

4 DEVELOPMENT STANDARDS

4.1 Permitted Land Uses

The proposed development is in the Planned Industrial District on a triangular-shaped, 27.10-acre site. The permitted uses for this development are defined by the Entratter Specific Plan and include the following:

- Wholesale Distribution / Storage / Warehousing, within an enclosed area.
- Interim Agricultural production.
- Manufacturing / Assembly / Testing / Repair.
- Research / Development / Laboratories.
- Administrative / Professional / Business Offices associated with on-site permitted uses.
- Nonrecreational Open Space Uses.

All other uses are prohibited unless the Planning Commission determines that the use is similar to and no more objectionable than the permitted or limited uses.

4.2 Definitions of Land Use Types

A. Wholesale Distribution / Storage / Warehousing:

Activities typically include but are not limited to; wholesaling, storage, freight handling, shipping, trucking services and terminals; and warehousing services within enclosed buildings; storage and wholesale to retailers from the premises of finished goods; storage and wholesale from premises of unfinished, raw, semi-refined products requiring further processing, fabrication, or manufacturing. Outdoor storage is permitted subject to applicable screening requirements.

B. Interim Agricultural Production:

Activities typically include, but are not limited to, wholesaling, storage, and warehousing of agricultural products within enclosed buildings; processing, assembly, packaging or treatment activities of agricultural products that may have frequent truck traffic or transportation of large scale products.

C. **Manufacturing / Assembly / Testing / Repair:**

Activities typically include, but are not limited to; manufacturing, testing and repair, compounding of materials, processing assembly, packaging, treatment of fabrication activities that may have frequent truck traffic or the transportation of large scale products. Not permitted are uses that require massive structures outside of buildings such as cranes, or conveyor systems, or unscreened open air storage of large quantities of raw, semi-refined, or finished products.

D. **Research / Development / Laboratories:**

Activities typically include, but are not limited to; research and development, including laboratories; labor intensive manufacturing, assembly, or repair processes that do not involve frequent truck trips (more than eight truck trips daily) or the transport of large scale products. The activities do not produce odors, noise, vibration, or particulates, which would adversely affect uses within the same structure or on the same site.

E. **Administrative / Professional / Business Offices:**

Activities typically include, but are not limited to executive management, administrative, or clerical uses associated with other on-site permitted uses. Additional activities include the provision of advice design, information or consultation of a professional nature.

F. **Open Space — Nonrecreational**

Activities typically include, but are not limited to limited agricultural including orchards, tree farms and nurseries; maintenance and storage facilities; public facilities including, cemeteries, utility easements, flood control facilities, and spreading basins; vehicular circulation, parking and loading facilities.

If a proposed use is not identified in the listed uses, but is substantially similar, the Planning Department may deem the proposed use in substantial conformance with the intent of the plan. If a determination is made that is necessary to apply for an amendment to the Specific Plan, the applicant shall comply with the process described in Section 7 of this document.

4.3 **Table of Building Standards**

A. **Lot Dimensions:**

Minimum Parcel Size	None
Minimum Lot Width	175'
Minimum Lot Depth	175'
Minimum Driveway Width	26'

B. **Building Heights:**

Maximum Building Height*	75'
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C. **Minimum Building Setback:**

Francis Street	25'
Ontario Freeway (I-15)	25'
Side Yard	0'
Rear Yard	0'

D. **Minimum Parking / Landscape Setback:**

Francis Street	15'
Ontario Freeway (I-15)	20'
Side Yard	0'
Rear Yard	0'

Building height is calculated for finished floor grade to highest vertical structural point.

4.4 Parking Requirements

Parking Standards shall adhere to the attached City of Ontario's Zoning Ordinance, Article 25, Off-Street Parking and Loading, Section 9-3.2500. (Appendix B -- Excerpts from the Ontario Off-Street Parking and Loading Ordinance)

4.5 Sign Standards

A master program for signage and graphics has been developed for the site to ensure a high quality visual environment, project identity, and cohesiveness. The master program establishes overall general criteria for graphics and signage within the project area.

A. Definition of Sign Types and Related Terms:

1. Entry Statements / Master Identification:
Signs, graphics, and landscape treatments at perimeter access points to the project defining the entries to the development.
2. Freestanding Identification:
Signs along streets and roadways that identify facilities, businesses, tenants, and addresses.
3. Building Identification:
Signs mounted on the face(s) of buildings that identify the building or the major building tenant.
4. Complex Identification:
Signs that are freestanding and identify a multi-building development.
5. Tenant Identification:
Signs mounted on the face(s) of buildings or which are freestanding and identify a single tenant within the building.
6. Building Street Address:
Signs mounted on buildings designating the street address number.
7. Tenant Directories:
Signs in commercial and industrial facilities that identify the location of individual tenants.
8. Directional and Regulatory Signs:

Signs within the development and within individual projects that control and direct the circulation of vehicles and pedestrians.

9. Temporary Signs:
Any signs, barrier, pennant, valance, or advertising display used for marketing purposes for a short period of time.
10. Sign Area:
The area of a sign having an integral part of a building, wall, awning, canopy, marquee, or other part of a structure as its background shall be the area enclosed within the shortest line drawn to include all letters, designs, tubing, direct illumination sources, or other components of the sign, including all intervening spaces. The area of all other signs shall be the largest cross-sectional area measured to a line encompassing all portions of the sign, including the background and tubing, but excluding the supporting posts or poles without attached lighting. In determining the area of a sign having more than one face, only the area of one face shall be counted.
11. Halo Lit Letters:
Opaque, fabricated metal letterform with internal luminous tubing, mounted a few inches off face of building. Illumination falls only on building surfaces immediately adjacent to letter, creating halo effect.
12. Interior Illuminated Letters:
Fabricated letterforms with internal luminous tubing and translucent acrylic face.
13. Post and Panel Sign:
A post supports each end of a sign panel.
14. Flag Sign:
Sign panel projects horizontally from a single pole.
15. Flush Left Layout:
Typography begins at left margin, and any additional lines of typography are also flush with the first line at left margin.
16. Centered Layout:
Each line of typography is centered horizontally within the sign panel.

17. Integral Graphic Band:
Constant horizontal band or fascia area of an architectural complex, where graphics must be placed.

B. General Requirements:

1. All Owner/Tenant identification signs shall conform to the guidelines of the Specific Signage Requirements and Sign Criteria for Individual Uses at the end of this section.
2. A sign program shall be submitted in conjunction with the submittal of a site plan and/or architectural plans.
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 Owner/Tenant's activity.
5. All Owner(s)/Tenant(s) shall be responsible for the proper maintenance of all their signs. An Owner/Tenant will be required to restore or repair any signing that is not properly maintained.
6. Signs are to be free of all labels and fabricator's advertising, except those required by code.
7. Electrical service to any sign shall be fully concealed, and shall be on the Owner/Tenant's meter.
8. All signs will conform to appropriate building and electrical codes, and bear the U.L. label if illuminated. The Owner/Tenant and Contractor shall be responsible for obtaining any and all permits required.
9. No sign is to be located higher than the second story, except for commercial or office buildings, which are three (3) stories or more, and which may have a maximum of two (2) building identification signs above the top story and below the parapet.

10. Owner/Tenant will be responsible for the design, fabrication and installation of individual Owner/Tenant signs.
11. Each individual Owner/Tenant shall submit three (3) sets of professionally executed signed drawings for approval by the City of Ontario. These drawings shall be of a scale of 1" = 1' or larger, showing sign locations, size, layout, design, colors, letter styles, and materials.
12. All permits and fee requirements for signs shall be obtained from the City of Ontario and paid for by the Owner/Tenant prior to installation.
13. No sign shall have visible moving parts or simulate movement by means of fluttering, rotating, or reflecting devices.
14. No sign shall have flashing, blinking or moving lights, or any other illuminating device that has changing light intensity, brightness, or color, except for parts designed to give public service information such as time, date, temperature, or similar information.
15. All building-mounted signs shall be constructed so as not to have exposed wiring, raceways, ballasts, conduit, and transformers.
16. Freestanding monolith signs shall be incorporated into landscaping berms to minimize visual mass.
17. Metal signs include aluminum or brass signs.
18. All freestanding signs shall be integrated with landscaping and grading.

C. Single Building Occupant Signage

(Warehousing, manufacturing, research and development, and commercial signage.)

1. Street Identification:
Within each property there are a number of requirements for signs. The primary need is Owner/Tenant or facility identification.
 - a. The freestanding monolith will be placed adjacent to the main entry to the property.
 - b. The sign will be positioned perpendicular or parallel to the street and set back behind the property line.

- c. The double-faced sign will be integrated with the landscape.
- d. Design for the signs will consist of a park standard base and a customized cap to accommodate the message content. The caps may be constructed of a variety of materials to be consistent with the architecture. These materials may include concrete, stucco, brushed or polished metal, anodized aluminum, ceramic tile, granite, wood, or fiberglass.
- e. Graphics on the sign will consist of the tenant name and/or logo, address and street name.
- f. Typography may vary according to the user's identity.
- g. The sign shall be indirectly illuminated.

2. Wall-Mounted Signs:

- a. The business name and/or logo may be mounted on the face of the building in an architecturally appropriate position. In addition, building identification signage is permitted for building of three (3) stories or more.
- b. These graphics shall be aluminum or metal plate elements individually mounted.
- c. Individual letters or logos may be interiorly illuminated; metal "can" signs will not be allowed. All conduits, raceways and wiring shall be subsurface; no clips or support brackets will be visible from the frontal elevation.
- d. Scale and proportion of graphics shall be in consonance with the architecture.

D. Multiple Tenant, Industrial, or Commercial Building Signage:

- 1. For each multiple tenant building or multiple building complex, a customized sign program will be implemented to identify the individual businesses at their respective entries.
- 2. The criteria for these systems will be based on the architectural style and detailing of the building, and will include form, size, and finish of the elements and their relationship to entries, fenestration, structural members, and materials.

E. Directional and Regulatory Signs:

Directional signs provide functional directions, such as "shipping and receiving." Regulatory signs control vehicular movement, such as "handicapped parking only." These signs will be post and panel and flag type signs constructed of aluminum or fiberglass. Size, design, layout, and color shall conform to project standard (to be submitted with overall sign design). Copy will be as succinct as needed to convey the message. Signs will be located as utility and safety dictate, with placement approved by the City of Ontario. There shall be no more than two signs per driveway.

1. Traffic Control Signage:
All street signage shall conform to City of Ontario's standards.

F. Temporary Signs:

1. Free-Standing Signs:
The developer of each facility may display information on a temporary free-standing sign whose purpose is to provide information pertinent to a site and its stage of development. No temporary promotional signs will be allowed on the premises of the adjoining public street rights-of-way. The City of Ontario shall approve signage.

A sign may be constructed on a site any time after the site has been purchased. Information can be added to the sign, or the sign can be exchanged for another sign to indicate the advent of construction, or to recruit employees, or to identify the leasing agent. However, each revision or sign replacement must conform to the guideline's criteria. A sign that is to be replaced with another must be removed before the other sign can be installed. Temporary signs must be removed from the site when the initial leasing program is ninety-five percent (95%) complete.

- e. Form: Free-standing monolith with panels that meet the grade.
- f. Scale: Rectangular ratio of height to width shall be 2:1. Total area not to exceed ninety-eight square feet.

- g. Materials: Designed to last the length of its intended use without significant fading, peeling, blistering, warping, cracking, rotting, or delamination. California Commerce Center reserves the right without liability to cause removal of any sign deemed to be in violation of the provision by virtue of deterioration or damage.
- h. Duration: Temporary signs shall remain in place for no more than twelve (12) months. This period may be extended upon approval by the City of Ontario.
- i. Security Deposit: A security deposit fee of five hundred (\$500.) dollars shall be posted with the City of Ontario to guarantee removal of the temporary sign(s). Failure to remove sign(s) after specified duration will result in forfeiture of security deposit.

2. **Wall Signs:**

Banners, pennants, flags, and any other advertising devices, except floodlights, may be placed on an occupant's property to announce the opening of a new business, subject to the following requirements:

- a. The total area of all such signs or advertising devices shall not exceed the area of permanent signs for the use permitted by these sign criteria. No such device shall be located in a manner not permitted for permanent signs.
- b. No such device shall pose a hazard to the safe movement of traffic and shall not block the visibility of permanent signs on adjacent properties.
- c. The temporary signs may remain in place for a period not to exceed thirty (30) days after the date of installation of the sign; or until a permanent sign is installed, whichever occurs first.
- d. Prior to installation of the temporary sign, the proponent shall obtain approval from the City of Ontario.

G. Sign Criteria for Individual Land Uses

Sign Criteria	Light Industrial Use Single Tenant Building		Light Industrial Use Multi-Tenant Building		Non-Recreational Open Space
	Freestanding	Wall	Freestanding	Wall	Freestanding
Number of Signs	1 per parcel per street frontage	1 per occupant	2 per complex per street frontage	1 per occupant	1 per use
Placement and Location of Signs	Perpendicular to street, minimum 20' from driveway, minimum 15' from property line	At primary entrance	Perpendicular to street, minimum 20' from driveway, minimum 15' from property line	At primary entrance	At primary entrance
Sign Area	Maximum 60 sf	55 sf plus 2 sf for each 5' of bldg setback beyond required setback. Maximum 100 sf	Maximum 60 sf	Maximum 40 sf	Maximum 60 sf
Letter Size	Not applicable	Maximum height 36"	Not applicable	Maximum height 20"	Not applicable
Sign Height	Maximum height 54" Height to length ratio not to exceed 1:3	Not applicable	Maximum height 54" Height to length ratio not to exceed 1:3	Not applicable	Maximum height 54" Height to length ratio not to exceed 1:3
Form and Materials	Must relate to architectural style of project	Individual letters; metal fiberglass and acrylic	Must relate to architectural style of project	Individual letters; metal fiberglass and acrylic	Not applicable
Message	Street address and the name of the owner, tenant or building	Owner, tenant, business name and logo	Street address and the name of the owner, tenant or building	Owner, tenant, business name and logo	Business Name and address

Sign Criteria	Light Industrial Use Single Tenant Building		Light Industrial Use Multi-Tenant Building		Non-Recreational Open Space
	Freestanding	Wall	Freestanding	Wall	Freestanding
Layout	Flush left or centered layout. May be two-sided.	Not Applicable	Flush left or centered layout. May be two-sided.	Not Applicable	Not Applicable
Color	Must relate to architectural style of project	Must relate to architectural style of project	Must relate to architectural style of project	Must relate to architectural style of project	Not Applicable
Illumination	Ground lit	Halo lit letters or interiorly illuminated	Ground lit	Ambient	Ambient