



SPECIFIC LOCATION



WILLDAN ASSOCIATES
ENGINEERS AND PLANNERS

AGUA MANSA
INDUSTRIAL
CORRIDOR

FIGURE
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of Rancho Avenue. The Industrial Park usage of the Rancho Avenue frontage will provide a transitional area between residences in South Colton and the Agua Mansa industrial area.

4.2.2 Development Standards

Following are the permitted uses, specific site development, signing and performance standards which are applicable to each industrial land use designation contained in this Specific Plan. For Residential, Open Space and Public Facility designated properties, the Zoning and General Plan Standards of the respective jurisdiction shall apply. The industrial development standards contained in this section shall be preeminent over the existing zoning designations and standards.

A. Permitted Uses

Table 8 which follows portrays the permitted uses under each industrial classification. It should be noted that specific uses which are not specified may be found to be compatible with and similar to specified uses in a given designation.

TABLE 8

PERMITTED USES
AGUA MANSA INDUSTRIAL CORRIDOR

"INDUSTRIAL PARK" AREAS

The following uses shall be permitted subject to site approval by the responsible local jurisdiction based on the development standards contained in this section:

1. Research and design facilities.
2. Office buildings.
3. Light manufacturing conducted in an enclosed building.
4. Warehousing.
5. Wholesale distribution of manufactured products.
6. Public utility substations, not including power generation.
7. Animal hospitals.
8. Restaurants.
9. Financial institutions, insurance and real estate services.
10. Industrial medical facilities.
11. Administrative, professional and business offices accessory to principally permitted uses.
12. Printing and/or blueprinting establishments.
13. Agricultural uses of the soil for crops or grazing of animals.

The following uses may be permitted subject to the approval of a conditional use permit by the responsible local jurisdiction:

1. Gasoline service stations.
2. Mobilehomes for caretakers or watchmen and their families, provided no rent is paid, where a permitted and existing commercial or manufacturing use is established. Not more than one mobilehome shall be allowed for a parcel of land or a manufacturing complex.

"MEDIUM INDUSTRIAL" AREAS

The following uses shall be permitted subject to site approval by the responsible local jurisdiction based on the development standards contained in this section:

1. All uses indicated as permitted uses under the Industrial Park designation.
2. Boat building and repair.
3. Building materials sales establishments.
4. Concrete batch plants.
5. Contractors' equipment and storage yards.
6. Feed and fuel sales, retail and wholesale.
7. Lumber yards, including only incidental mill work.
8. Motor vehicle and farm equipment sales, service and repair.
9. Nurseries and garden supply sales.
10. Recreational vehicle and boat storage.
11. Dog kennels, catteries and horse stables.
12. Equipment rental services.
13. Manufacturing, assembly, processing or repair of the following products:
 - a. Articles or merchandise from the following previously prepared materials: cork, feathers, fiber, hair, horn, glass, leather, paper, tobacco, and paint, not employing a boiling or rendering process.
 - b. Ceramic products, provided there is no pulverizing of clay.
 - c. Drugs, pharmaceuticals, and toiletries, not including refining or rendering of fats or oils.
 - d. Food products, human or animal, not including meat packing plants.
 - e. Furniture, cabinets, sash and doors, including only incidental mill work.
 - f. Garments and any other products made of fabric.
 - g. Jewelry, optical goods, scientific or musical instruments and equipment, toys, novelties, and metal stamps.
 - h. Office machines.
 - i. Sheet metal products, such as heating and ventilating ducts, cornices and eaves.

- j. Signs, electrical and neon, commercial advertising structures.
 - k. Aircraft and aircraft accessories.
 - l. Aluminum products.
 - m. Cutlery, hardware, hand tools and utensils.
 - n. Dairy products.
 - o. Paper products.
 - p. Plastics (fabricating from).
 - q. Rubber products if:
 - 1. The rubber is not melted.
 - 2. An internal type mixer is used.
14. Bakeries and candy factories; distribution and sale of bakery or candy products on a retail or wholesale basis.
 15. Ice or cold storage plants; bottling or canning of fruit, vegetable or soft drink products.
 16. Motion picture studios.
 17. Machine, welding, and blacksmith shops, provided that impact machines shall not exceed a capacity of 2 tons and non-impact machines shall be limited to 50 horsepower.
 18. Distribution plants; parcel delivery services.
 19. Cabinet shops.
 20. Carpet cleaning plants.
 21. Catering services.
 22. Cleaning and dyeing plants.
 23. Feed and flour mills.
 24. Metal plating, finishing, engraving, heat treating or pickling.

The following uses may be permitted subject to approval of a conditional use permit by the responsible local jurisdiction:

1. All uses listed as permitted subject to the approval of a conditional use permit under the "Industrial Park" designation.
2. Transportation and/or trucking terminals.
3. Brewery, distillery, winery, or the bottling or packaging of spiritous or malt liquor products.
4. Meat packing plants, provided there is no slaughtering of animals or rendering of meat.
5. Riding academies.
6. Commercial plant food operations; the manufacturing, mixing, bagging, packaging and sale of commercial plant foods and fertilizers.

"HEAVY INDUSTRIAL" AREAS

The following uses shall be permitted subject to site approval by the responsible local jurisdiction based on the development standards contained in this section:

1. All uses listed as permitted or conditionally permitted uses under the "Medium Industrial" designation.
2. Manufacturing, assembling, repairing, testing, processing and warehousing of:
 - a. Automobiles, trucks and trailers.
 - b. Battery rebuilding and manufacture.
 - c. Candles.
 - d. Canvas.
 - e. Carpets and rugs.
 - f. Cement products.
 - g. Chalk.
 - h. Clay pipe and clay products.
 - i. Glass, but excluding blast furnaces.
 - j. Glazed tile.
 - k. Graphite and graphite products.
 - l. Hemp products.
 - m. Ink.
 - n. Missiles and missile components.
 - o. Motors and generators.
 - p. Plastics.
 - q. Porcelain products.
 - r. Railroad equipment.
 - s. Sand, lime and rock products.
 - t. Steel products.
 - u. Wire and wire products.
3. Machinery manufacture, including electrical, agricultural, construction, mining and petroleum extraction, air conditioning equipment, dishwashers, dryers, furnaces, heaters, stoves and washing machines.
4. Machine tool manufacture, including metal lathes, presses and stamping machines, and woodworking machines.
5. Manufacture of chemicals and chemical products, except those requiring a conditional use permit.
6. Transit and transportation terminals, repair and storage facilities.
7. Lumber processing and woodworking, including planing mills, plywood, veneering, wood-preserving and laminating.
8. Foundries.
9. Forging works.

The following uses are permitted subject to the approval of a conditional use permit by the local jurisdiction:

1. Manufacturing of:

- a. Acetylene
- b. Ammonia
- c. Aniline dyes
- d. Asphalt or asphalt products
- e. Bleaching powder
- f. Bronze, babbitt metal and similar alloys
- g. Carbide
- h. Carboric, hydrochloric, picric and sulphuric acid
- i. Caustic soda
- j. Cellulose and celluloid
- k. Cellophane
- l. Charcoal, lampblack or fuel briquettes
- m. Chlorine
- n. Creosote
- o. Exterminating agents
- p. Fertilizer
- q. Film
- r. Gas
- s. Lacquer, shellac, turpentine, varnish or calcimine (Kalsomine)
- t. Linoleum or oil cloth
- u. Matches
- v. Nitrating of cotton and other materials
- w. Phenol
- x. Potash
- y. Phroxylin
- z. Rubber (natural or synthetic)
- aa. Soap, tallow, grease and lard

2. Storage of:

- a. Automobiles and other vehicles purchased for wrecking operations.
- b. House mover's equipment and buildings moved from other locations.
- c. Oil or gas within three hundred (300) feet of any residential zone, school or park.
- d. Oil or gas in amounts of two thousand, five hundred (2,500) barrels or more.

3. Salvage yards, wrecking and disposal activities of the following kind:

- a. Automobile wrecking and salvage.
- b. Dumps, including garbage and trash disposal.
- c. Industrial waste material salvage, waste metal, rag, clothing, glass and other salvage operations.
- d. Sewage disposal plants.

4. Refining or petroleum and petroleum products.
5. Distilling of alcohol.
6. Asphalt, concrete and earth products activities of the following kinds:
 - a. Asphalt batching plants.
 - b. Concrete mixing and batching plants.
 - c. Rock crushing plants and aggregate dryers.
 - d. Sandblasting plants.
7. The manufacture, testing, or commercial use of explosives or explosive fuels for any purpose.
8. Accumulation, storage, rendering, disposal or otherwise processing the remains of dead animals.
9. Oil, gas and steam wells, including drilling and storage.
10. Any mining operation which is exempt from the provisions of the California Surface Mining and Reclamation Act of 1975.
11. The production or manufacture of chemicals or acids.
12. Glass manufacturing employing a blast furnace.

B. Site Development Standards

The basic site development standards for each industrial designation within the Agua Mansa Industrial Corridor are contained in Table 9. Off-street parking standards follow in Table 10. Loading spaces shall be provided as indicated in Section 4.2.2.D.

C. Signing Standards

Standards for signage for industrial development within the Agua Mansa Industrial Corridor are contained in Table 11.

D. Performance Standards

Following is a description of other development and performance standards applicable to all industrial designations within the Agua Mansa Corridor:

Noise - The maximum sound level generated by any industrial use, when measured at the boundary line of the property on which the sound is generated, shall not be obnoxious by reason of its intensity, pitch or dynamic characteristics as determined by the subject jurisdiction. In addition, the noise regulations and standards of the subject jurisdiction shall be complied with.

TABLE 9

SUMMARY OF DEVELOPMENT STANDARDS FOR INDUSTRIAL DEVELOPMENT
AGUA MANSA INDUSTRIAL CORRIDOR

| Industrial Designation | Minimum Lot Size | Minimum Lot Width and Depth | Minimum Setbacks | Maximum Lot Coverage | Minimum Site Landscaping | Maximum Building Height | Distance Between Building | Outdoor Storage |
|------------------------|------------------|-----------------------------|--|----------------------|-------------------------------------|-------------------------|---------------------------|---|
| Heavy Industrial | 15,000 sq.ft. | 100 ft. | Front - 25 ft.* Side - None* Rear - None* | No Maximum | 10% of re-quired front setback area | no limit** | None Required | Permitted, but must be screened from view of residential properties located w/in 300' |
| Medium Industrial | 10,000 sq.ft. | 75 ft. | Front - 25 ft. Side - 15 ft. Rear - 20 ft. | 50% | 15% | 45 ft. | None Required | Permitted, but must be screened from public view |
| Industrial Park | 10,000 sq.ft. | 75 ft. | Front - 25 ft. Side - 15 ft. Rear - 20 ft. | 50% | 15% | 35 ft. | 20 ft. | Not permitted |

* Where Heavy Industrial development is located across a street from residential, a 50-foot front setback shall be maintained. Of this 50 feet, the exterior 20 shall be landscaped while the remaining area may be used for parking. If the industrial development abuts a residential area, a 7-foot masonry wall shall be constructed on the property line and a 20-foot building setback shall be maintained in the side or rear yard, which ever is the case.

** Within 100 feet of an existing or planned residential area, the maximum building height shall be 35 feet.

TABLE 10
OFF-STREET PARKING REQUIREMENTS
AGUA MANSA INDUSTRIAL CORRIDOR

| <u>USE TYPE</u> | <u>PARKING SPACES REQUIRED</u> |
|---|--|
| Administrative and Professional Offices | 1 space per 300 sq. ft. of gross floor area. |
| Manufacturing/ Processing | 1 space per 500 sq. ft. of gross floor area, or 1 space for each employee on the largest shift. |
| Warehousing/ Storage | 1 space per 1,000 sq. ft. of gross floor area up to 10,000 sq. ft.; 1 space per 2,000 sq. ft. for areas beyond 10,000 sq. ft. |
| Restaurant and Other Eating Places | 1 space per 50 sq. ft. of gross floor area up to 5,000 sq. ft.; 1 space per 100 sq. ft. areas beyond 5,000 sq. ft. |
| Financial Institutions | 1 space per 200 sq. ft. of gross floor area. |
| Mixed Uses | The requirements for off-street parking shall be the sum of the requirements for each of the various uses contained in the respective development. |

-- Minimum parking stall sizes shall be 9 ft. x 19 ft. for standard stalls and 8 ft. x 16 ft. for compact stalls.

-- Minimum driveway width is 12 ft. for one-way and 18 ft. for two-way drives. A 25-ft. aisle is required for 90 degree parking areas.

Source: Willdan Associates, October 1984.

TABLE 11

INDUSTRIAL SIGN STANDARDS
AGUA MANSA INDUSTRIAL CORRIDOR

| Land Use Designation | Total Allowable Sign Area Per Lot/Development | No. Free-Standing Signs Permitted/ Maximum Area/ Maximum Height | No. Monument Signs Permitted/ Maximum Area/ Maximum Height | No. Wall, Roof or Projecting Signs Permitted/ Maximum Area/ Maximum Height Above Grade |
|----------------------|---|---|--|--|
| Heavy Industrial | 300 sq. ft. | One/ 200 sq. ft./ 40 ft. | One/ 150 sq. ft./ 5 ft. | Two/ 150 sq. ft./ 40 ft. * |
| Medium Industrial | 300 sq. ft. | One/ 200 sq. ft./ 30 ft. | One/ 100 sq. ft./ 5 ft. | Two/ 100 sq. ft./ 30 ft. |
| Industrial Park | 200 sq. ft. | One/ 100 sq. ft./ 15 ft. | One/ 100 sq. ft./ 5 ft. | Two/ 75 sq. ft./ 20 ft. |

* Signs may be permitted at a height in excess of 40 feet if the building on which the sign is contained is more than 40 feet in height and the sign is affixed below the roof eave or parapet. Signs may exceed the stated maximum size subject to the approval of a conditional use permit if it is found that the sign is in keeping with the scale and design of the building.

Source: Willdan Associates, October 1984.

TABLE 14
RIVERSIDE AVENUE CORRIDOR OVERLAY DISTRICT
SUPPLEMENTAL DEVELOPMENT STANDARDS
AGUA MANSA INDUSTRIAL CORRIDOR

| SITE DEVELOPMENT STANDARDS | | SIGN STANDARDS | |
|--------------------------------------|---|--|-------------|
| Minimum Lot Size | 10,000 sq. ft. | Total Allowable Area per Lot/Development | 200 sq. ft. |
| Minimum Lot Width & Depth | 100 ft. | Freestanding Signs: | |
| Minimum Setbacks: | | -- Number Permitted | One |
| -- Front | 25 ft. | -- Maximum Area | 100 sq. ft. |
| -- Side | None | -- Maximum Height | 25 ft. |
| -- Rear | None | Monument Signs: | |
| Maximum Lot Coverage (by Structure): | None | -- Number Permitted | One |
| Minimum Site Landscaping: | 30 feet of landscaping shall be provided along public street frontages measured from face of curb | -- Maximum Area | 100 sq. ft. |
| Landscape Maintenance: | All new developments shall be annexed either into Rialto City Landscape Maintenance District No. 1 or into the appropriate Colton Landscape Maintenance District. | -- Maximum Height | 5 ft. |
| Maximum Building Height: | None | Wall, Roof, or Projecting Signs: | |
| Minimum Distance between Buildings: | None | -- Number Permitted | One |
| Outdoor storage: | Permitted but must be screened by a minimum six (6) foot high decorative block wall along the street frontage. | -- Maximum Area | 100 sq. ft. |
| | | -- Maximum Height (above finished grade) | 20 ft. |
| | | * No portion of any sign shall project above a canopy, eave line or parapet wall of a building or structure. | |

Source: Willdan Associates, September 1985.

Refuse Storage - Each industrial use shall provide a masonry trash enclosure with visually solid gates. Where possible, such enclosures shall be placed in the rear of primary buildings so as to not be visible from public rights-of-way. The specific volume requirements for trash storage shall be determined at the site review stage.

Loading Facilities - All uses shall provide adequate loading facilities which shall be oriented so as to not be visible from public rights-of-way or nearby nonindustrial uses. The exact nature, capacity and number of loading facilities shall be determined for each specific use at the site review stage.

Roof- and Ground-Mounted Equipment - All roof- and ground-mounted equipment shall be screened completely from public view. All screening shall be architecturally integrated with the building design and, where possible, a roof parapet shall be used to screen roof equipment.

4.2.3 Overlay Districts

Overlay districts are established in order to recognize and map environmental constraints or environmental amenities which should be taken into consideration when land development is being proposed. Overlay Districts will be designated in conjunction with the Specific Plan Land Use designations that are affected by an environmental constraint or an environmental amenity.

All Overlay Districts are mapped over any Land Use designation. The development standards used for that site shall be as set forth in the Overlay District or the Land Use designation, whichever is more restrictive.

The following Overlay Districts shall be applicable within the Agua Mansa Industrial Corridor. The corresponding maps for each hazard-related District are contained in Appendix D.

A. Riverside Avenue Corridor Design Overlay District

Riverside Avenue is the major entryway and thoroughfare for the Agua Mansa Industrial Corridor, thereby necessitating a greater degree of development control as opposed to less visually sensitive areas within the Agua Mansa Corridor.

Table 14 provides supplemental development standards which are applicable to all properties having frontage on Riverside Avenue. The standards contained in Table 14 are in addition to the base standards contained in Table 11.