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DEVELOPMENT REGULATIONS

6.1 Introduction

The provisions contained herein shall regulate design and development within the Colony Commerce Center West 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 June 2003.

6.3 Applicability

The development regulations contained herein provide specific land use development standards for the project. Regulations address industrial development and 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 West Specific Plan shall take precedence. Where the Colony Commerce Center West 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 West Specific Plan.

All architectural and landscape improvements shall be consistent with the Design Guidelines contained in Chapter 7, of the Colony Commerce Center West 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 West 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 West Specific Plan addresses general provisions, permitted uses, development standards, and design guidelines.

The Colony Commerce Center West 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 West.

- » 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 West Specific Plan.
- » Building Modification – Building additions and/or alterations permitted by the Colony Commerce Center West 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, Title 8, Chapter 16).
- » 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-controlled signs, whether on public or private property, shall conform to the California MUTCD.

6.6 Industrial Development Standards

This section includes the development of industrial uses. The development standards for industrial uses establish the minimum criteria for the development of land use types on individual lots within the Planning Areas specified within the Colony Commerce Center West Specific Plan. Specific standards for the industrial land uses are described on Table 6.1. Refer to the Colony Commerce Center West 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 West 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)

Accessory 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)
Minimum Landscape Coverage:	10%
BUILDING REQUIREMENTS	
Minimum Building Setbacks: (1,2)	
• From Merrill Avenue	23'
• From Carpenter Avenue	10'
• From Remington Avenue	10'
• Interior\Rear Property Lines	10'
• From Cucamonga Creek Channel	10'
Parking & Drive Aisle Setbacks:	
• From Merrill Avenue	23'
• From Carpenter Avenue	10'
• From Remington Avenue	10'
• From Cucamonga Creek Channel	5'
• Interior\Rear Property Lines	5'
• Adjacent to Building Office Elements	10'
• Adjacent to Solid Building Wall	5'
• Private Street and/or Drive Aisle to Building	5'
Maximum Building Height:	
• Main Structure	55'
• Architectural Projections and Focal Elements Such As Towers, Cupolas, and other Appurtenances. (3)	65'
Walls, Fences, and Hedges	Please see Ontario Development Code.

(1) - All setback areas shall be landscaped.

(2) - All setbacks are measured 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) - General Note, refer to the Colony Commerce Center West Specific Plan EIR and ONT ALUCP for additional development criteria and policies that may affect building heights, allowable FAR, and allowable land uses.

Table 6.2, Permitted Uses

Land Use Types	Industrial Area
AGRICULTURAL USES	
Commercial Growing Establishment - Activities typically include, but 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
RESIDENTIAL USES	
Caretaker's Unit - Area devoted to use not to exceed 1,000 square feet.	A/C
COMMERCIAL USES	
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
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
COMMUNICATION USES	
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
EATING AND DRINKING PLACES & FOOD SERVICES	
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:	
<ul style="list-style-type: none"> • Full-service restaurants, serving ready-to-eat food and beverages for on-site consumption. 	P
<ul style="list-style-type: none"> • Fast-food restaurants, serving ready-to-eat food and beverages for on-site or off-site consumption, without drive-through facilities. 	P

Land Use Types	Industrial Area
MANUFACTURING	
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
• Computer and Home Electronic Manufacturing	P
• Bakery (Industrial)	P
• Electrical Components	P
• Furniture and Related Products Manufacturing	P
• Home Appliance and Equipment Manufacturing	P
• Instrument Manufacturing (Navigational, Measuring, etc.)	P
• Leather Product Manufacturing (excluding tanning and finishing)	P
MACHINERY MANUFACTURING	
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
• Printing and Related Activities	P
WAREHOUSE/STORAGE & TRANSPORTATION	
Warehouse/Distribution Facility - Activities typically include, but are not limited to, warehousing, storage, freight handling, shipping, trucking services; storage	P
OTHER	
Trailers for the use of construction	P
Any use deemed similar by the Planning Director	P

General Note, refer to the Colony Commerce Center West 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 West 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

REQUIREMENTS	
Manufacturing:	
<ul style="list-style-type: none"> Manufacturing (assumes 10% max. GFA for office) 	1.85 space per 1,000 SF of GFA; plus 1 tractor trailer space per 4 dock high doors
Warehousing/Storage & Transportation Services:	
<ul style="list-style-type: none"> Warehouse / Distribution Facility (assumes 10% max. GFA for office) 	1 space per 1,000 SF of GFA for the first 20,000 SF; 1 space per 2,000 SF of GFA for that portion over 20,001 SF; plus 1 tractor-trailer space per 4 dock-high doors
General Industrial:	
<ul style="list-style-type: none"> Speculative buildings (assumes 10% max. GFA for office) 	1.85 space per 1,000 SF of GFA for the first 50,000 SF; 1 space per 1,000 SF of GFA for that portion between 50,001 SF and 100,000 SF; 0.5 space per 1,000 SF of GFA for that portion over 100,000 SF; plus 1 tractor-trailer space per 4 dock-high doors
Office:	
Office Area	1 space per 250 SF of GFA