

Chapter 9: Development Regulations

9.1 Introduction

The development regulations contained herein provide specific standards relative to permitted land uses that will be applied in the review of individual development proposals within the Specific Plan area. They are intended to protect the public health, safety, and welfare, and to create a harmonious relationship with surrounding lands.

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, nor shall any legal lot or premises be used unless the legal lot or premises and building comply with the regulations and standards outlined in this document.

9.2 General Provisions

9.2.1 Compliance

All future development plans for properties located within the Specific Plan area shall be consistent with the regulations set forth in this document and with all other applicable City of Fontana policies and regulations.

9.2.2 Conflicting Provisions

This Specific Plan establishes development standards and guidelines for the Specific Plan area, and provides zoning regulations for the Specific Plan area. Where any provision of this Specific Plan imposes requirements, regulations, restrictions, or limitations different from those that are imposed or required by any other provisions of the Fontana Municipal Code, this Specific Plan shall govern.

9.2.3 Severability

This Specific Plan document enables the City of Fontana to facilitate the processing and approval of implementing permits and entitlements necessary for development of the Specific Plan area. If any regulation, condition, program, or portion of this Specific Plan is held invalid or unenforceable, such portions shall be deemed separate, distinct, and independent provisions, and the invalidity of such portions or provisions shall not affect the validity and enforceability of the remaining provisions contained herein.

9.2.4 Implementation of EIR Mitigation Measures

The mitigation measures contained in the certified West Valley Logistics Center Specific Plan EIR have been incorporated into this document, and shall, as appropriate, be conditions of approval of all development within the Specific Plan area, as determined by the Fontana Director of Community Development pursuant to the provisions of CEQA and the City's rules to implement CEQA. Appendix A-5 includes each of the mitigation measures set forth in the EIR.

9.2.5 Authority of the Director of Community Development

The Director of Community Development shall have the authority to determine other uses, in addition to those specifically listed in this chapter, which may be permitted in each of the various zones when, in his or her judgment supported by specific findings, such other uses are similar to and no more objectionable to the public health and welfare than those specifically listed. This determination shall be in writing. Provisions for the Director of Community Development taking action without Planning Commission or City Council approval are provided within Section 10.2 Specific Plan Amendment Procedures.

9.2.6 Minimum Requirements

The interpretation and application of the provisions of this chapter shall be the minimum requirements for the promotion of public health, safety, and welfare. It is not the intent of this chapter to limit standards to these minimums.

9.2.7 Utility and Franchise Utility Lines

The provisions of this chapter shall not be construed to limit or interfere with the use of property in any zone for the installation, maintenance and operation of public and franchise utility pipelines, underground and aerial transmission lines, and supply lines and structures when such facilities are located within rights-of-way, easements, franchises, or other ownership of such utilities, and provided the facilities are installed in accordance with the applicable rules and regulations of the Public Utilities Commission of the State of California and the Federal Communications Commission.

9.3 Development Standards for Specific Plan Land Use Categories

As shown in Figure 2-1, the Specific Plan area includes three primary land use categories:

- Light Industrial (LI)
- Open Space – Public Facilities (OS-PF)
- Open Space – Natural Area (OS-NA)

9.3.1 Light Industrial

The **Light Industrial (LI)** land use designation has been established to accommodate a variety of warehousing, logistics, and distribution uses consistent with the storage, assembly, processing, and packaging of manufactured goods and materials prior to their distribution to other facilities, including facilities for the outdoor storage of trucks, trailers and shipping containers, provided such outdoor storage is appropriately screened from view from offsite locations.

Permitted Land Uses

Table 9-1 describes allowable uses within the LI zoning designation.

**Table 9-1
Permitted Uses**

Use Types	Notes
<p>Light Manufacturing</p> <p>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 operations. Uses which require massive structures outside of buildings such as cranes or conveyer systems, or open air storage of large quantities of raw or semi-refined materials are not included within this land use type.</p>	<p>May include ancillary office uses up to a maximum of 20,000 s.f., or 20 percent of gross floor area, whichever is less.</p>
<p>Warehousing, including general warehousing, high-cube warehousing, refrigerated warehousing, distribution centers, e-commerce, and shipping/parcel delivery facilities</p> <p>Activities typically include, but are not limited to, warehousing, storage, freight handling, shipping, distribution, and storage and wholesaling of finished products as well as unfinished, raw, semi-refined products requiring further processing, fabrication, or manufacturing.</p>	<p>May include ancillary office uses up to a maximum of 20,000 s.f., or 20 percent of gross floor area, whichever is less.</p>

Lot Dimensions, Building Height and Maximum Intensity

Required lot dimensions, building heights, and maximum permitted building intensities are specified in Table 9-2. The lot dimension requirements apply only to the creation of new parcels.

**TABLE 9-2
LIGHT INDUSTRIAL LOT DIMENSIONS, BUILDING HEIGHT, AND MAXIMUM INTENSITY**

Feature	Requirement
Lot Size	
Minimum	20,000 square feet
Maximum	N/A
Lot Dimensions	
Minimum width	150 feet
Minimum depth	150 feet
Development Intensity	
Maximum building height	75 feet
Maximum FAR	0.55

Light Industrial Setbacks and Outdoor Storage Areas

Table 9-3 specifies the setbacks for buildings. Table 9-4 specifies the setbacks for screen walls. Table 9-5 specifies the setbacks for parking areas. All required front and side setback areas shall be clear of all structures.

Trucks with trailers will be required to park on-site. Areas used for truck parking are permitted to use asphalt concrete, concrete, or other environmentally friendly type of parking material deemed suitable by the Director of Community Development. Outside storage functions within the truck yard are allowed, provided they are not visible from external areas.

**TABLE 9-3
LIGHT INDUSTRIAL BUILDING SETBACKS (measured from property line)**

Feature	Requirement
Jurupa Avenue	50 feet
Locust Avenue	75 feet
Armstrong Road	
Buildings up to 500,000 sf	25 feet
Buildings over 500,000 sf	100 feet
Alder Avenue	50 feet
Abutting Specific Plan boundary	40 feet
Abutting Industrial use	20 feet
Abutting open space area	50 feet

**TABLE 9-4
LIGHT INDUSTRIAL SCREEN WALL SETBACKS (measured from property line)**

Feature	Requirement
Jurupa Avenue	25 feet
Locust Avenue	20 feet
Armstrong Road	20 feet
Alder Avenue	20 feet
Abutting Specific Plan boundary	
Wall parallel to property line	50 feet
Wall perpendicular to property line	5 feet
All other locations	5 feet

**TABLE 9-5
LIGHT INDUSTRIAL PARKING SETBACKS (measured from property line)**

Feature	Requirement
Jurupa Avenue	25 feet
Locust Avenue	20 feet
Armstrong Road	20 feet
Alder Avenue	15 feet
Abutting Specific Plan boundary	10 feet
All other locations	5 feet

Light Industrial Parking and Loading

Per the City of Fontana Development Code, the Light Industrial area must have 1 parking space per 1,000 square feet of gross floor area for the initial 40,000 square feet of gross building area. Additionally, 1 space per 4,000 square feet of additional gross floor area greater than 40,000 square feet must be provided. Finally, for every 250 square feet of gross floor area of office space, an additional parking space must be provided. Within multi-tenant structures where multiple tenants and or uses occupy separate spaces within the same building, the parking shall be calculated based upon the floor area used by each tenant or use.

Table 9-6 contains a summary of the parking and loading standards for the Specific Plan area.

**TABLE 9-6
LIGHT INDUSTRIAL PARKING AND LOADING STANDARDS,**

Minimum Requirement	
Parking	1:1,000 s.f. of building for initial 40,000 s.f. 1:4,000 s.f. per additional area greater than 40,000 s.f. 1:250 s.f. office space
Loading	A sufficient number of loading docks and truck/trailer storage spaces shall be provided such that no loading occurs within a roadway right-of-way, drive aisle, or vehicular parking space.

Source: City of Fontana Development Code, 2017.

Per the City of Fontana Development Code, in no case are trucks to have to use a roadway right-of-way to maneuver into a loading space, including the necessity of having to back-in from a public right-of-way. There shall be adequate truck maneuvering area for the largest truck size anticipated for the subject warehouse development. Trucks utilizing loading areas shall not encroach upon drive aisles or parking spaces. Sufficient area shall be provided for the parking of empty or stored trailers.

Light Industrial Sign Standards

Signage is an important design element of the physical environment and an important aspect of business communication. The Specific Plan is committed to providing a visually attractive industrial warehouse development through appropriate signage.

Each sign shall be designed with the intent and purpose of relating to the architectural style of the main building or buildings upon the site, and to the extent not inconsistent with such style, the sign will be compatible with the style or character of existing improvements upon lots adjacent to the site. All signs shall be constructed in accordance with the City of Fontana Municipal Code Chapter 3 - Signs and Advertising, Section 116.

Wall Signs

- One wall sign is permitted on each building wall face fronting on a dedicated or private street or parking lot.
- Sign area shall in no event exceed one square foot of sign for each linear foot of building frontage and shall not exceed 100 square feet per sign.
- Maximum height of letters is 6 feet.
- Logos must be registered by the United States of America or the state, and cannot exceed 6 feet in height.
- Channel letters are required.

Monument Signs

One monument sign may be placed near each entrance to the Specific Plan area to identify the “West Valley Logistics Center.” In addition, one monument site each may be placed near the entrances to Parcels 1-7 to identify the businesses or uses within the parcel. The monument sign structure shall not exceed four feet in height or 30 square feet in sign area. The monument signs at the entries to the Specific Plan area shall include the “City of Fontana.” A second monument sign may be permitted on parcels having more than one frontage, provided that the signs are located at least 300 feet apart. Monument signs shall not be permitted to impede line of sight of vehicles, as determined by the City Engineer, and must be placed a minimum of 5 feet behind the sidewalk and 20 feet away from any point of egress and ingress.

Temporary Signs

A temporary sign permit may be issued by the Planning Division per the City of Fontana Sign Code.

Illumination and Motion

Monument signs shall be nonmoving stationary structures. All components and illumination (if any) shall be maintained by artificial light (either internally or externally) which is stationary and constant in intensity and color at all times (non-flashing).

Maintenance

All signs and sign structures shall be periodically inspected and maintained at reasonable intervals, including the replacement of defective parts, painting, repainting, cleaning and other acts required to maintain the sign.

9.3.2 Open Space – Public Facilities Development Standards

The **Open Space - Public Facilities (OS-PF)** land use designation accommodates the existing detention basin and stormwater basins proposed to support the Specific Plan area. Structures within this designation shall be limited to those consistent with the primary drainage management function of this land use designation.

- No buildings are permitted in the OS-PF zone. Thus, no building height, maximum coverage, parking, or outdoor storage requirements are included for OS-PF.
- Park and recreation uses are allowed, including facilities that accommodate passive and active uses such as athletic fields and courts, playgrounds, picnic areas, trails, or similar uses. Resource protection areas are also allowed within this zone.
- Per the City of Fontana Development Code, the parking space requirements for parks are 1 space per 4,000 square feet of total park area. No parking areas will be permitted or allowed within the detention basins.
- No loading areas will be permitted in the Open Space – Public Facilities Zoning District.
- Signs are prohibited within the OS-PF zone.

9.3.3 Open Space - Natural Area

The **Open Space – Natural Area (OS-NA)** land use designation accommodates those locations which have been designated for the conservation of environmental resources. No structures are appropriate within this designation, and all uses shall be consistent with the primary environmental resources protection function of this land use designation.

- No building height, maximum coverage, parking, or outdoor storage requirements are included for the OS-NA land use designation.
- Only structures and uses consistent with the natural open space character of the area are allowed.
- No parking or loading areas will be permitted within OS-NA land use designation.
- All signs are prohibited within the OS-NA land use designation.