

4.0 LAND USE AND DEVELOPMENT STANDARDS

This chapter identifies the allowable uses and the standards for building heights, setbacks, parking, coverage, landscape, signage, and all other development standards within the West Ontario Commerce Center Specific Plan. The application of these regulations is intended to create a harmonious relationship within the Specific Plan area and with the surrounding land uses as well as to protect the health, safety, and general welfare of the community.

4.1 GENERAL PROVISIONS

Upon adoption of the West Ontario Commerce Center Specific Plan, the development standards and procedures established within the Specific Plan become the governing zoning standards for any new construction, addition, or remodel 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 (Land Use Matrix) shows the allowable land use, activity, or facility permitted within the BP (Business Park) and IG (General Industrial) Districts of the West Ontario Commerce Center as described in Chapter 3. 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 or use 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 Uses

An Administratively Permitted Use (A) is permitted upon issuance of a 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 land use 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 Planning Director or his/her designee has 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	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)		
• Completely within a building	P	P
• With outdoor storage	--	P
MANUFACTURING		
Apparel Manufacturing	P	P
Artisan Crafts (made by hand) such as glassworks, jewelry, and pottery	P	P
Beverage Manufacturing	--	P
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
Food Manufacturing, General (but excluding animal slaughtering and processing and seafood product preparation and packaging)	--	P
Food Manufacturing, Limited (bread, tortilla, snack foods, roasted nuts and peanut butter, coffee, tea, flavoring syrup, seasoning and dressing, spice extract)	P	P
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	--	P
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	--	P
Rubber Product Manufacturing	--	C

Table 4.1: Allowable Uses

Land Use	BP District	IG District
Textile Mills	--	P
Textile Product Mills	--	P
Transportation Equipment Manufacturing	--	P
Wood Product Manufacturing	--	P
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 (excluding industrial gases, petroleum bulk stations and terminals, and fireworks and explosives merchant wholesalers)	--	P
Wholesale Electronic Markets and Agents, and Brokers (excluding automobile auctions)	P	--
HEALTH CARE AND SOCIAL ASSISTANCE		
Ambulatory Health Care Services	P	P
Child Day Care Services (Commercial Facilities)	P	--
Child Day Care Services (Employer Provided Services)	P	P
Medical Office	P	--
Vocational Rehabilitation Services	C	--
COMMERCIAL USES		
Information		
Broadcasting	P	P
Data Processing, Health, and Related Services	P	P
Publishing Industries	P	P
Motion Picture and Sound Recording Facilities (excluding movie theaters)	P	P
Recording and sound studios	P	--
Telecommunication Facilities	P	P
Eating and Drinking Places, and Food Services		
Alcoholic beverage sales for consumption on the premises (includes all retailer's 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	--
Motor Vehicle Mechanical and Electrical Repair and Maintenance		
Servicing Facilities (limited to retail-oriented services, such as emissions testing, battery replacement and other similar retail activities that involves the limited use of pneumatic tools or equipment that create noise impacts)	P	--
General Repair Facilities (includes general motor vehicle mechanical and electrical repair and maintenance of air conditioning, brake, cooling, electric, exhaust, fuel, and suspension		

Table 4.1: Allowable Uses

Land Use	BP District	IG District
systems; and engine, transmission, and drive train) (2 types)		
<ul style="list-style-type: none"> General Repair Facilities - Automobile, Light Truck and Van Repair and Maintenance 	C	P
<ul style="list-style-type: none"> General Repair Facilities- Large Truck, Bus and Similarly Large Motor Vehicle Repair and Maintenance 	--	P
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	P
<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	P
<ul style="list-style-type: none"> Large Truck and Bus Body, Paint, and Interior Repair and Maintenance 	--	P
Personal Services		
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	C
Industrial Laundry and Linen Supply	P	P
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
Offices		
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%)	P	P
Professional, Scientific, and Technical Services (e.g. accounting, tax preparation, architecture, bookkeeping, legal, engineering, consulting)	P	--
Real Estate Offices	P	--
Retail		
Alcoholic beverage sales for consumption off the premises (includes all retailer's 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	P

Table 4.1: Allowable Uses

Land Use	BP District	IG District
Internet fulfillment/warehousing/distribution (E-Commerce)	P	P
Industrial Retail Sales (retail of goods and/or product 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 (including 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 a 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. P=Permitted, C= Conditionally Permitted, A=Administratively Permitted, -- = Prohibited		
2. 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 DEVELOPMENT STANDARDS

Table 4.2 (Development Standards) provides a summary of the development standards applicable to the land uses, structures, and related improvements located within the West Ontario Commerce Center. Refer to the Ontario Development Code for any standard not addressed in Table 4.2.

Table 4.2 Development Standards

Development Standard	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 Area ⁽¹⁾	100,000 sq ft	N/A
Minimum Landscape Setback		
1. Eucalyptus Avenue	23 ft	N/A
2. Carpenter Avenue	10 ft	10 ft
3. Merrill Avenue	N/A	23 ft
4. Hellman Avenue	18 ft	18 ft
5. Interior Side	N/A	N/A
6. Interior Rear	N/A	N/A

Table 4.2 Development Standards

Development Standard	District	
	BP	IG
Minimum Building Setback⁽²⁾		
1. Eucalyptus Avenue	23 ft	N/A
2. Carpenter Avenue	10 ft	10 ft
3. Merrill Avenue	N/A	23 ft
4. Cucamonga Creek Channel	5 ft	5 ft
5. Hellman Avenue	18 ft	18 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	10 ft	10 ft
5. Drive Aisles Within screened loading and storage yard areas	0 FT	0 FT
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 4.4 (Screening) below.		
Notes: <ol style="list-style-type: none"> The maximum building area limit is applicable only to buildings that front onto a public right-of-way. All setback areas shall be measured from the property line and shall be landscaped. 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. 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 does not include any area devoted to vehicle overhang. Architectural projections, mechanical equipment, and focal elements may be allowed to exceed maximum height up to 25 percent above the prescribed height limit. The maximum building height and FAR may be restricted pursuant to the Ontario International Airport Land Use Compatibility Plan (ONT ALUCP). Refer to the ALUCP for properties affected by airport safety zones for additional development criteria and policies that may affect allowable land uses. 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 4.3 (Off Street Parking Design Standards) establishes the design standards for off-street parking in the Specific Plan area. Refer to the Ontario Development Code for any standard not addressed in Table 4.3.

Table 4.3: 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 with 90-degree parking angle	24 feet
Maximum gradient at parking space	5 percent measured in any direction
Dock-High Loading Facilities	
1. Dock high loading door loading space	12 feet wide by 45 feet long with 14-foot minimum vertical clearance measure from finish service of loading dock.
2. Truck maneuvering area	Designed to accommodate the minimum practical turning radius of a 53-foot semi-trailer and tractor combination.

Table 4.4 (Required Number of Parking and Loading Spaces) specifies the number of parking spaces that must be provided by 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 4.4: Required Number of Parking and Loading Spaces

Land Use	Number of Required Spaces
Multi-Tenant Business Park	3 spaces per 1,000 square feet plus required parking for "general business offices" when exceeding 10 percent of GFA; plus, one trailer parking space per 4 dock-high loading doors
General office when office use exceeds 10 percent of building gross floor area.	4 spaces per 1,000 square feet of gross floor area
Industrial - speculative buildings (includes office uses if less than 10 percent of building gross floor area)	Per 1,000 square feet of gross floor area: <ul style="list-style-type: none"> Up to 50,000 sq ft: 1.85 spaces 50,001 – 100,000 sq ft: 1 space 100,001 sq ft and over: 0.5 space plus one tractor trailer parking space per four dock-high loading doors.
Manufacturing (includes office uses if less than 10 percent of building gross floor area)	1.85 spaces per 1,000 square feet of gross floor area, plus one tractor trailer parking space per four dock-high loading doors.
Restaurants (includes outdoor seating area up to 25 percent of gross floor area) <ul style="list-style-type: none"> Under 2,000 square feet More than 2,000 square feet 	<ul style="list-style-type: none"> 5 spaces per 1,000 square feet of gross floor area 10 spaces per 1,000 square feet of gross floor area
Warehousing and Distribution (includes office uses if less than 10 percent of building gross floor area)	1 space per 1,000 square feet of gross floor area for first 20,000 square feet; 0.5 space per 1,000 square feet of additional gross floor area, plus one tractor trailer parking space per four dock-high loading doors plus required parking for "general business offices" and other associated uses, when those uses exceed ten 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 all freight. All 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.

4.4 OTHER DEVELOPMENT STANDARDS

Development projects located within the West Ontario Commerce Center are subject to the following general development standards. For any standard not addressed in this Specific Plan, the Ontario Development Code shall apply.

Screening

1. Loading docks and truck parking areas shall be visually screened from Carpenter Avenue, Merrill Avenue, and Eucalyptus Avenue. Screening may include landscaping, berms, decorative walls, or any other appropriate screening material or combination of materials. Tubular steel fencing in conjunction with a minimum five-foot wide planter area may be used to screen truck parking areas only along Cucamonga Creek Channel.
2. Outdoor storage requires a use permit and shall be limited to predefined areas with a height not-to-exceed the screen wall(s). Storage areas shall be screened from public view by decorative walls or landscaping at a maximum height of fourteen feet and a minimum height of eight feet.
3. Ground- or roof-mounted mechanical equipment shall be architecturally screened from public view, including views from the Cucamonga Creek Multi-Purpose Trail. Ground mounted equipment shall be screened with decorative walls or landscaping.
4. Refuse enclosures shall be easily accessed by service vehicles but screened from public view within the building's façade or within a screened enclosure.

Landscaping

1. Landscape areas shall have a minimum dimension of five feet, exclusive of curbs and excepting vine pockets.
2. Minimum landscape coverage requirements are defined in Table 4.2 (Development Standards) and shall include all areas on the site that are not covered by buildings, structures, paving, or impervious surface.
3. Landscape areas that are comprised of living plant material shall be planted at spacing no greater than mature plant diameter. Non-living ornamental features may comprise a maximum of five percent of a landscaped area and shall be of a permeable material.
4. All utilities shall be shown on plans to facilitate landscape design and tree placement. Utilities such as backflow devices and transformers shall be screened to at least 75 percent of the equipment. Transformers and backflow devices shall be located and dimensioned with a five-foot setback from hardscape for landscape screening.

5. Shade trees with irrigation shall be located in appropriate areas where space permits to reduce the impacts of heat gain by shading large areas of paving, building walls, roofs, and windows.
6. The landscape plan shall be designed for the intended function of the project and for the efficient use of water. Plants shall be selected and planted based upon their adaptability to the climate and the topographical conditions of the project site.
7. Landscape planter islands at least five feet in width (exclusive of curbs) and the length of the abutting parking space shall be placed every ten parking spaces. Planter islands shall include at least one tree, appropriate shrubs, and groundcover. Parking areas provided behind screen walls shall not be subject to this provision.
8. Landscape and irrigation plans shall incorporate water conservation features.

Landscape and irrigation plans shall be submitted for City review and approval subject to the requirements of the Ontario Development Code.

Parking Lot Lighting

1. Exterior lighting fixtures shall be directed downward to illuminate pedestrian pathways and avoid unnecessary glare.
2. Pole-mounted, building-mounted, or tree-mounted lighting fixtures shall be no more than 30 feet in height to minimize direct glare beyond the parking lot or service area.
3. Pole-mounted lights shall be shielded and the light directed away from public streets.
4. Exterior lighting must be consistent with the Chino Airport Land Use Compatibility Plan.
5. Parking lot lighting shall be designed to avoid light fixture placement in required tree locations.

Environmental Performance and Sustainable Development

1. Skylights shall be incorporated into warehouse/distribution building design to provide natural light and reduce lighting demand, at a rate of 2 percent throughout.
2. Site lighting shall use energy efficient LED (or similar) products.
3. Interior or exterior bicycle storage shall be provided consistent with the California Green Building Standards Code.
4. Drought tolerant landscaping with drip irrigation shall be used and shall include plantings such as trees, shrubs, groundcovers or vines. Optional amenities include benches, trellises, thematic fencing, and walkways.
5. High performance dual pane glazing shall be provided in office storefronts.

Signage

Project signage shall be provided consistent with the design guidelines in Chapter 5 of this Specific Plan. The approval of a comprehensive sign program shall be required:

- ❖ Whenever the floor area is in excess of 25,000 square feet;

- ❖ Whenever five or more separate commercial or industrial tenant spaces are present on the same site;
- ❖ Whenever the City determines that a comprehensive sign program is needed because of special project characteristics (e.g., the size of proposed signs, limited site visibility, the location of the site relative to other lots, buildings, or streets, and the like).

A comprehensive sign program for larger developments within the Plan Area will integrate a project's signs with the overall site design and the structures' design into a unified architectural statement. A comprehensive sign program provides a means for flexible application of sign regulations in order to provide incentive and latitude in the design and display of multiple signs.