

C.P.D. Regulations

The Comprehensive Planned Development (C.P.D.) regulations establish the minimum property development standards for land use proposed in this Specific Plan. These regulations shall supercede the City of Ontario Zoning Code in establishing property standards. The description of urban design and landscape elements shall be included in these regulations as guidelines to be followed in Planning Area and Site Plan Reviews. Intensity of development shall not exceed the limits established in the Development Criteria Section of this document without Planning Commission approval and a complete impact analysis.

Garden Commercial

Garden Commercial district regulation apply to the western 24 acres of the Trans'Park '81 site. The specific land uses included within this area will be predominately business and office park type uses.

Urban Design Character

The design character of the Garden Commercial District will follow the guidelines established in the Project Description of this document.

Uses Permitted

1. Retail and service businesses
2. Specialty commercial
3. Administration, professional, and medical offices
4. Office and commercial condominiums
5. Institutional, financial, and government facilities

LDKING

6. Civic, cultural, commercial recreation and recreation facilities
7. Restaurants (indoor and outdoor), fast-food restaurants (no drive-thru), Cocktail lounges and night clubs
8. Parking lots, structures, and facilities
9. Hotel, motels, and motor inns
10. Conference and convention facilities
11. Accessory structures and uses necessary and customarily incidental to permitted uses
12. Medical and hospital facilities
13. Temporary uses shall be subject to administrative approval by the Director of Community Development upon recommendation of the City Engineer and City Planner

Height

1. No structure shall exceed 100 feet
2. Average building height shall not exceed 45 feet
3. Parking structures shall be no higher than two levels above finish grade
4. All structures shall comply with applicable F.A.A. regulations and the adopted Airport Hazard Map. All building heights will be measured from existing ground surface elevations shown on U.S.G.S. quadrangles. If the Airport Hazards Map changes, or if F.A.A. regulations affecting height are modified, such new regulations shall apply to this Specific Plan.

LDKING

Setbacks

1. Zero setbacks shall be permitted.
2. Parking structures over 15 feet above adjacent finish grade at the property line adjacent to arterial streets shall be setback a minimum of 30 feet from the public right-of-way.
3. No structure(s) shall maintain setback of between zero and ten feet for a distance greater than 200 feet along a public right-of-way without a public open space. A public open space shall be no less than 1,500 square feet in area, occupy a minimum of 40 feet along the public right-of-way and have a minimum of 30 feet.
4. Parking structures shall be setback a minimum of 30 feet from the right-of-way line of public streets.
5. The design of setback areas shall create a unified streetscape concept which will be established through the planning area plan.
6. Required setbacks shall be landscaped with no parking or maneuvering areas within them.

Site Requirements

1. Minimum site size will be 10,000 square feet. Smaller parcels will be permitted for specific building pads subject to Development Advisory Board and Planning Commission approval.
2. Maximum site coverage will be a function of land use and will be determined during Planning Area Review.

Open Space Requirements

1. A minimum of 10% of the Planning Area shall be left in open space. This open space shall be an effective combination of landscaping and pedestrianways. Open space shall exclude all streets, parking areas and building footprints. Open space areas may include covered structures such as trellises, arcades, atriums and pedestrian malls. To be included as part of required open space area, covered structures must be integrated into an open space system and must be accessible to the public.
2. A preliminary design for major open spaces and networks of open space shall be submitted as part of Planning Area Review. This preliminary design shall determine the size, concept, general configuration, visual appearance and materials to be used in major open spaces.

Garden Industrial

The Garden Industrial regulations apply to the eastern 11 acres of the Trans-Park '81 site. The Garden Industrial area is intended for clean industrial activities such as distribution, research and development or light assembly oriented activities.

Urban Design Character

The design character of the Garden Industrial district will follow the guidelines established in the project description of this document.

LDXING

Uses Permitted

1. Uses primarily engaged in the distribution of products.
2. Uses primarily engaged in research activities including research laboratories, development laboratories and compatible light manufacturing uses.
3. Manufacture, research, assembly, testing and repair of components, devices and equipment.

Height

Maximum building height shall not exceed 60 feet excluding building mechanical devices, vents or similar projections, which shall be screened in an attractive manner and shall comply with appropriate F.A.A. regulations.

Setbacks

1. A minimum 20 foot setback from the right-of-way line is along "G" Street and a ten foot setback along Turner Avenue.
2. All structures will be setback a minimum of 20 feet from the freeway right-of-way.
3. A zero lot line will be permitted within the interior parcel roadway.

Site Requirements

1. A minimum lot area is not required in the Garden Industrial category.

LDKING

2. Structures may not cover more than fifty percent of the planning area.

Landscaping

1. Intensive screening techniques shall be applied on the eastern and southern boundaries of the Garden Industrial District to minimize views of the parcel's interior.
2. Screening techniques shall include tree massing, berms and/or staggered walls
3. Docks and/or loading platforms shall not be visible from outside the Garden Industrial district.

Parking

Parking requirements shall be in accordance with the City of Ontario parking codes (section 9-3. 2510) required number of offstreet parking spaces. These parking regulations shall apply to land use designations as described below.

Compact Spaces

Twenty-five percent of all the street parking may be compact spaces. Compact spaces shall conform to City of Ontario standards or have a dimension of 8 1/2 x 17 feet whichever is less.

Landscaping

Parking areas will be adequately landscaped using a minimum of 15 square feet per parking space of landscaped area. Required parking lot landscaping shall not be considered

LDKING

part of the required open space. Where parking areas abut the public right-of-way, they shall be screened from view through an effective landscape treatment with a minimum depth of ten feet from the public right-of-way. A landscape treatment for all parking areas shall be presented as part of the Planning Area Review.

Signing

A comprehensive programming of private and public signing will be established for Trans-Park '81 to insure attractive and legible signage which is compatible with the design of the development.

Public Signs

Public signs will be consistent throughout the project as a whole including entry signs, directional signs, traffic control signs, etc. A public signing manual, applicable to the entire Specific Plan area, will be submitted prior to or concurrent with the first planning area plan. This manual shall contain the design of all public signs, consistent with applicable City Standards and including size shapes, materials and methods of installation for all public signs.

All traffic related signs shall be in conformance with the manual on Uniform Traffic Control Devices for Streets and Highways, U.S. Department of Transportation and the Traffic Manual issued by the California Department of Transportation.

LDXING

Private Signs

Private signs are signs denoting individual businesses and tenants including identification, orientation and description of services unique to an individual business or tenant. For purposes of these regulations, signs will be divided into two general types: Building Signs and Convenience Signs. Building signs identify individual buildings and tenants within buildings. Convenience Signs are directional signs informing motorists and pedestrians of locational or other detailed data.

General Requirements

1. All private signs shall conform to the guidelines of the Specific Signage Requirements Summary at the end of this section.
2. Further sign guidelines shall be submitted during Planning Area Review if necessary to insure compatibility with architectural and design themes.
3. All signing shall be of materials compatible with exterior building colors, materials, and finishes, and be of a high quality of fabrication.
4. No signing will be permitted which does not directly relate to the primary service or function of the given tenant activity.
5. On notice by the City of Ontario or Golden West Properties a tenant will be required to restore or repair any signing which is properly maintained.
6. Signs are to be free off all labels and fabricators advertising except for those required by code.
7. All electrical service to any sign shall be fully consealed, and shall be on the tenants meter.

LDXING

8. All signs will conform to appropriate building and electrical codes, and bear the U.L. label if illuminated. The tenant and contractor have responsibility for obtaining any and all permits required.
9. No sign is to be located higher than the first story, except for mid-rise office buildings, which may have a single building identification sign above the top story and below the parapet.
10. Tenants will be responsible for the design, fabrication and installation of individual tenant signs. The master developer for any given Planning Area within the site will have responsibility for informational and theme signing.
11. For the development of any parcel, each individual tenant shall submit 3 sets of professionally executed sign drawings for approval by the City. These drawings shall be of a scale of 1 inch = 10 feet or larger, showing sign locations, size, layout, design, colors, letter styles, and materials.
12. All permits and fees for signs and their installation shall be obtained from the City and paid for by the tenant prior to installation.

Prohibited Signs

The following signs shall not be permitted within Trans-Park '81:

1. Signs which incorporate in any manner any flashing, moving, or intermittent lighting.
2. Signs which by color, wording, design, location, or illumination resemble or conflict with any traffic-control device or with safe and efficient flow of traffic.

LDXING

3. Signs which create a safety hazard by obstructing clear view of pedestrian and vehicular traffic.
4. Flags, banners, and pennants.
5. Signs projecting into the public right-of-way.
6. Portable signs.
7. Signs which incorporate mechanical movement.
8. Signs which project above a parapet or the highest point of the roof.
9. Billboards

Definitions

Building Address Identification Sign: A sign identifying the street address of a building.

Building Directory Sign: A convenience sign containing the names and address/suite number of all tenants of a building and directions/map to their location.

Building Sign: Signs which identify buildings and tenants within buildings.

Convenience Signs: Signs giving directions, locations or other detailed data to motorists and pedestrians.

Ground Sign: A free standing building sign.

Informational/Directional Sign: A convenience sign giving orientation information and directions to motorists and pedestrians.

Major Tenant: The primary tenant(s) of a building designated by the building owner.

Signable Area: The portion of a building wall unbroken by doors, windows or voids.

Unit Address Identification Sign: A sign identifying the street address or suite number of individual tenants within a building.

Wall Sign: A sign mounted directly to a building wall.

LDKING

| Sign Type | No. of Signs | Location | Specifications | Letter Height | Illumination | Miscellaneous |
|-----------|--------------|----------|----------------|---------------|--------------|---------------|
|-----------|--------------|----------|----------------|---------------|--------------|---------------|

BUILDING SIGNS

| | | | | | | |
|-----------------------|---------------------------------------|-------------------------|---|--|----------|--|
| Building Ground Signs | Max. 1 per parcel per street frontage | Perpendicular to street | Max. Height from top of curb: 4-6 feet max. sign area: 15sf per side Max. Base Area: 15 sf per side | 12" Tenant Name 6" items of information/street address | Indirect | <ol style="list-style-type: none"> Must be min. 16 feet from drive-ways Must be min. 80 feet from curb return of street intersections Min. spacing of 150 feet Must be placed in landscaped area May be two-sided |
|-----------------------|---------------------------------------|-------------------------|---|--|----------|--|

| | | | | | | |
|--------------------|---|---|---|----------|--|--|
| Building Wall Sign | 1 on rear building wall; 1 on front building wall | On rear building wall and on front building wall(s) | Individual skeleton Letters only: 15sf max. | 14" max. | Internally illuminated: individual letters | <ol style="list-style-type: none"> May not be located in a signable area of less than 37.5 sf. Sign copy limited to the business name only |
|--------------------|---|---|---|----------|--|--|

| | | | | | | |
|-------------------------|-------------|-----------------------------|--|---|------|---|
| Major Tenant Wall Signs | 2 permitted | On any wall of the building | Individual skeleton Letters only: 10 sf max. | 14" max. if below 4th story: 36" max. if above 4th story. | None | <ol style="list-style-type: none"> Sign copy limited to the business name only |
|-------------------------|-------------|-----------------------------|--|---|------|---|

| | | | | | | |
|---------------------------------------|----------------------------------|--|--|----------|------|---|
| Building Address Identification Signs | 1 on building wall facing street | On building wall which faces an addressed street | Area limited by letter height: Must have ground dressed street clearance of 8 feet | 14" max. | None | <ol style="list-style-type: none"> Must conform to postal office and public safety requirements Sign copy shall be limited to numerals only |
|---------------------------------------|----------------------------------|--|--|----------|------|---|

CONVENIENCE SIGNS

| | | | | | | |
|--------------------------|-----------------------------|--|--------------|-----------|----------|--|
| Building Directory Signs | As necessary to orientation | In vicinity of main/secondary entrances or breezeways. | As necessary | 1.5" max. | Indirect | |
|--------------------------|-----------------------------|--|--------------|-----------|----------|--|

| | | | | | | |
|---------------------------------|--|--|--------------|---------|------|---|
| Informational/Directional Signs | As necessary for safety, convenience and directional information | As necessary for safety, convenience and directional information | As necessary | 6" max. | None | <ol style="list-style-type: none"> May be two-sided Must be consistent with style and design of "complex" convenience signs |
|---------------------------------|--|--|--------------|---------|------|---|

| | | | | | | |
|----------------------------------|----------------|---------------|---|---------|------|---|
| Unit Address Identification Sign | No regulations | Doors/Windows | Max. area 144 sq. in.: Must be set where visible to pedestrians | 3" max. | None | <ol style="list-style-type: none"> May include tenant name with a max. letter height of 2" |
|----------------------------------|----------------|---------------|---|---------|------|---|