
V. Development Standards

V. DEVELOPMENT STANDARDS

A. GENERAL PROVISIONS

1. The provisions contained herein shall govern the zoning and development of the Fox Field East, West, and East to West Expansion area of the Fox Field Industrial Corridor Specific Plan area. The land use designation of properties in the Long Term Expansion Area is the underlying Lancaster General Plan land use designation. Development standards for these areas shall be the City Zoning Standards for those General Plan land use designations. Any land use proposal not specifically covered by the provisions contained herein shall be subject to the regulations of the City of Lancaster Municipal Code for the applicable zoning designation that corresponds to the underlying General Plan land use designation.
2. This document comprises the zoning for the specific plan area. Whenever any regulations or standards contained in this section differ from or conflict with the regulations of the City of Lancaster Municipal Code, the regulations contained in this document shall take precedence.
3. Whenever a use has not been specifically listed as being a permitted use in a particular zone classification within the Specific Plan, it shall be the duty of the Director of Community Development to determine if said use is consistent with the intent of the zone and compatible with other listed permitted uses.
4. All grading shall comply with all applicable regulations of the City of Lancaster.
5. All construction shall comply with all provisions of the Uniform Building Code and applicable sections of the Lancaster Municipal Code. Construction within any development area may commence only after the Director of Community Development and the City Community Development Director, or his designee, finds that the construction proposal, these regulations and applicable policies and guidelines of the Fox Field Specific Plan are consistent, through the submittal review process.
6. Community design elements shall substantially conform to the Design Guidelines and Landscape Master Plan Concept outlined in this Specific Plan document.
7. Terms used in this section shall have the same definitions as provided in the Lancaster Municipal Code unless otherwise defined.
8. Non-Conforming Uses and Structures: Where a lawful use of land exists within the specific plan area which would not be permitted by the regulations imposed by this specific plan, such use shall be deemed a non-conforming use and may be continued so long as it remains otherwise lawful, subject to the requirements of the City zoning code.

Where a lawful structure exists that could not be built under the terms of these regulations by reason of restrictions on area, height, yards, location on the lot, or

other requirements concerning the structure, it shall be deemed a non-conforming structure and may be continued so long as it remains otherwise lawful, subject to the following provisions:

- a. No such structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease or not affect its non-conformity.
- b. Should such non-conforming structure or portion of such structure be destroyed by any means to an extent of more than fifty (50%) percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this specific plan.

B. PERMITTED AND CONDITIONAL USES

1. General

The Land Use Plan for the Fox Field Industrial Corridor specifies all land to be classified as business park. All uses in the following permitted use category are allowed unless they are specifically not allowed due to aeronautical constraints (refer to Table 6, Page 61).

The focused area Land Use Plan (Exhibit 4) displays eight different land use categories: Commercial; Office; Research and Development (R&D); Light Industrial; Manufacturing/Distribution; Mixed-Use Business Park; Commercial Recreation/Golf Course and Open Space. These use designations are suggested land use categories for each planning area. Each planning area may contain any of the permitted uses. During build-out of the Industrial Corridor, the land uses suggested on Exhibit 4 should be periodically re-evaluated to reflect the current building pattern. The goal is to maintain flexibility in the location of the different permitted uses and provide a variety of parcel sizes for different land uses during each phase of the project.

2. Permitted Uses - Business Park

- a. Offices - Business, Government or Professional.
- b. Public safety facilities and services.
- c. General manufacturing (refer to Section 241.021.9 of the City Municipal Code [excludes cement manufacturing, explosives, foundries, paper manufacturing, plastic manufacturing, or tanning of animal hides]).
- d. Public services and utilities.
- e. Research and development.
- f. Warehousing, wholesaling, and related signage.

- g. Eating and drinking establishments (bars, cocktail lounges, nightclubs, or similar uses which meet the definition of on-sale liquor establishments, shall be required to obtain a conditional use permit.)
- h. Financial institutions and services.
- i. Retail/Commercial.
- j. Repair services (excludes automobile, boats, or heavy equipment) - This is limited to shoe repair, jewelry and watch repair, locksmiths and similar repair services.
- k. Fairgrounds.
- l. Services-business or personal - This category includes uses which may be classified as support services for the business park. Examples include day care, dry cleaners and laundries, florists, moving and storage, parcel delivery terminals, tailors, barber and beauty shops, and health spas.
- m. Other operations and uses which are neither specifically prohibited nor specifically authorized by these restrictions may be permitted in specific cases if consistent with the purposes and intent of the Specific Plan, and if approved by the Director of Community Development. All uses must be conducted within an enclosed building.

C. STANDARDS

1. Setbacks

- a. All setbacks shall be determined as the perpendicular distance from the property line to the foundation point of the closest structure, in accordance with Table 8, *Building and Parking Setbacks*. Setbacks shall be measured from the street property line, which shall be the back of curb.
- b. Setbacks noted here are minimum requirements.
- c. Projections into required building setbacks are subject to review and approval by the Director of Community Development. Projections include, but are not limited to, balconies, footings, stairs, and roof overhangs. Freestanding flag poles and banner mounts shall observe setback requirements.
- d. All setbacks shall be fully landscaped in accordance with the Specific Plan Landscape Master Plan Concept.

**TABLE 8
BUILDING SETBACKS**

	<i>Setback (in feet)</i>
Building/Parking Setbacks	
Avenues G, H	35
30 th , 40 th Streets	30
Airport Loop Drive/ Secondary Arterials	25
Interior Local Streets/ Cul-de-Sacs	22
Additional Building Setbacks	
Buildings > 35' in Height	Add 1' front setback per 1' in height beyond 35'
Buildings > 150' in Length	Add 1' front setback per 10' of length beyond 150' to a maximum 50' setback
Building Side Setback (interior)	10
Building Rear Setback (interior)	10

Note: All setbacks shall be measured from the property line.

2. Building Intensity and Height

- a. The maximum overall Floor Area Ratio (FAR) within the focused planning area shall be 0.5:1 (50%). The Director may approve individual uses that exceed this requirement as provided under Section IV. B.4 of the Specific Plan
- b. There shall be no maximum building height established by this plan since building heights will be constrained by the established setbacks, FAR, and off-street parking requirements.
- c. Building height shall not interfere with aviation zones.
- d. No building may be constructed which would shade any existing active solar energy system on adjoining property without the consent of the affected property owner.

3. Parking Requirements

- a. Parking ratios within the specific plan area shall meet the parking requirements of the City of Lancaster Municipal Code. Handicapped, compact, bicycle, and motorcycle parking shall be provided in accordance with City requirements.
- b. Shared parking is allowed in accordance with City of Lancaster zoning regulations for uses within building clusters where peak operating hours of each use differ significantly. Proposals for shared parking shall be based on a parking study which indicates that minimum parking requirements of each use are met at all times during the hours each use is open for business.
- c. Child care facilities which service the employees of a facility shall require no additional parking. Commercial child care facilities shall require one (1) space for each staff member plus 1 space for each 10 children. One loading space shall be provided.
- d. Parking lot design, including aisle width, circulation pattern, and parking space width, shall conform to the City of Lancaster standards.
- e. The Director may require the provision of shower and clothing locker facilities within individual developments or buildings that will employ large numbers of people for employees that travel to work by bicycle.
- f. The City's Transportation Demand Management (TDM) requirements must be met.
- g. The Director may approve parking requirements for individual uses that are based on the expected employee and customer demand when it is determined that the application of the City's adopted parking ratio will result in either a significant surplus or shortage of parking.

4. Walls and Fences

- a. All walls and fences used for screening shall have a minimum height of six (6) feet and a maximum height of twelve (12) feet.
- b. No walls, with the exception of decorative walls, freestanding planter walls or screens, shall be constructed within the required front yard landscaped setback.
- c. Walls within the front yard setback area shall not exceed a height of three (3) feet.
- d. All walls shall be designed as an integral part of the overall architecture and site design, being constructed of materials complementary to the style of adjacent buildings and site landscaping.
- e. All wall and fence design, materials and dimensions are subject to approval by the Director of Community Development.
- f. The use of barbed or razor wire fencing is prohibited.
- g. Chain link fencing is prohibited in any area visible from a public street, freeway or adjacent properties.

5. Screening

- a. Where landscaping only is used for screening, it shall be of an evergreen variety, planted at a size and spacing which will allow it to reach a height of six (6) feet within one year of planting and eight (8) feet within two years of planting.
- b. All mechanical equipment, ground-mounted equipment including transformers, utilities, storage, vehicle storage and loading areas, exterior storage areas and service yards, trash enclosures, electrical cage enclosures and storage tanks not occurring within a building are to be screened from view from access streets and adjacent properties. Screening is to be provided by a visual barrier such as a wall, enclosure, berm, or mature landscape materials.
- c. Roof-mounted components of the mechanical systems, including plumbing, heating, cooling, and ventilation, shall be screened from view by a building parapet or an unobtrusive screening device whose color, location and form is an integral part of the overall architectural design.
- d. No exterior components of plumbing, processing, heating, cooling, and ventilating systems shall be mounted on any building wall unless they are an integrated architectural design feature.
- e. Where possible, refuse containers, transformers and other ground-mounted equipment should be integrated into the same enclosure.
- f. Loading platforms, docks, and ramps shall be screened from public view.

- g. Where shrub planting or hedges are used in the front yard setback or sideyards and rear yards which front on a public street to screen parking, such plant material shall be kept at a maximum height of three and one half (3 1/2) feet.
- h. Side property lines not adjacent to a public right-of-way as well as rear property lines shall have a landscaped screen, in addition to any walls. Screening planting shall be provided by the developer at the rear property line. Screen planting consisting of shrubs and/or vines shall also be provided at rear property lines whether or not there is a wall. Shrubs and/or vines shall be planted at a size and spacing which will provide an opaque screen six (6) feet high within one year of planting.

6. Loading and Storage

a. Loading

- 1) Loading areas shall not encroach into setback areas unless specifically approved by the Director of Community Development.
- 2) Loading or unloading facilities shall be screened from off-site view with an effective combination of walls and landscaping.
- 3) Loading docks shall be set back and screened to conceal vehicles otherwise visible from the street. Docks shall not be closer than thirty five (35) feet to the street property line, unless specifically approved by the Director of Community Development. Loading shall not be permitted from the front of any building or in any area visible from front or corner side property lines.
- 4) On-street loading or unloading is prohibited.
- 5) Loading areas will be designed to provide for backing and maneuvering of trucks and other equipment within the parcel boundaries. This activity may not take place on any street.

b. Storage

- 1) *General*
 - a) Unless approved by the Director of Community Development, no materials, supplies, or equipment shall be stored on site except inside a closed building, or in a location which is screened so that the stored material is not visible from the neighboring properties or public streets.
 - b) No company-owned or operated trucks, tanks, trailers or similar equipment may be stored in the front portion of the site unless approved by the Director of Community Development.

2) *Refuse Storage and Collection Areas*

- a) Refuse collection areas should be effectively designed to contain all refuse generated on-site and deposited between collections. Deposited refuse should not be visible from outside the refuse container.
- b) Each parcel shall have a waste storage area on-site. Minimum capacity is determined by ratio of ten (10) square feet of waste storage area for each one thousand (1000) square feet or portion thereof of net floor area of the facility, but not less than six (6) feet in width nor less than eighteen (18) feet in length (exterior dimension). This size will allow for storage of recycling containers. Such storage areas shall be enclosed on three (3) sides by a minimum six (6) foot high reinforced masonry or concrete wall of a finish and color which is harmonious with the overall architectural and landscape theme.
- c) A sight-obscuring solid gate which is the same height as the enclosing walls is required unless a maze type enclosure is utilized. Slatted chain link gates are not allowed. The floor of the enclosure shall be of concrete and the gate shall be built of non combustible materials. Refuse storage areas must have a 6-inch raised interior curb to prevent bins from hitting the side walls.
- d) The Director of Community Development may approve recessed type trash containers, provided that they are located away from street exposure and screened by berms or suitable landscape treatment.
- e) The enclosure shall not be visible from adjacent lots or sites, neighboring properties or streets. No refuse collection areas shall be permitted between a street and the front of a building.
- f) Refuse collection areas should be located on the site as to provide clear and convenient access to refuse collection vehicles and thereby minimize wear-and-tear to on-site and off-site development.

3) *Outdoor Storage*

- a) Approval of outside storage will be granted only where storage is visually screened from view from streets and adjacent properties. All screening of outdoor storage shall be a minimum of six (6) feet in height. No materials shall be stored above the top of the wall.
- b) Bicycle storage shall not be permitted in the front yard setback or side yard and rear yard setbacks fronting on a public street, unless adequately screened from the adjacent street by landscaping and/or walls.
- c) Bicycle storage facilities shall be placed as close as possible to paved pedestrian ways without conflicting with pedestrian flows. The width of pedestrian paving adjoining bicycle storage areas shall not be less than four (4) feet.

7. Utilities

- a. All utility and manufacturing distribution services and systems shall be enclosed in approved buildings or shall be placed under ground. These services include electrical, gas, water, sewer, storm drains, telephone, and any other special piping, conduit, containers, meters, or other required equipment. Temporary overhead and surface installations will be permitted during the active construction period only.
- b. All permanent on-site utility lines shall be undergrounded in accordance with the requirements of the utility companies serving the specific plan area and the City of Lancaster.
- c. Temporary overhead power and telephone facilities are permitted during construction.
- d. On-site underground utilities shall be designed and installed to minimize the disruption of off-site utilities, paving and landscape during construction. The maintenance of on-site utilities shall not place excessive burdens on off-site utility systems during the course of use.
- e. No antenna or other device for transmission or reception of any signals, including but not limited to telephone, television and radio shall be placed on any lot so that it is visible from areas normally utilized by the public and users of adjacent parcels, unless specific written approval is granted by the Director of Community Development.

8. Landscape Requirements

a. *General*

- 1) It is the intent of the Fox Field Industrial Corridor Specific Plan to allow parcel developers the ability to define their own landscape design, consistent with the landscape designs of other private parcels and the overall landscape treatment of the specific plan area.
- 2) A detailed landscaping and irrigation plan, prepared by a Landscape Architect registered in the State of California or prepared under the supervision of an Architect registered in the State of California, shall be submitted as part of the submittal of building plans for approval by the Director of Community Development prior to installation of any landscaping.
- 3) All landscaping in medians and other locations within and adjacent to the public right-of-way shall be pruned per the City's sight distance criteria, thinned and/or otherwise treated at least once a year to assure that foliage does not impede visibility of trucks, other vehicles and pedestrians.

- 4) All landscape within each parcel shall be planted with materials in accordance with the Landscape Master Plan, Recommended Plant Palette, Table 7, and criteria identified in the following standards.
- 5) Each site shall have 15% of its net area developed and maintained with landscape improvements.
- 6) A minimum of one tree shall be provided for every four hundred (400) square feet of landscaped area. Such plantings will soften the hard surface of adjacent structures and pavement, provide shade, and reduce the adverse effects of light, glare and fumes on adjacent properties.
- 7) Trees, in both linear and massed forms, shall be utilized to enclose and subdivide planted and/or paved exterior spaces on each parcel in order to provide physical protection from the sun and wind.
- 8) The individual developer will be responsible for providing and maintaining hedgerow planting at the rear of the development site in accordance with the Landscape Master Plan.
- 9) The quantity and actual placement of trees, shrubs, ground cover and turf shall be adequate to screen and soften buildings and their associated loading and parking areas from adjacent public streets. Such landscaping shall be designed with consideration given to parcel size and the intended building use.
- 10) Spacing of plant material should be commensurate with anticipated mature growth in order to promote natural forms without the need for excessive pruning and maintenance in the future.
- 11) Grouped masses of plant material shall be designed to complement the architectural elevations and roof lines through color, texture, density and form.
- 12) Berms in landscaped areas shall not exceed four (4) feet in height. Slopes shall not exceed 3:1 slope ratio.
- 13) The number of plant species used on each parcel shall be restricted to retain continuity and simplicity in the design.
- 14) Earth berms and existing topography may be used, where appropriate, as a component of the landscape plan.
- 15) All plant material within a thirty foot triangle at the intersection of two streets shall be no more than three feet in height above the curb level at maturity, to allow for visibility at the corner.

b. Landscape Setbacks

- 1) The property owner, leasee or occupant shall landscape and maintain all unimproved areas on the lot.
- 2) The following unplanted landscape improvements may be located within the front yard setback landscaped area: steps and walks connecting the building entries to public sidewalks or the public street; landscape lighting; benches; pools or fountains; rock groupings; bollards; sculptures; free-standing entry monuments; flags; planter walls; and paving.
- 3) Landscape elements shall be used to screen and soften the appearance of all walls open to public view from access streets or adjacent parcels.
- 4) Mature landscape screening may be required if the Director of Community Development finds that use of smaller sizes of plant materials will not be consistent with the intent of the Specific Plan. Mature plant materials include 24, 36, and 48-inch box tree or 15 gallon shrub materials.
- 5) Parking lots shall be screened from public view by shrub materials clipped to forty two (42) inches high. Where parking is located within the front building setback (and side building setback nearest to the corner on corner lots), shrubs shall also be provided along the sides of the entry drive to screen parking. Shrubs shall also be used to screen areas utilized for loading, storage and trash collection.
- 6) Trees planted in sidewalks on plazas, entryways and in parking areas shall have painted metal heel-proof tree grates or plants surrounding their base.

c. Plant Materials

1) *Quality*

- a) Plant materials shall be symmetrical, typical for variety and species, sound, healthy, and vigorous. It shall be free from plant disease, insect pests or eggs. The container should be well-filled, but not to the point of being root bound.
- b) All trees shall be of adequate caliper to stand without support. Notwithstanding this requirement, some trees may need to be staked.
- c) All shrubs are to be full and bushy to the ground.
- d) All plant material containers shall be free of weeds, native grasses, Bermuda grass, and Kikuyu grass.
- e) Ground cover plants shall be healthy and densely foliated.

2) *Plant Material Sizes*

a) Trees

All on-site trees shall be installed at the following sizes:

- 75% minimum of 15 gallon
- 25% minimum of 24" box

b) Shrubs

All shrubs planted on the parcel shall be installed at the following sizes:

- 50% minimum of 1 gallon
- 50% minimum of 5 gallon

c) Vines

All vines planted on the parcel shall be installed at the following size:

- 50% minimum of 1 gallon
- 50% minimum of 5 gallon

d) Ground cover

- All ground cover shall be well-rooted cuttings in flats, except for white trailing ice plant which may be unrooted fresh tip cuttings.
- All ground cover shall be from flats planted a minimum of eight (8) inches on center and spaced triangularly.

e) Turf

- Turf shall be limited to a maximum of twenty (20) percent of the total landscaped area of the parcel, in order to conserve water.
- Turf may be seeded or sodded. Hydroseeding of lawn areas shall be permitted. However, evaluation of such proposals shall be subject to review by the Director of Community Development.
- Turf seed or sod shall be of a variety which presents a healthy green appearance at all times of the year, lowers the requirements for maintenance, and reduces the amount of irrigation.

f) Berms

- Berms or earth mounds shall not exceed a slope of 3:1 or a height of four (4) feet.

d. Parking Area Landscaping

Landscaping of parking lot areas is an important aspect of the visual quality of the Fox Field Industrial Corridor. Landscaping has several functions: 1) to visually break up otherwise broad expanses of pavement and cars; 2) to create a comfortable microclimate which provides shade and therefore livability to an otherwise typically barren area; and 3) to be an important means of assuring visual and stylistic consistency between the landscape appearance of the public streets and private development.

1) Amount of Required Landscaping

- a) A minimum of five (5) percent of the off-street parking and access area, exclusive of landscape street setbacks, shall be landscaped with trees and other plant material to cover all unpaved areas. All parking lots shall be planted at a minimum ratio of one tree per four (4) automobile parking spaces.

2) Location of Required Landscaping

- a) Parking lot trees should be geometrically arranged in regularly-spaced planting bays, in traffic islands, and/or in regularly spaced tree wells with tree grates. These elements shall be dispersed in a uniform manner throughout the parking lot in order to create shaded areas and break-up expanses of paving.
- b) There shall be a maximum of ten (10) car spaces between finger type planters, whose width is a minimum of five (5) feet.
- c) Where there are tree wells, they shall be placed at the intersections of parking lot striping.
- d) Landscaping located in loading and trucking areas shall be appropriate to its location. Plant material shall be placed as necessary to minimize exposure to damage by vehicles.
- e) All trees shall be located so as to avoid damage from vehicular circulation, maneuvering and parking.

3) Type of Plant Materials

- a) Low canopy deciduous trees are encouraged as the primary planting materials. A single species of tree shall be used for each parking area. The tree species may be different in separated parking areas on the same parcel.
- b) Plant material is to be selected from the Suggested Plant Palette, Table 7. If special soil or parcel conditions prevent the use of the recommended trees, the property owner should request approval from the Director of Community Development for an alternate plant.

4) *Other Requirements*

- a) All planting areas shall be bounded by a concrete curb with a minimum height of six inches. The finished grade of the planted areas shall be at least three inches below the top of the planter curbing where the curb abuts a public right-of-way.

e. *Irrigation Systems*

- 1) Permanent, automatic, underground irrigation systems shall be required in all landscaped areas, including raised planters. Each system shall be capable of providing the proper amount of precipitation for the particular type of plant materials used.
- 2) The use of low volume irrigation equipment is encouraged for all planted areas within individual parcels.
- 3) The landscape sprinkler irrigation system shall be designed and operated to prevent or minimize run-off and discharge of irrigation water onto sidewalks, roadways, driveways, adjacent properties, and any area not under control of the user.
- 4) Irrigation systems for berms shall be designed to minimize water usage, runoff, water pooling at the bottom and top of berms, wastage, and loss of water to wind. Methods to achieve this shall include the use of proper sprinkler heads, the installation of separate sprinkler lines to water the top and bottom of berms, the installation of sprinkler controls which individually control each sprinkler line for time of day and duration of watering, the careful monitoring of water usage, adjustment or programming of the controllers as needed throughout the year to adjust for wind and weather conditions, and the limitation of slopes to a maximum of 3:1. Further, the entire frontage shall be looped in order to provide the opportunity to utilize grey water systems should such a system be brought near to the Project site.
- 5) All irrigation controllers shall be completely automatic, capable of timing each controller station in variable increments of minutes or hours. Controllers shall have a dual programming module capable of providing two irrigation programs - one for lawn areas and one for other landscape planting areas.
- 6) Where and if above-ground sprinkler heads are required, pop-up operation type sprinkler heads shall be used adjacent to all walks, drives, curbs, parking areas, and public rights-of-way. These heads are to be used in order to avoid breakage and reduce maintenance costs.
- 7) Backflow protection shall be required on all irrigation systems which are supplied by a potable water system.
- 8) Utility cabinets and irrigation hardware shall be screened.

f. Installation

- 1) Landscape improvements in accordance with the construction documents submitted and approved by the Director of Community Development must be installed within thirty (30) days following the substantial completion of all major structures to be placed on the parcel, or as soon as practicable allowing for the seasons of the year. In no case shall landscape improvements be installed later than ninety (90) days following substantial completion of all major structures to be placed on the parcel. Once started, all landscape improvement construction shall be diligently pursued to completion. Such construction may not be left in a partly finished condition any longer than is reasonably necessary.
- 2) No deviations or changes to landscape improvements during installation shall be made from the approved construction documents without authorization of the Director of Community Development.
- 3) Soil in all areas requiring landscaping shall be properly amended and tilled to provide a medium suitable to the growth of all plant material.
- 4) Specifications shall be submitted with landscaping plans showing that adequate soil preparation will be undertaken based on soils analysis and recommendations by a qualified soils testing laboratory.

9. Signage

a. Administration and Authority

The Director of Community Development will have the authority to administer and interpret these criteria for general conformance, in order to allow for creativity in signage design. In all cases the full intent of these regulations shall apply. The major concern and emphasis of the Director of Community Development in reviewing applications for the approval of signs will be with signs intended to be placed in the front yard setback and all signs facing or visible from street front or external streets and highways. Signage is reviewed and approved as part of the Approval Process as described in the Implementation Section, Section VI.G. of this document.

b. Signage Concept

Signage is a critical element in the appearance, visual quality and efficient functioning of the specific plan area as a whole and each parcel. The concept of the Project's signage is:

- 1) To contribute to the quality, appearance and visual cohesiveness of the specific plan area's environment.
- 2) To clearly identify the entries, streets and uses within the Project.
- 3) To eliminate excessive and confusing sign displays.

- 4) To safeguard and enhance property values.
- 5) To provide signage which is integrated and harmonious with the site development.
- 6) To allow for individual expression and identity.

c. *General Requirements*

Sign Design

- Signage shall be visually complementary, compatible with and subordinate to the architectural and landscape design of all improvements within the Fox Field Specific Plan area.
- Signage is limited to the identification, as distinguished from advertisement of, businesses and services.
- The minimum number of signs shall be used.
- Signs shall be legible from the street, but shall be designed and located in a manner in which the sign is subsidiary in its visual impact to the design of the buildings and the landscape.

Sign Construction

- All signs shall be of materials compatible with the exterior building colors, materials and finishes. Fabrication shall be of a high quality.
- Sign lighting may be accomplished by: individual letter internal illumination (not neon tube lighting); back lighted letters; or flood lights designed as an integral part of the building or located within the landscape area.
- No signs or any contrivance shall be devised or constructed to rotate, gyrate, flash, blink, change light intensity, brightness or color, or move or simulate movement in any animated fashion.
- Pylon, pole post, or audible signs are not permitted, except that they may be allowed, subject to a Conditional Use Permit, along the freeway for "significant retail" sites of a minimum of 20 acres in size.
- No exposed conduit, wiring, ballasts, tubing, raceways, conductors, transformers, braces, supports or other equipment shall be permitted. Signs are to be free of all labels and fabricator's advertising, except for those required by code. All electrical service to a sign shall be fully concealed, and shall be on the owner/tenant's meter. No tube, bulb or filament shall be visible, except for the back portion of a spotlight oriented away from public exposure.

- 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.
- Letters painted on buildings are not permitted.
- Wooden signs are not permitted.

d. Requirements Relating to Specific Sign Types

1) Permanent Signs On-Site

- *Parcel Entry Monument Sign*

This standard entry sign is designed as a free-standing monument of dimensions and materials which are uniform throughout the Fox Field specific plan area. One sign only is to be located at each entrance (or primary entrance) serving one or more parcels. The sign is to be placed perpendicular to the street right-of-way and should be double sided. The sign shall be consistent with the signage identified in Exhibit 30, *Project Entry Monument Signs*. The sign, provided for both single or multi-tenant parcels, is limited to containing the name and the address for all buildings on the parcel. In the case of multiple tenants, the building name as well as the names of each tenant may be shown. Applied letters with or without internal illumination as well as a logo or other identifying graphic may be used. Applied letters and numbers shall be individually formed. Type faces used on entry monument signs shall be highly legible and consistent with the type faces used on other signs on the parcel.

- *On-Site Directional Signs*

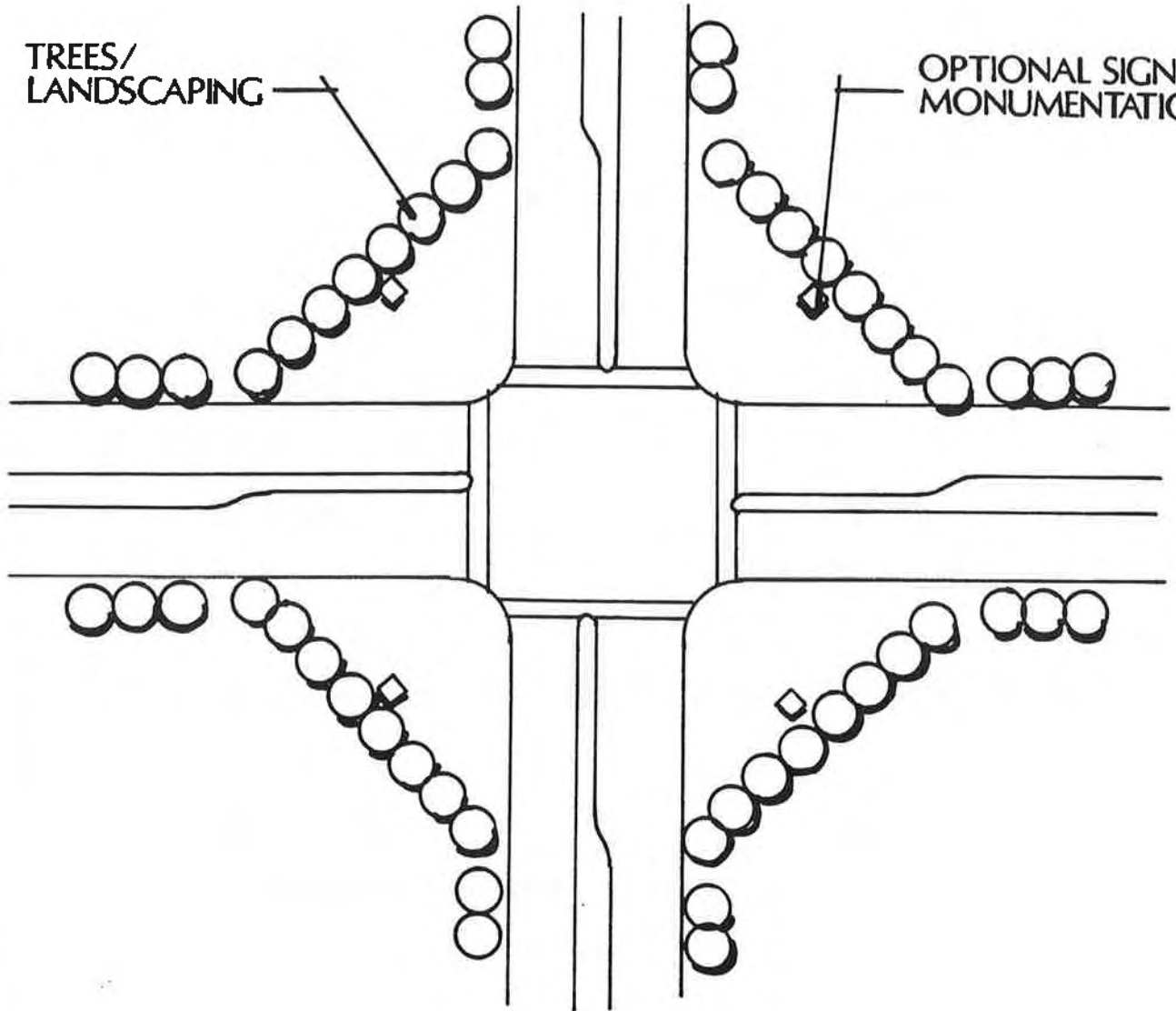
Directional signs not exceeding six (6) square feet each in area per face, double faced, shall be permitted in connection with off-street parking and loading. Sign area of directional signs shall not be calculated as part of the permitted sign area. This sign shall not exceed four (4) feet above grade in vertical height (refer to Exhibit 31).

- *Single Tenant or Owner Occupied Building Identification Signs*

One wall-mounted or one on-site monument building identification sign per each street frontage shall be allowed for each building occupied by a single business. These signs are in addition to the monument sign at the street. Each sign shall not exceed fifty (50) square feet. The total sign area of all building identification signs on a building shall not exceed one hundred (100) square feet (refer to Exhibit 32).

TREES/
LANDSCAPING

OPTIONAL SIGNAGE
MONUMENTATION

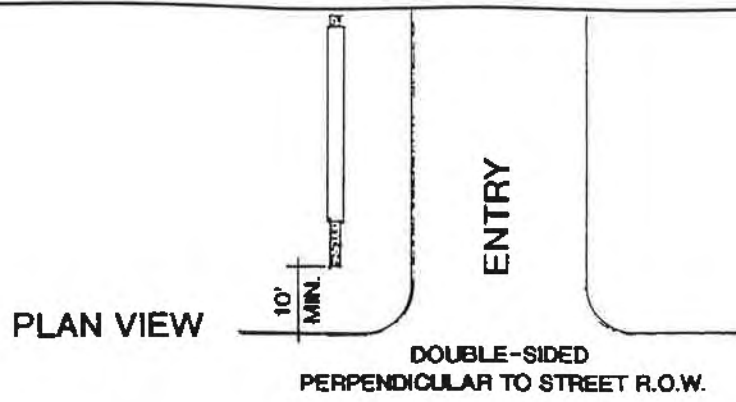


FOX FIELD INDUSTRIAL CORRIDOR
Avenue G
Primary Intersection

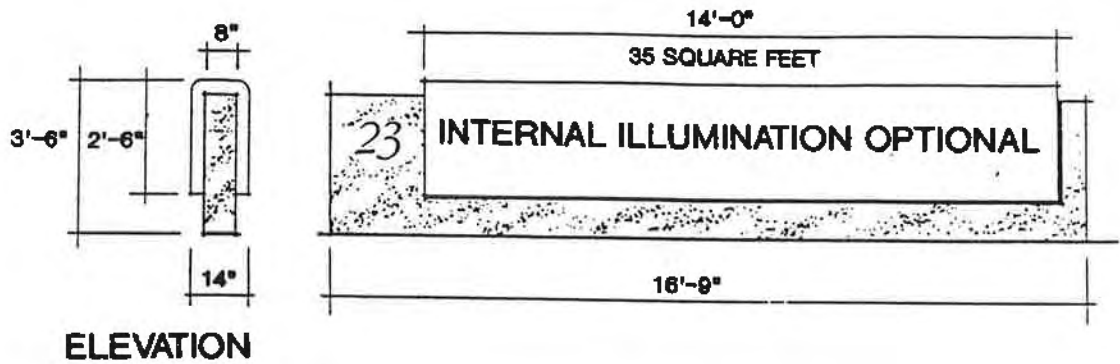


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3-95
JN 29133-4314

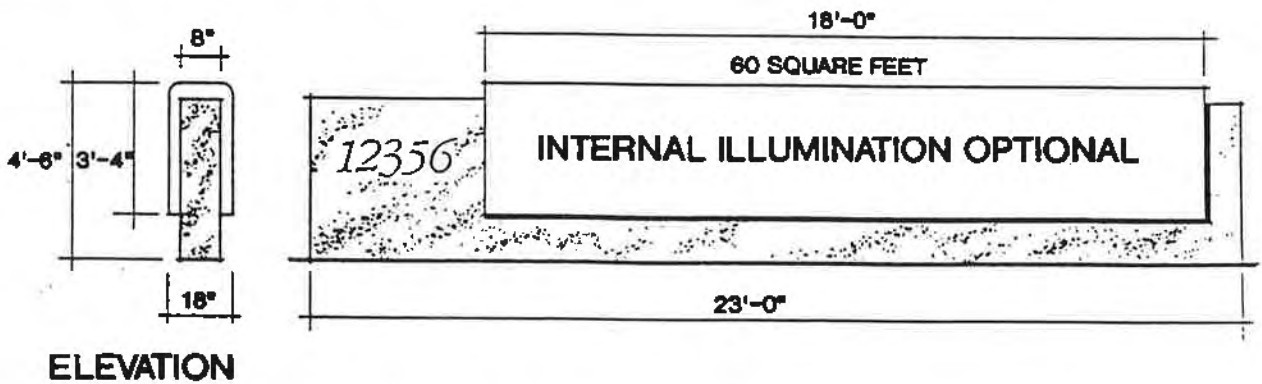
Exhibit 29



INTERNAL BUSINESS COLLECTOR



MAJOR ARTERIAL STREET (Aves. F, G, H, 30th - 60th)

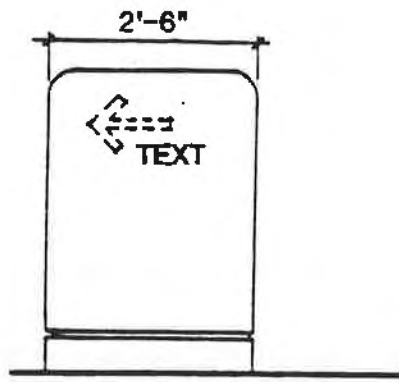


NOTES: ILLUMINATED CABINET (OPTIONAL)
ON CONCRETE BASE WITH
LIGHT SANDBLASTED FINISH.
TENANT GRAPHICS AND
COLORS TO VARY.
ALUMINUM CABINET

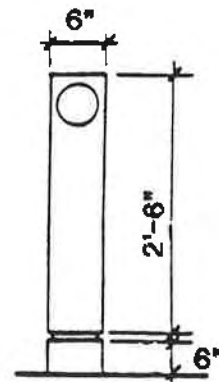
ADDRESS NUMBERS SHALL
BE 6" ALUMINUM, ANODIZED
DARK BRONZE OR PAINTED
BLACK.

Source: Langdon • Wilson

FOX FIELD INDUSTRIAL CORRID
Project Entry Monument Signs

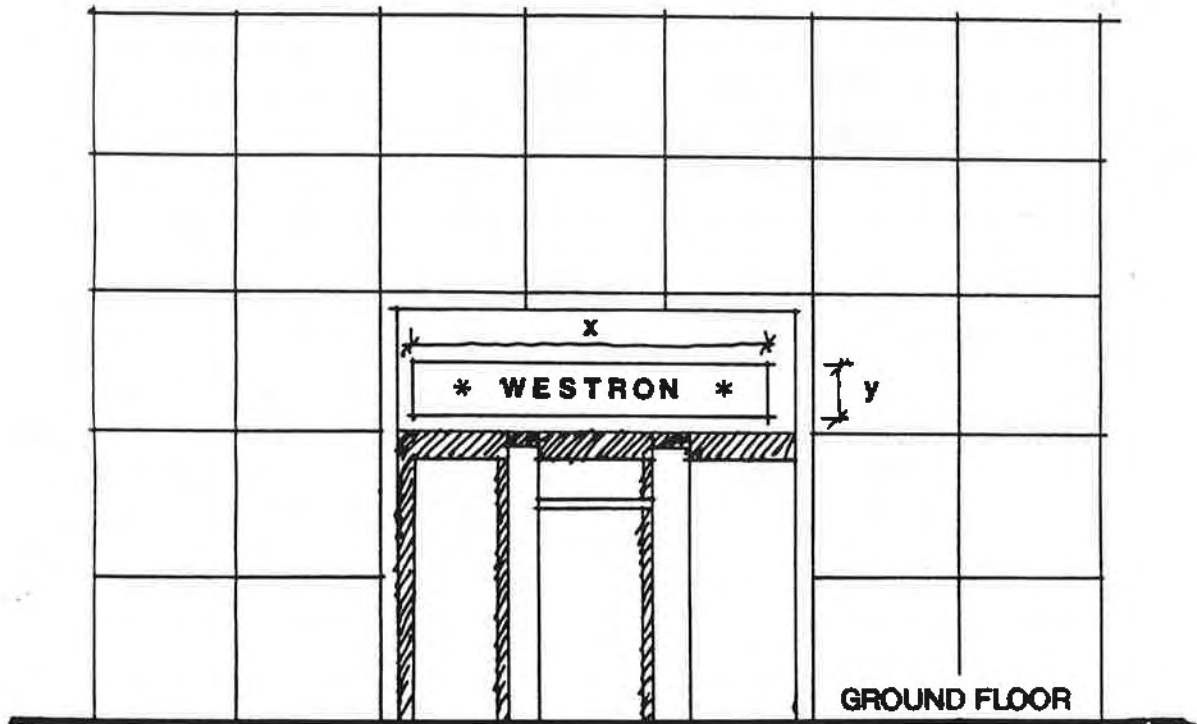


ELEVATION FACE



SIDE ELEVATION

PARTIAL ELEVATION



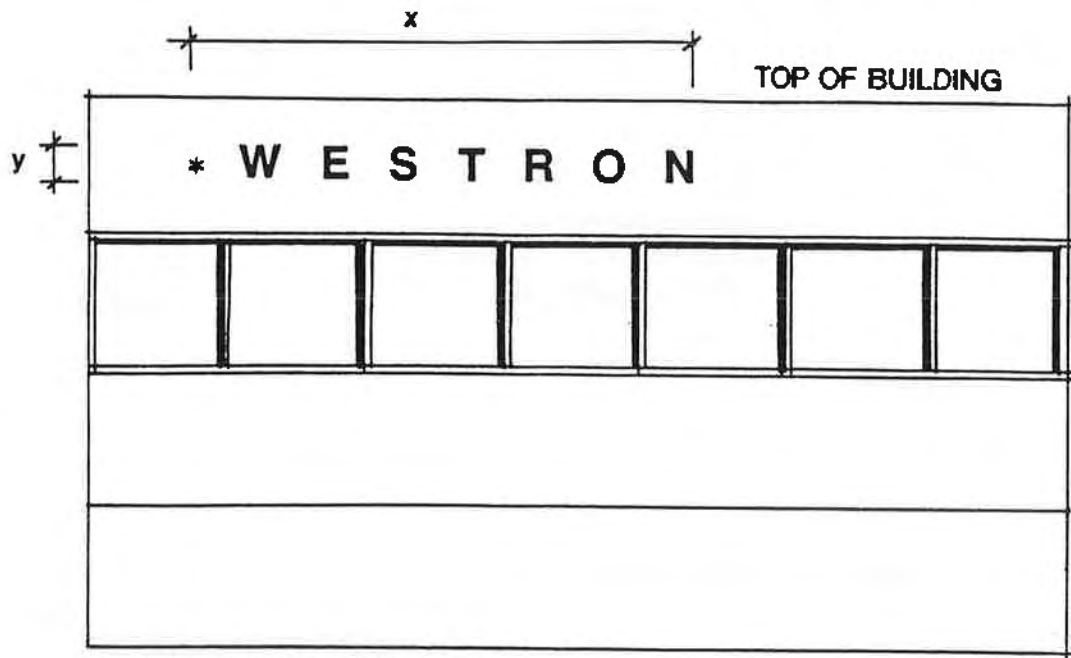
X TIMES Y IS NOT GREATER THAN 10 SQUARE FEET.

Source: Langdon + Wilson

FOX FIELD INDUSTRIAL CORRIDOR
**On-site Directional Signs and
 Exterior Entry Door Signs**

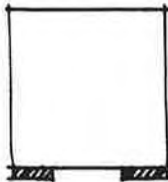


Robert Bein, William Post & Associates
 3-05 JN 20133-4180

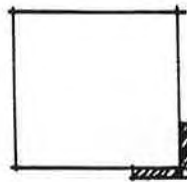


DIMENSION OF X & Y VARIES.

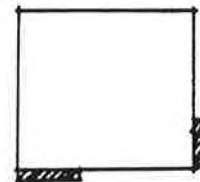
X TIMES Y IS NOT GREATER
THAN 50 SQUARE FEET.



no



no



yes

Source: Langdon • Wilson

FOX FIELD INDUSTRIAL CORRIDOR
**Single Tenant or Owner-Occupied
Building Identification Sign**



Robert Bein, William Post & Associates
3-85 JN 29133-4180

- *Signs on Buildings*

- Wall-mounted signs shall be located in the upper part of the building above the highest level of windows (e.g., above first story windows in a one story building, or above second story windows in a two story building). The sign shall consist of applied letters, the height of which shall not exceed ten (10) percent of the building height.
- Signs are limited in subject matter to identifying the building name and/or the name of the owner, operator, builder, sales agent, lessor or lessee of the premises. Signage may also identify the activities (including merchandise handled or services rendered) on the premises on which the sign is located. A design, logo or trademark may also be incorporated. Signage is not to include any advertising, including commercial advertising unrelated to the principal use of the building on which the sign is located.
- Allowed signage for both tenants and owner-occupants shall consist of separate raised letters constructed of permanent materials, placed flat against the building. Included in the allowed area may be a company logo, provided that the logo does not exceed the allowed size or letter height as determined by the wall height on which it is placed.
- Typefaces shall be chosen for their legibility as well as visual quality. Letters shall be arranged to maximize legibility through the proper choice of typefaces, the spacing of individual letters, words, graphics and lines, and the color and value contrast between the letters and their background.
- To the extent possible, all lettering and numbers on signage within each parcel shall use a single typeface.
- Lettering, text or logos identifying the name, address, business or firm on approved signs shall be consistent with the applicant's use of such information on stationary, business cards, and advertising. Proof of such may be required. This requirement is waived if the sign uses a standard typeface common to all signs on the parcel.
- Lighting of signs, if provided, shall be by internal illumination, backlighting, or from concealed ground-mounted sources. Box-type signs with internal lighting which are attached to a building are not permitted.
- Signs cannot be painted directly on the building.
- The color of all letters and of all signs shall be the same for all buildings on the parcel. Colors shall also be compatible with exterior building materials and are subject to approval.

- No signs of any sort shall be permitted on canopy roofs or on building roofs. Signs may not project above the building or top of the wall upon which they are mounted.
 - *Monument Signs*
 - If the allowed sign is a monument sign located in the setback area, it shall not exceed fifty (50) square feet per sign face per frontage and shall be designed to complement the overall design of the structure and landscaping.
- 2) *Multi-Tenant Building Identification Signs*
- *Building Signs:*
 - One wall-mounted sign facing each frontage shall be allowed for each building occupied by multiple tenants, in addition to the monument sign at the street. This sign shall not exceed fifty (50) square feet. The sign shall consist of applied letters the height of which shall not exceed ten (10) percent of the building height. The sign shall be located in the upper part of the building above the level of the highest level of windows (e.g., above first story windows in a one story building, or above second story windows in a two story building). The sign is limited to identifying the name of the building.
 - *Multi-tenant Identification Signs*
 - Each tenant shall be allowed one (1) business identification sign of a maximum size determined by Table 9, *Allowable Maximum Area of Multi-Tenant Signs*. However, for multi-tenant buildings, the total sign area for the building shall not exceed one hundred (100) square feet.
 - Notwithstanding, the maximum allowable areas, the size and location of each sign shall be complimentary and proportional to each individual building. In no case may the sign exceed two (2) feet in height nor exceed fifty (50) percent of the horizontal dimension of the building in width.
 - The signs identifying each tenant should be carefully related to each other and to the design of the elevation on which it is located, in order that each sign is an integral design element of the elevation and does not appear arbitrary and scattered. If possible, the signs should be grouped. Other methods of relating the signs are establishing a common baseline for the lettering; using identical typefaces for all lettering; and/or using the same color for all lettering.

TABLE 9
ALLOWABLE MAXIMUM AREA OF MULTI-TENANT SIGNS*

Building Square Footage	Sign Square Footage
Less than 1200	15
1200 - 1500	20
1500 - 1800	25
1800 - 2400	30
2400 - 3000	40
3000 - 3500	45
3500 - 4000	50
More than 4000	50

*Multi-Tenant sign area for each building shall not exceed one hundred (100) square feet.

- *Building Address Signs*

- All buildings shall have easily identifiable addresses twenty-four (24) inches in height posted on the street side of the building. On corner parcels, addresses shall be installed on each elevation with street frontage. The addresses shall be of individually-cut letters surface-mounted on the building, or cast within the building wall. Addresses shall be located for legibility from the street, and shall use a type face chosen for legibility and consistent with the type face used on the entry monument sign. Addresses may also be placed on the entry monument sign as shown in Exhibit 30. The Fire Department may require larger numbers on address signs.

- *Exterior Entry Door Signs*

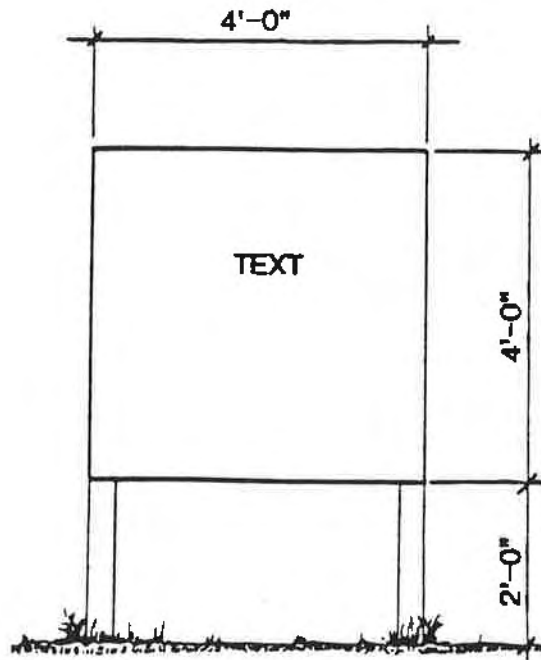
- This sign is limited to identifying exterior tenant entry doors and is located over or immediately adjacent to the door. Such signs are not allowed on street frontages unless approved by the Director of Community Development. The size and location of each sign is designed to be pedestrian-oriented, to be complementary and proportional to each individual building and entry area, and in no case shall the sign exceed eighteen (18) inches in height or ten (10) square feet in area (refer to Exhibit 31).

- *Other Permanent Signs*

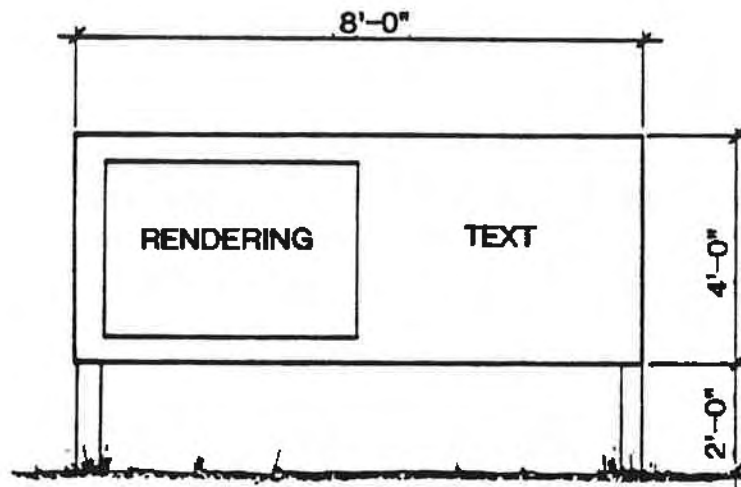
- Each occupant or tenant may place upon the front entrance door or door area of his business a sign indicating business name, hours of business, emergency telephone numbers, etc. This sign shall not contain more than two hundred eighty-eight (288) square inches of lettering and shall not exceed four (4) inches in height. Color shall be compatible with the building color theme. The typeface shall be compatible with the typeface(s) used on other signs on the parcel.
- Each multi-tenant building shall be allowed one directory sign for each entrance onto a public thoroughfare. The directory signs shall be a maximum of five (5) square feet each, and shall contain a site plan, the suite number and name of each individual tenant.

3) *Temporary Signs*

- Temporary ground signs are allowed, in order to provide information and facilitate sales during the construction and marketing of the Fox Field Specific Plan area.
- Temporary signs shall be designed to last the length of their intended use without significant fading, peeling, blistering, warping, cracking, rotting or delamination.
- The Director of Community Development reserves the right without liability to cause removal of any sign deemed to be in violation of the requirements for temporary signs due to deterioration or damage.
- *"For Rent," "For Sale," or "For Lease" Signs*
 - "For Rent," "For Sale," or "For Lease" signs shall not exceed sixteen (16) square feet in area and not more than two (2) such signs on any parcel shall be permitted. These signs shall be removed within five (5) days after the property to which they refer has been rented, leased or sold (refer to Exhibit 32).
- *Temporary Signs Denoting the Architect, Engineer, Contractor, Builder, etc.*
 - Temporary signs carrying the name of the architect, engineer, contractor or other party involved in the design and construction of parcel improvements may be erected on the building parcel on which any work under construction, alteration or removal is taking place. Such signs shall not exceed thirty-two (32) square feet and shall be removed from the parcel within seven (7) days after completion of the Project (refer to Exhibit 33).



TEMPORARY FOR RENT, SALE, OR LEASE SIGNS



TEMPORARY CONSTRUCTION TYPE SIGNS

Source: Langdon + Wilson

FOX FIELD INDUSTRIAL CORRIDOR
Temporary Signs

10. Lighting

a. General

- On-site lighting shall be low key. Overall high levels of illumination are not required or desirable. Intensity should be no greater than required for automobile and pedestrian safety. Within these parameters, light sources should convey a sense of safety, direction, and movement.
- On-site parking lot lighting fixtures and illumination levels shall be in conformance throughout the Fox Field Specific Plan area. Lighting design shall not cast glare onto adjacent lots and streets.
- On each parcel, all lighting fixtures shall be from the same family of fixtures with respect to design, materials, color of fixtures and color of light.
- Energy-conserving fixtures or lighting systems shall be used. All illumination elements shall have controls to allow their selective use as an energy conservation measure.
- High-intensity security lighting fixtures shall not be substituted for parcel or landscape lighting or general building exterior illumination. Such security lighting shall be limited to loading and storage locations or other similar service areas.
- All parcel lighting including lighting of signs shall be of a configuration, style, and finish color that complements the architectural theme and materials established by the building design.
- All exterior lighting shall be adequately controlled and shielded to prevent glare and undesirable illumination to adjacent properties or streets.

b. Pedestrian Lighting

- Sidewalks, plazas and other exterior areas on individual parcel may incorporate lighting fixtures on poles with a minimum height of twelve (12) feet and a maximum height of twenty feet (20') and on bollards with a minimum height of three (3) feet and a maximum height of three and one-half (3¹/₂) feet.
- Pedestrian walkway lighting shall not exceed an overall height of sixteen (16) feet.
- Pedestrian lighting for outdoor use areas such as courtyards and entry ways shall achieve a uniformity ratio of 3.5 : 1 (average to minimum), with an average illumination of 0.60 footcandles and a minimum of 0.18 footcandles.

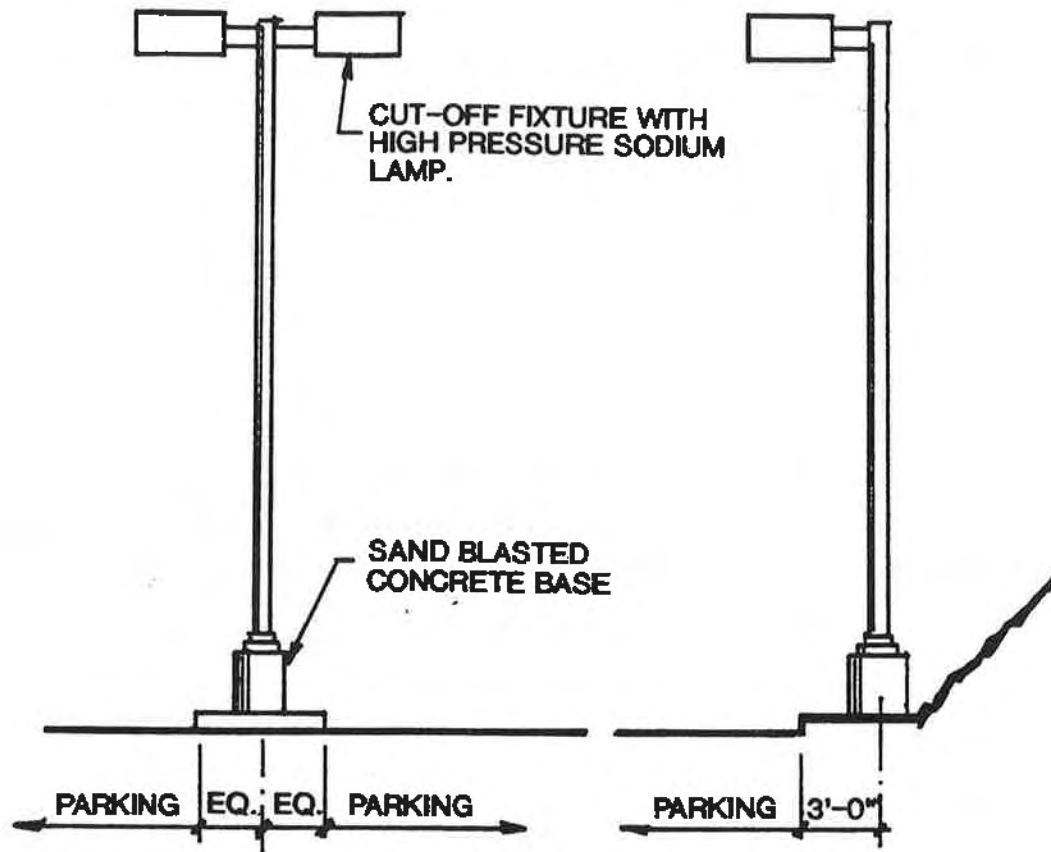
c. Parking Lot Lighting

- Parking area, access drive, and internal vehicular circulation area lighting fixtures within all parcels shall be of one of two types:

- Mounted on buildings, or
 - A zero cut-off "shoe box" type design mounted at a maximum of twenty five (25) feet atop a square or round metal pole. Both the fixture and pole shall have a durable finish (refer to Exhibit 34).
- The light source shall be a 150 watt color corrected high pressure sodium lamp.
 - A parking lot illumination level shall achieve a uniformity ratio of 3:1 (average to minimum) with a maintained average of one footcandle and a minimum of 0.3 footcandle.

d. Street Lighting

Public street lighting shall conform in type and location, to the Standards of the City of Lancaster at the time of installation.



Source: Langdon • Wilson

**FOX FIELD INDUSTRIAL CORRIDOR
Parking Lot Lighting**