

V. DEVELOPMENT REGULATIONS AND GUIDELINES

A. General Provisions

1. Purpose and Intent

This chapter contains development regulations for all new development within the UPS Ontario Cargo Hub Specific Plan. The provisions herein are intended to implement the City of Ontario's General Plan, as well as the objectives specified in Section III.

There are three basic land use categories for which development regulations have been formulated:

<u>LAND USE CATEGORY</u>	<u>DESIGNATION</u>	<u>LOCATION</u>
Airport Related	AR	Sector 1
Distribution	D	Sector 2
Light Industrial	LI	Sector 3

2. Interpretation

The City Planner or his/her designee, shall have the responsibility to interpret the provisions of the Specific Plan. All such interpretations shall be in written form and permanently maintained. Any person aggrieved by such an interpretation may request that such interpretation be reviewed by the Planning Commission.

3. Enforcement

The City Planner shall enforce the provision of this Specific Plan and all the applicable codes of all governmental agencies and jurisdictions in such matters including, but not limited to: building, mechanical, fire, and electrical codes; and codes pertaining to drainage, waste water, public utilities, parcel subdivisions and grading.

4. Definitions

Words, phases, and terms not specifically defined herein shall have the same definition as provided in the Ontario Municipal Code.

B. AIRPORT RELATED LAND USE REGULATIONS (SECTOR 1)

1. Primary Function/Location

Sector One, Airport Related, land uses are located north of Jurupa Street, west of Haven Avenue, and south of ONT. The primary function of this sector is for aircraft staging, loading and unloading and air carrier support operations.

2. Permitted and Conditional Uses

The following establishes the uses which are permitted, conditionally permitted, or not permitted in the Airport Related land use district.

P = Permitted Uses
C = Conditionally Permitted Uses
A = Ancillary Uses

Uses not listed as "P" or "C" are not permitted, unless the Planning Commission finds that the proposed use is 1) consistent with the UPS Ontario Cargo Hub Specific Plan and the major purpose of the Sector within which it is to be located, and 2) the proposed use is similar to, and no more objectionable than other uses permitted or conditionally permitted within that Sector.

USE

Administrative and Office	P(A)
Aircraft Support Services (including aircraft flight operations, weather stations, computer/air traffic monitoring, and communications)	P
Aircraft Staging	P
Air Cargo Processing (including container loading/unloading, and package sorting facilities)	P
Aviation Services (including refueling washing, and maintenance of aircraft)	P
Ground Transport Facilities (including staging areas and roadway)	P
Materials and Parts Storage	P

3. Basic Site Development Standards

Minimum Developable Area:	5 acres
Minimum Lot Width	300 feet
Minimum Lot Depth	300 feet
Maximum Height	75 feet
Maximum Site Coverage by Buildings (net lot area)	20 %
Minimum Onsite Landscaping (Including required setback landscaping)	5 %

Note: Within parking lots, trees shall be planted at a rate of one tree per five parking stalls in planters with deep root planter guards.

4. Minimum Setbacks (parking setback to be fully landscaped)

Street	Building/Parking
- Haven Avenue	50ft / 35ft
- Jurupa Street	50ft / 35ft
North and West Property Lines	20ft / 20ft

5. Parking

Parking will be provided in accordance with the standards of the City of Ontario Municipal Code.

C. DISTRIBUTION LAND USE REGULATIONS (SECTOR 2)

1. Primary Function/Location

Distribution land uses within Sector Two are primarily related to the sorting and distribution of packages and goods. In addition, Sector Two is intended for trailer staging and minor vehicle maintenance. Sector Two is generally located south of Jurupa Street, between Haven Avenue and Turner Avenue.

2. Permitted and Conditional Uses

The following establishes the uses which are permitted, conditionally permitted, or not permitted in the Distribution land use district.

P = Permitted Uses
C = Conditionally Permitted Uses
A = Ancillary Uses

Uses not listed as "P" or "C" are not permitted, unless the Planning Commission finds that the proposed use is 1) consistent with the UPS Ontario Cargo Hub Specific Plan and the major purpose of the Sector within which it is to be located, and 2) the proposed use is similar to, and no more objectionable than other uses permitted or conditionally permitted within that Sector.

USE

Administrative and Office	P(A)
Parcel Distribution and Cargo Processing (including container loading/unloading, package sorting facilities, customer counter and services)	P
Automotive/truck and trailer washing and re-fueling	P
General Wholesale, Storage, and Distribution	P
Ground Transportation Operations (including tractor/trailer staging areas, maintenance and repair, equipment, materials, parts storage and repair facilities)	P(A)
Light Wholesale, Storage, and Distribution	P
Moving and Storage Services	P

3. Basic Site Development Standards

Minimum Developable Area	5 acres
Minimum Parcel Width	300 feet
Minimum Parcel Depth	300 feet
Maximum Height	45 feet
Maximum Site Coverage by Buildings (net lot area)	50 %
Minimum Onsite Landscaping (Including required setback landscaping)	5 %

Note: Within parking lots, trees shall be planted at a rate of one tree per five parking stalls in planters with deep root planter guards.

4. Minimum Setbacks (parking setback to be fully landscaped)

Street	BUILDING/PARKING
- Jurupa Street	50 feet / 20 feet
- Turner Avenue	38 feet / 23 feet
Interior Property Lines	25 feet / 15 feet

5. Parking

Parking will be provided in accordance with the standards of the City of Ontario Municipal Code.

D. LIGHT INDUSTRIAL LAND USE REGULATIONS (SECTOR 3)

1. Primary Function/Location

Sector Three is generally located south of Sector Two, and is bounded by Turner Avenue and the Union Pacific Railroad right-of-way. This area will provide for a high quality industrial development, including manufacturing and wholesale, storage, and distribution facilities.

2. Permitted and Conditional Uses

The following establishes the uses which are permitted, conditionally permitted, or not permitted in the light Industrial land use district.

P = Permitted Uses
C = Conditionally Permitted Uses
A = Ancillary Uses

Uses not listed as "P" or "C" are not permitted, unless the Planning Commission finds that the proposed use is 1) consistent with the UPS Ontario Cargo Hub Specific Plan and the major purpose of the Sector within which it is to be located, and 2) the proposed use is similar to, and no more objectionable than other uses permitted or conditionally permitted within that Sector.

USE

Administrative and Office (incidental or related to an otherwise permitted or conditionally permitted use)	P(A)
Animal Care	C
Automotive Service Station	P
Automotive/Truck Repair (incidental to the primary use of Sectors 1 and 2)	P(A)
Automotive/Truck Repair (not incidental to the primary use of Sectors 1 and 2)	C
Building Maintenance Services	P
Business Support Services	P
Communication Services	P

Custom Manufacturing	P
General Wholesale Storage, and Distribution	P
Laundry Services (Industrial)	P
Light Manufacturing	P
Light Wholesale, Storage, and Distribution	P
Public Safety and Utility Services	C

3. Basic Site Development Standards

Minimum Developable Area	5 acres
Minimum Parcel Width	300 feet
Minimum Parcel Depth	300 feet
Maximum Height	45 feet
Maximum Site Coverage by Buildings (net lot area)	50 %
Minimum Onsite Landscaping (Including required setback landscaping)	10 %

Note: Within parking lots, trees shall be planted at a rate of one tree per five parking stalls in planters with deep root planter guards.

4. Minimum Setbacks (parking setback to be fully landscaped)

Street	BUILDING/PARKING
- Turner Avenue	38 feet / 23 feet
- Local Interior Streets	16 feet / 6 feet
Union Pacific Railroad ROW	20 feet / 10 feet
Interior Property Lines	20 feet / 5 feet

5. Parking

Parking will be provided in accordance with the standards of the City of Ontario Municipal Code.

E. Loading Area Requirements and Outdoor Storage Standards

1. Loading Areas

- o Loading areas shall be designed to provide for backing and maneuvering on-site and not from a public street.
- o Loading areas shall not encroach into landscape setbacks.
- o All loading areas shall be screened from public streets.
- o Where loading doors front a public street, roll-up doors and openings in the screen wall shall be positioned such that the doors are not visible from the street.
- o All loading areas fronting a public street shall be screened by a combination of screen walls, landscaping, and/or portions of the building such that the roll-up doors are not visible from the public street.
- o Loading areas and doors not fronting a public street shall be screened from the view of the public street by concrete wing walls with redwood slatted gate.
- o Loading doors fronting a public street shall not be closer than 70' from property line.
- o All screen walls and wing walls shall be a maximum of 15' in height.

2. Outdoor Storage

- o No outdoor storage shall be permitted unless adequately screened from view from public streets by an opaque material.
- o All storage screening shall be a minimum of 8 feet in height. No materials stored higher than 8 feet.
- o All storage areas fronting a public street shall be screened by a screen wall and ornamental landscaping.
- o Location of outdoor storage areas shall be shown on the development site plan, and shall be subject to approval by the City of Ontario Development Advisory Board.

F. Definitions of Land Use Types

The various land use types allowed within the specific plan area are as follows:

Administrative and Office - Activities typically include, but are not limited to executive management, administrative, or clerical uses of private profit-oriented firms other than public utility firms. Additional activities include the provision of design advice, information or consultation of a professional nature. Uses typically include, but are not limited to, corporate headquarters, branch offices, data storage centers; architect's, lawyer's, insurance sales, financial planner's and accountant's offices.

Air Cargo Processing - Activities typically include, but are not limited to, container and cargo loading and unloading.

Aircraft Staging - Activities typically include, but are not limited to, areas necessary for remote aircraft parking, staging prior to scheduled take-off, staging aircraft during loading and unloading of air cargo containers.

Aircraft Support Services - Activities typically include, but are not limited to, aircraft flight operations, weather stations, computer/air monitoring, pilot's lounge, and communications.

Animal Care - Activities typically include, but are not limited to; a business where animals are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short-term boarding.

Automotive Service Station - Activities typically include, but are not limited to; the sale from the premises of goods and the provision of services normally required in the daily operation of motor vehicles, including the principal sale of petroleum products, the incidental sale of replacement items and tires; performance of minor repairs.

Automotive/Truck and Trailer Washing and Re-fueling - Activities typically include, but are not limited to; the provision of service normally required for day to day fleet operation of motorized vehicles, principally including re-fueling and washing of vans, package vans, and tractor-trailers.

Aviation Services - Activities typically include, but are not limited to refueling, washing, and maintenance of aircraft. Planned and potential maintenance activities are indicated as follows:

- parking and security of the aircraft
- servicing of fluids and pneumatics (engine oil, hydraulic system oil, landing gear air and oil, lavatory servicing, oxygen cylinder refills, window cleaning and engine and aircraft exterior cleaning)

- exterior inspection (walk around to identify damaged or missing parts; review of tires, brakes and fluid lines for evidence of excessive wear and/or leakage; check of flight controls integrity; check of lights and bulbs for collision avoidance and location identifier; check for evidence of any fuel leakage)
- interior inspection (check the seals and integrity of passenger and cargo entry doors; check for cleanliness of floors and floor hardware to prevent constraints on locking and roller system; check interior lights and smoke detectors; check interior cargo lining for fire prevention purposes; and check door sills and frames for damage)
- cockpit instrument check for integrity and operation
- component replacement due to time limitation, substandard performance, deterioration or trouble shootings (Typical components include brakes, engines, thrust reversers, tires and accumulator, oxygen bottle, windshield wipers, landing light assembly, electronics and instruments)
- major assembly removal, testing, lubrication and reinstallation
- modification maintenance of aircraft structure or system (usually due to an FAA edict, a manufacturer's recommendation, or an airline's reliability program)

Building Maintenance Services - Activities typically include, but are not limited to, maintenance and custodial services, window cleaning services, disinfecting and exterminating services, and janitorial services.

Business Support Services - Activities typically include, but are not limited to, firms rather than individuals of a clerical, employment, or minor processing nature, including multi-copy and blue-print services. The printing of books, other than pamphlets and reports for another firm is excluded from this use type.

Communication Services - Activities typically include, but are not limited to, broadcasting and other information relay services accomplished primarily through use of electronic and telephonic mechanisms. Uses typically include, but are not limited to; television and radio studios and telegraph offices.

Custom Manufacturing and Assembly - Activities typically include, but are limited to; manufacturing, processing, assembling, packaging, treatment, or fabrication of custom-made products such as jewelry, furniture, art objects, clothing, instruments, and the on-site wholesale of the goods produced. The uses do not produce odors, noise, vibration, or particulates which would adversely affect uses in the same structure or on the same site.

General Wholesale, Storage, and Distribution - Activities typically include, but are not limited to; warehousing, storage, freight handling, shipping, truck services and terminals; storage and wholesaling from the premises of unfinished, raw, or semi-refined products requiring further processing, fabrication or manufacturing. Typically uses include, but are not limited to; moving and storage services, public warehouses, trucking firms, automotive storage areas, the wholesaling of metals, minerals, and agricultural products. Outdoor storage is permitted, subject to appropriate screening measures.

Ground Transportation Operations - Activities typically include, but are not limited to; tractor/trailer, vans and package vans staging areas, , repair facilities necessary to maintain performance of repairs such as tune-up, tire change, and brake work; and material, equipment and parts storage.

Laundry Services - Activities typically include, but are not limited to, institutional or commercial linen supply and laundry services, dry cleaning plants, rug cleaning, and diaper service laundries.

Light Manufacturing and Assembly - Activities typically include, but are limited to; manufacturing, compounding of materials, processing, assembly, packaging, and/or warehousing services within an enclosed building, including treatment or fabrication of materials and products which require either frequent truck traffic, or the transport of heavy bulky items.

Light Wholesale, Storage, and Distribution - Activities typically include, but are not limited to; wholesaling, storage, and warehousing services within enclosed buildings; storage and wholesale to retailers from the premises of finished goods. Excluded are trucking services and terminals; storage and wholesaling from the premises of unfinished, raw, semi-refined products requiring further processing, fabrication, or manufacturing; and outdoor storage.

Materials and Parts Storage - Activities typically include, but are not limited to; the storage of aircraft and vehicular parts, materials, and equipment used regularly in business operations and not available for sale on-site.

Moving and Storage Services - Activities typically include, but are not limited to; the use of a building or buildings for the storage of durable goods of any type, where no retail operation is conducted.

Parcel Distribution and Cargo Processing - Activities typically include, but are not limited to; loading and unloading of air containers and trucks, and loading back onto tugs, trucks and package vans; package sorting facilities, customer counter and services.

Public Safety and Utility Services - Activities typically include, but are not limited to, those performed by public agencies or which are vested in the public interest and safety. Uses typically include, but are not necessarily limited to, utility installations, irrigation canals and flood control channels, police or fire substations, electrical and gas transmission facilities, radio and television transmission facilities, including, but not limited to, booster or relay stations; bus terminals and bus storage facilities, public utility corporations or truck yards, water tanks and sewer transmission lines, power plants, and truck terminals operated by a public agency.