices” when exceeding 10% of GFA.
<b>Administrative and Support:</b>	
General Business Offices	4 spaces per 1,000 SF of GFA
<b>Food Services:</b>	
Full Service	10 spaces per 1,000 SF of GFA (includes outdoor seating area up to 25% of GFA)
Fast Food	13.3 spaces per 1,000 SF of GFA (includes outdoor seating area up to 25% of GFA) ces Restaurants with drive-thru may be credited one space for each 24 lineal FT of drive-thru lane behind the pickup window