

5. GENERAL DEVELOPMENT STANDARDS

SPECIFIC PLAN DEVELOPMENT REGULATIONS

Introduction

This section of the Grove Avenue Specific Plan establishes the zoning and the land use development standards for each of the land use categories within the Grove Avenue Specific Plan (Exhibit 8, Land Use Plan). Whenever the regulations contained herein conflict with the City of Ontario Zoning Ordinance, the regulations contained herein shall take precedence. In the absence of specific provisions within these site development standards, the requirements of the City's Zoning Ordinance in effect at the time this Specific Plan is adopted will prevail. Existing development within the Grove Avenue Specific Plan area shall be required to adhere to the general development standards of the Grove Avenue Specific Plan at such time as a change in use or additional permit approval is sought from the City of Ontario.

The zoning categories permitted in the Grove Avenue Specific Plan area are:

BP	Business Park
AA	Airport Approach Overlay
C	Commercial
O/C	Office/Commercial

Permitted and conditionally permitted land uses are discussed individually for each land use District. All land uses permitted, conditionally permitted, or prohibited, shall adhere to the City of Ontario Zoning Ordinance, unless otherwise provided herein.

LAND USE DISTRICT REGULATIONS

Business Park (BP) District Regulations

Purpose: This land use designation is primarily intended for airport-related warehousing, light industrial, research and development, and office-based firms seeking an attractive and pleasant working environment, and public facilities and utilities. The design and development standards for the Business Park District have been established to promote a professional image.

Permitted Uses: The uses permitted in the Business Park (BP) District shall include those uses listed below when developed in compliance with the purpose and intent of this Specific Plan. All business shall be conducted entirely within an enclosed building.

1. Light Industrial Uses, including:

A. Manufacturing. Those manufacturing uses which are compatible with commercial, office, and light industrial uses are permitted and on-site warehousing and distribution is allowed if such activities are ancillary to the manufacturing use. This zone is intended to provide and encourage uses which do not need extensive utilities or heavy truck usage.

- Aircraft and aircraft accessories and parts manufacture
- Cabinet shops and furniture manufacture
- Ceramic products manufacture using only previously pulverized clay and kilns fired by electricity or gas
- Custom manufacturing and assembly
- Light Manufacturing of drafting equipment, optical goods, photographic processing, precision instruments, scientific/medical/dental instruments, toys and novelties, watches/clocks/gauges/thermometers
- Manufacture of business machines, including electronic data processing accounting machines, calculators, typewriters, communications and testing equipment and related equipment
- Manufacture and assembly of electrical supplies, such as coils, condensers, crystal holders, solid state circuitry, lamps, switches and wire and cable assembly
- Manufacture and maintenance of electric and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment and similar uses

- B. Assembly. Those uses which involve assembly are permitted; on-site warehousing and distribution of the assembled goods is allowed if such activities are ancillary to the assembly use. Assembly uses include:
- Assembly of electrical equipment, such as radios, stereo, and television receivers, phonographs, other types of sound equipment, and motion picture cameras and projectors
 - Assembly of small electric appliances, such as lighting fixtures, irons, fans, toasters and electric toys
2. Research/development laboratories for aerodynamics, computer/business machines, electronics, laboratories, commercial testing, research, experimental, or other including pilot plants, and product development
3. Administrative and professional offices with ancillary commercial uses. "Ancillary" shall be defined as any commercial use which does not exceed 20% of the gross floor area of a building and which use is designated to be primarily for the employees, visitors, and/or clients of the offices. All ancillary commercial areas need to be specifically designated and additional parking provided. An increase in this maximum allowable building square footage devoted to ancillary commercial uses shall only be permitted if a Conditional Use Permit has been obtained. Administrative and professional offices with the following on-site ancillary commercial and administrative and professional service uses are permitted:
- A. Ancillary commercial
- Deli/sandwich shop
- B. Administrative and Professional Services
- Automobile rental agency
 - Building maintenance services
 - Business support services
 - Communication services
 - Medical and health care services
 - Personal services
 - Printing/photography/blueprint services
 - Professional services

4. Public Facilities and Utilities

- Governmental offices and public facilities
- Postal facilities
- Transit services

Uses Subject to a Conditional Use Permit: It is recognized that certain uses, while having certain characteristics that are similar to those of the "Permitted Uses" listed above, have the potential to impact surrounding properties, and therefore require additional approval and consideration. Such uses are listed below and may be permitted in the Business Park District, subject to the approval of a Conditional Use Permit.

1. Light Industrial uses, including automotive and truck repair - minor (under 5,000 lbs. gross vehicle weight. All repair activities shall be indoors).
2. Commercial Uses, including:
 - Administrative and professional offices with greater than 20% of a buildings gross floor area devoted to ancillary commercial uses as defined herein
 - Day care facilities
 - Dry cleaning shop
 - Durable goods sales, wholesale and retail
 - Eating and drinking establishments
 - Electrical equipment sales and repair shops
 - Entertainment and recreation
 - Financial institutions (without drive-in teller facilities)
 - Floral shop
 - Health clubs and spas
 - Laundries, commercial
 - Office supply store
 - Pharmacy
 - Photography equipment/supply store
 - Retail sales of goods produced or warehoused on-site
 - Shoe shine/repair store

- Stationery store
 - Tailor shop
 - Travel agency
 - Vocational and trade schools
3. Caretaker's residence, where 24-hour surveillance is necessary (maximum 1,000 square feet).

Prohibited Uses: The following uses are prohibited in the Business Park District:

- Adult businesses
- Agricultural uses
- Amusement enterprises, including fairs, merry-go-rounds, ferris wheels, and similar uses operated on a temporary basis
- Automobile dismantling, and junk, rag, metal salvage
- Animal slaughtering
- Bone, coal, and wood distillation
- Cement, lime, gypsum, and plaster of paris manufacture, except that the manufacture of by-products shall be permitted
- Cocktail lounges
- Equestrian services and supply establishments
- Explosive manufacture and storage
- Hazardous materials production and storage
- Heavy manufacturing
- Outdoor storage (excluding screened outdoor storage areas that are associated with a permitted and/or conditionally permitted use)
- Residential uses

Other Uses: All other uses not listed as Permitted or Conditional Uses are prohibited, unless a finding is made by the Planning Commission that the use is similar to, and no more objectionable than, a use that is permitted or conditionally permitted in the Business Park District.

**Table 5
BUSINESS PARK DISTRICT REQUIRED SETBACKS**

	Parking	Building
Grove Avenue	20 feet minimum, 25 feet average	40 feet
Local Street	20 feet minimum, 25 feet average	30 feet
Interior property line	5 feet	10 feet
Rear property line	5 feet	10 feet

Setbacks: All setbacks are measured from the property lines.

Building Height: The maximum building height of all buildings shall be 35 feet.

Lot Size: The minimum lot size shall be one acre.

Floor Area Ratio: The maximum floor area ratio shall be 0.35 unless it can be demonstrated, based on a report from a traffic engineer, that a greater FAR can be accommodated because the traffic generating characteristics of a specific project do not exceed the number of trips that EIR 90-2 assumed would occur for the site.

Airport Approach (AA) Overlay Zone Regulations

Purpose: The purpose of the Airport Approach Overlay Zone is to minimize the number of people exposed to aircraft crash hazards by establishing land use restrictions that permit less intensive land uses than those allowed in the Business Park (BP) District.

Permitted Uses: The uses permitted in the Airport Approach (AA) Overlay Zone shall include those uses listed below when developed in compliance with the purpose and intent of this Specific Plan, the Airport Environs Element of the General Plan, and Part 77 of the Federal Aviation Regulations, Objects Affecting Navigable Airspace. Those uses that are permitted in this Airport Approach (AA) Overlay Zone shall differ according to whether the site is located within the Federal Aviation Administration (FAA) Clear Zone or Approach Safety Zone of the Ontario International Airport (as shown on **Exhibit 9, Air Safety Zones**). All of the permitted uses are allowable, subject to recordation of a noise and aviation easement in favor of the Ontario International Airport and a determination that the proposed uses do not:

- Use flammables
 - Attract birds
 - Contain overhead power lines
 - Cause electrical interference
 - Emit smoke
 - Use high intensity lighting
 - Contain a high concentration of people (greater than 25 persons/acre at any time)
1. Clear Zone of the Ontario International Airport (as shown on **Exhibit 9, Air Safety Zones**). The following uses are permitted as long as there are no permanent structures and such areas are to be minimally used by people (no more than 10 persons/acre at any one time):
 - A. Automobile rental agency
 - B. Auto storage for rental agencies
 - C. Parks and recreational open space
 2. Approach Safety Zone of the Ontario International Airport (as shown on **Exhibit 9, Air Safety Zones**). The following uses are permitted:
 - A. Warehousing
 - B. Light industrial uses, including:

1. Manufacturing. Those manufacturing uses which are compatible with commercial, office, and light industrial uses (*manufacturing uses that need extensive utilities or rely on use of heavy trucks shall not be permitted*)
 - Aircraft and aircraft accessories and parts manufacture
 - Cabinet shops and furniture manufacture
 - Custom manufacturing and assembly
 - Light manufacturing and assembly of drafting equipment, optical goods, photographic processing, precision instruments, scientific/medical/dental instruments, toys and novelties, and watches/clocks/gauges/thermometers
 - Manufacture of business machines, including electronic data processing accounting machines, calculators, typewriters, communications and testing equipment and related equipment
 - Manufacture and assembly of electrical supplies, such as coils, condensers, crystal holders, solid state circuitry, lamps, switches and wire and cable assembly
 - Manufacture and maintenance of electric and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment and similar uses
 2. Assembly. Those uses which involve assembly are permitted; on-site warehousing and distribution of the assembled goods is allowed if such activities are ancillary to the assembly use. Assembly uses include:
 - Assembly of electrical equipment, such as radios, stereo, and television receivers, phonographs, other types of sound equipment, and motion picture cameras and projectors
 - Assembly of small electric appliances, such as lighting fixtures, irons, fans, toasters and electric toys
- C. Research/development laboratories for aerodynamics, computer/business machines, electronics, commercial testing, research, experimental, or other including pilots plants, and product development

Uses Subject to a Conditional Use Permit: It is recognized that certain uses, while having certain characteristics that are similar to those of the "Permitted Uses" listed above, have the potential to impact surrounding properties, and therefore require additional approval and consideration.

Such uses are listed below and may be permitted in the Airport Approach Overlay Zone, subject to the approval of a Conditional Use Permit:

1. Light Industrial uses, including automotive and truck repair - minor (under 5,000 lbs. gross vehicle weight. All repair activities shall be indoors)
2. Commercial uses, including automobile rental agencies and retail sales of goods produced or warehoused on-site
3. Caretaker's residence, where 24-hour surveillance is necessary (maximum 1,000 square feet)

Prohibited Uses: The following uses are prohibited in the Airport Approach Overlay Zone:

- Adult businesses
- Any use that would use flammables, attract birds, contain overhead powerlines, cause electrical interference, emit smoke, use high intensity lighting, or have greater than 25 persons/acre at any time
- Amusement enterprises, including fairs, merry-go-rounds, ferris wheels, and other similar uses operated on a temporary basis
- Automobile dismantling, and junk, rag, metal salvage
- Animal slaughtering
- Bone, coal, and wood distillation
- Cement, lime, gypsum, and plaster of paris manufacture
- Ceramic products manufacture
- Cocktail lounges
- Equestrian services and supply establishments
- Explosive manufacture and storage
- Hazardous materials production and storage
- Heavy manufacturing
- Hotel/motel
- Outdoor storage (excluding screened outdoor storage areas that are associated with a permitted and/or conditionally permitted use)
- Residential uses
- Restaurants/bars

- Schools
- Service stations

Other Uses: All other uses not listed as Permitted or Conditional Uses are prohibited, unless a finding is made by the Planning Commission that the use is similar to, and no more objectionable than, a use that is permitted or conditionally permitted in the Airport Approach Overlay Zone.

Table 6
AIRPORT APPROACH OVERLAY ZONE REQUIRED SETBACKS

	Parking	Building
Grove Avenue	20 feet minimum, 25 feet average	40 feet
Local Street	20 feet minimum, 25 feet average	30 feet
Interior property line	5 feet	10 feet
Rear property line	5 feet	10 feet

Setbacks: All setbacks are measured from the property lines, unless otherwise noted.

Building Height: The maximum building height of all buildings shall be one story and shall not encroach into the limits of Part 77 of the Federal Aviation Regulations, Objects Affecting Navigable Airspace.

Lot Size: The minimum lot size shall be one acre.

Floor Area Ratio: The maximum floor area ratio shall be 0.25.

Density: The maximum density shall be 25 persons per acre at any time, except for those sites within the FAA Clear Zone of the Ontario International Airport, which shall be limited to no more than 10 persons/acre at any time.

Office/Commercial (O/C) District Regulations

Purpose: This land use designation is intended for office development with a limited amount of support commercial uses/services. Office development will be encouraged to include corporate and general offices. Commercial services such as eating establishments, blueprinting and copying and other services which are required to support a major business center will be encouraged within the Office/Commercial District.

Permitted Uses: Uses permitted in the Office/Commercial (O/C) District shall include those uses listed below when developed in compliance with the purpose and intent of this Specific Plan.

1. Administrative and professional offices with ancillary commercial uses. "Ancillary" shall be defined as any commercial use which does not exceed 20% of the gross floor area of building and which use is designated to be primarily for the employees, visitors, and/or clients of the offices. All ancillary commercial areas need to be specifically designated and additional parking provided. An increase in this maximum allowable building square footage devoted to ancillary commercial uses shall only be permitted if a Conditional Use Permit has been obtained.

Administrative and professional offices with the following onsite ancillary commercial and administrative and professional service uses are permitted:

A. Ancillary Commercial

- Convenience sales and services
- Day care facilities
- Deli/sandwich shop
- Medical and health care facilities

B. Administrative and Professional Services

- Automotive rental agencies
- Business supply retail and services
- Business support services
- Financial institutions (without drive-in teller facilities)
- Personal services

2. Public Facilities and Utilities

Uses Subject to a Conditional Use Permit: It is recognized that certain uses, while having certain characteristics that are similar to those of the "Permitted Uses" listed above, have the potential to impact surrounding properties, and therefore, require additional approval and consideration. Such uses are listed below and may be permitted in the O/C District, subject to the approval of a Conditional Use Permit:

1. Commercial Uses, including:

- Administrative and professional offices with greater than 20% of a buildings gross floor area devoted to the ancillary commercial uses as defined herein
- Conference/convention facilities
- Eating and drinking establishments
- Entertainment and recreation uses (including, theaters, skating rinks, game arcades, bowling alleys and all other similar uses.)
- Fast food sales
- Food and beverage sales
- Health clubs and spas
- Vocational and trade schools

Prohibited Uses: The following uses are prohibited in the Office/Commercial District:

- Adult businesses
- Agricultural uses
- Amusement enterprises, such as fairs, merry-go-rounds, ferris wheels, and similar uses operated on a temporary basis
- Automobile dismantling, and junk, rag, metal salvage
- Cocktail lounges
- Contractors storage yard
- Outdoor storage (excluding screened outdoor storage areas that are associated with a permitted and/or conditionally permitted uses)
- Recreational vehicle parks
- Residential uses
- Second hand stores and thrift shops
- Tattoo parlors

- Wholesale business establishments
- Sandblasting establishments

Other Uses: All other uses not listed as Permitted or Conditional Use are prohibited unless a finding is made by the Planning Commission that the use is similar to, and not more objectionable than, a use that is permitted or conditionally permitted in the Office/Commercial District.

**Table 7
OFFICE/COMMERCIAL DISTRICT REQUIRED SETBACKS**

	Parking	Building
Grove Avenue	20 feet minimum, 25 feet average	40 feet
Local Street	20 feet minimum, 25 feet average	30 feet
Interior property line	5 feet	10 feet
Rear property line	5 feet	10 feet

Setbacks: All setbacks are measured from the property lines.

Building Height: The maximum building height of all buildings shall be 60 feet.

Lot Size: The minimum lot size shall be one acre.

Floor Area Ratio: The maximum floor area ratio shall be 0.30.

Commercial (C) District Regulations

Purpose: This land use designation is intended for commercial sales and retail facilities which support business operations within the Grove Avenue Corridor and/or serve the needs of airport-bound visitors. Those commercial uses which can take advantage of high traffic volumes along Grove Avenue will be permitted in the Commercial District.

Permitted Uses: The uses permitted in the Commercial (C) District shall include those uses listed below when developed in compliance with the purpose and intent of this Specific Plan.

1. Commercial Uses, including:

- Apparel shops, shoe stores and shoe repair
- Art and artists supply stores
- Bakery
- Barber shops and beauty shops
- Blueprint and photocopy services; printing, publishing, lithography and engraving
- Camera and photography shops and studios, photographic developing and printing
- Catering services
- Cleaning establishments and laundries
- Department stores and variety stores
- Drugstores and pharmacies
- Electrical equipment sales and repair shops, electronic parts and equipment sales
- Employment agencies
- Financial institutions
- Florists
- Food stores, supermarkets, delicatessens, and specialty food stores, candy stores and confectioneries
- Furniture stores
- Hardware stores
- Health studios and reducing salons
- Household appliance sales and repair shops
- Interior decorating shops

- Laboratories
- Locksmiths
- Mail order and catalog sales offices
- Medical, dental and optical offices, clinics and laboratories, optician and optometric stores
- Messenger services
- Musical instrument repair shops, music stores
- Office and business machine stores, typewriter sales and service establishments
- Picture framing shops
- Realtors and real estate offices
- Deli/Sandwich shops
- Scientific instrument shops
- Secretarial services
- Shoe stores
- Specialty stores, including antique shops, art and artists supply stores, bicycle shops, bookstores, china and glassware shops, gift shops and greeting card shops, hobby shops, jewelry stores, pet and bird stores, stamp and coin shops, stationery stores, and toy stores
- Sporting goods stores
- Travel agencies and bureaus
- Watch and clock repair shops

Uses Subject to a Conditional Use Permit: It is recognized that certain uses, while having certain characteristics that are similar to those of the "Permitted Uses" above, have the potential to impact surrounding properties, and therefore require additional approval and consideration. Such uses are listed below and may be permitted in the Commercial District, subject to the approval of a Conditional Use Permit.

- Animal hospitals
- Arts and crafts schools and colleges
- Auction rooms
- Automotive rental agencies
- Business colleges and professional schools

- Financial institutions (without drive-in teller facilities)
- Glass replacement and repair shops
- Music and dance studios
- Radio and television broadcasting studios
- Restaurants
- Service stations with mini-markets
- Tailor schools
- Trade schools
- Veterinarians' offices and small animal hospitals

Prohibited Uses: The following uses are prohibited in the Commercial District.

- Adult businesses
- Agricultural uses
- Amusement enterprises, such as fairs, merry-go-rounds, ferris wheels, and similar uses operated on a temporary basis
- Automobile dismantling, and junk, rag, metal salvage
- Automobile service centers
- Cocktail lounges
- Contractors storage yard
- Outdoor storage (excluding outdoor storage areas that are associated with permitted and/or conditionally permitted uses)
- Recreational vehicle parks
- Residential uses
- Second hand stores and thrift shops
- Tattoo parlors
- Wholesale business establishments
- Sandblasting establishments

Other Uses: All other uses not listed as Permitted or Conditional Use are prohibited unless a finding is made by the Planning Commission that the use is similar to, and not more objectionable than that is permitted or conditionally permitted in the Commercial District.

**Table 8
COMMERCIAL DISTRICT REQUIRED SETBACKS**

	Parking	Building
Grove Avenue	20 feet minimum, 25 feet average	40 feet
Local Street	20 feet minimum, 25 feet average	30 feet
Interior property line	5 feet	10 feet
Rear property line	5 feet	10 feet

Setbacks: All setbacks are measured from the property lines.

Building Height: The maximum building height of all buildings shall be 35 feet.

Lot Size: The minimum lot size shall be 1/2 acre.

Floor Area Ratio: The maximum floor area ratio shall be 0.30.

GENERAL DEVELOPMENT STANDARDS

Parking

Development of individual parcels shall meet the purposes and general provisions of the City of Ontario Parking Standards.

Loading Area Requirements

Loading areas shall be designed to provide for backing and maneuvering on-site and not from public streets. Loading areas shall not be visible from streets or perimeter passenger circulation drives and shall be screened from adjacent parcels. Loading doors shall not be permitted to directly face Grove Avenue.

Outdoor Storage Requirements

No outdoor storage shall be permitted, unless it is ancillary to a permitted or conditionally permitted use and it is screened from public view (Refer to the Architectural Design Guidelines). Trash container areas shall be screened and unobtrusive. These trash container areas shall be constructed to the City of Ontario standards. The quantity and location shall be determined by the Solid Waste Superintendent.

Roofing and Rooftop Equipment Standards

Rooftop equipment shall not be visible from adjacent streets. Mechanical equipment, including ducts and pipes, shall be contained within rooftop penthouses, and/or behind the parapet wall, unless another method, such as opaque screening, is approved by the City of Ontario Planning Department as being capable of completely concealing all rooftop equipment.