

Sec. .390. - "C-IND" commercial and industrial district intent and purpose.

The "C-IND" commercial and industrial district is intended to provide for retail and wholesale sales, light manufacturing and warehousing distributing and storage. And to provide a close relationship between warehousing, distribution and retail sales.

The following regulations shall apply in the "C-IND" commercial and industrial district.

Sec. .391. - Uses permitted.

No existing residential structure in this district may be converted to any more intensive residential use or to any other use than that existing on the effective date of this ordinance and no such existing building shall be used for both residential and nonresidential purposes at the same time.

All sales, storage and manufacturing operations shall be conducted within a totally enclosed building constructed in conformity with the building regulations of the city.

No building or structure or land shall be used, and no building or structure shall be designed, erected, structurally altered or enlarged except for the following purposes:

A. Commercial

1. Restaurants. On-sale alcoholic establishments in conjunction with bona fide restaurants, subject to a conditional use permit (See Section .5809-4). No off-sale alcoholic establishments shall be permitted.

(Ord. No. 3335, § 8.)

2. Automobile service stations and super service stations. First revision of first five pages as directed by council on August 26, 1986. (Subject to development standards, conditions and restrictions set forth in Section .5804 of this ordinance.)

(Ord. No. 2236, § 4.)

3. Drugstores.
4. Grocery stores.
5. Super markets.
6. (Repealed by Ord. No. 3873, § 2 (part).)
7. (Repealed by Ord. No. 3873, § 2 (part).)
8. (Repealed by Ord. No. 3873, § 5.)

9. Self-storage facility (Subject to the development standards set forth in Section .5809-12).

(Ord. No. 3756, § 4.)

B. Offices, ground or storage spaces

Same as those specifically permitted in the "C-3" general commercial district.

C. Services

Same as those specifically permitted in the "C-3" general commercial district, Section .361-D, (paragraph "D" only) excluding those uses permitted in the "C-1" and "C-2" districts. In addition, group care facilities are permitted subject to the provisions of Section .5809-14.

(Ord. No. 3971, § 12.)

D. Repealed by Ordinance No. 4114.

E. Manufacturing

Same as the uses permitted in the "M-1" light industrial district, Section .411 (paragraphs "B," "C," "D" only, excluding trucking facilities).

(Ord. No. 2937, § 2.)

F. Homeless shelters subject to the following criteria:

1. The facility shall conform to all property development standards of the land use district in which it is located.
2. A minimum separation of three hundred feet shall be required from a proposed homeless shelter and another such homeless shelter or between any group care facility listed in Section .231.F, or between any single family residential district. Existing shelters established within a religious facility shall not be included in the minimum separation requirements. (Ord. No. 4114, § 3.)
3. The duration of stay for patrons of homeless shelters shall be limited to a maximum of six months.
4. Homeless shelters shall not contain more than thirty beds nor be designed to serve more than thirty persons unless approved otherwise by the planning commission.
5. Homeless shelters shall provide one parking space for every four beds. Parking standards for other uses on the site shall be provided per the requirements of Section .503-H of the Municipal Code.

(Ord. No. 3660, § 9.)

G. Circuses, carnivals, fairs and other amusements subject to a public use permit, Section .581.

(Ord. No. 3618, § 2 (part).)

H. Subject to Conditional Use Permit. (See Section .580.)

1. Fortunetellers, subject to the following standards:

- a. Such use may not be located within 300 feet of a religious facility, park, school or residential use.
- b. Such use shall not operate before 9 a.m. or after 10 p.m. (Ord. No. 3621, Section 10.)

(Ord. No. 4114, § 3.)

2. Automobile Repair Facility. Any such facility or use shall require a conditional use permit. Such facility or use shall be subject to the development standards under Section .361.F.6.

(Ord. No. 3660, § 22.)

3. Used car lots, subject to the development and operational standards contained in Section .5809-16.

(Ord. No. 3878, § 6.)

4. Bus Transportation Station. Any such facility used for the maintenance and storage of buses for transportation purposes shall require a conditional use permit.

(Ord. No. 3967, § 2.)

5. Banquet halls, pursuant to Section .062, subject to the development standards of this zone except that the minimum site area shall be 20,000 square feet. (Ord. No. 4114, § 3.)

6. Public assembly uses, pursuant to Section .062, subject to the development standards of this zone except that the minimum site area shall be 20,000 square feet. (Ord. No. 4114, § 3.)

I. Billiard or pool hall.

(Ord. No. 3629, § 3 (part).)

J. And such other uses which the city planner may determine to be similar to those listed above and which are related to the uses permitted in the commercial-industrial (C-IND) district. Such uses shall not include those specifically listed in a less restrictive district. The decision of the city planner shall be final unless a notice of appeal is filed pursuant to Section .501-A.

(Ord. No. 2123, § 8; Ord. No. 3223, § 1 (part); Ord. No. 3480, §§ 13, 14, 15; Ord. No. 3618, § 2 (part); Ord. No. 3621, § 9; Ord. No. 3629, § 3 (part); Ord. No. 3713, § 4.)

An existing one family dwelling in this district may be enlarged; see Section 554-E. No existing residential structure in this district may be converted to any more intensive residential use or to any other use than that existing on the effective date of this ordinance and no such existing building shall be used for both residential and non-residential purposes at the same time.

(Ord. No. 3581, § 3 (part).)

Sec. .392. - Uses expressly prohibited.

- A. Residential uses, except as permitted in M-1 district.
- B. Any combination of residential and nonresidential uses on a lot, parcel of land or in any structure thereon.
- C. Commercial uses not specifically listed in paragraphs A, B and C of this section.
- D. Industrial uses not listed in the "M-1" light industrial district.
- E. Medical marijuana dispensaries.

(Ord. No. 4096, § 21.)

Sec. .393. - Property development standards.

The following property development standards shall apply to all land and/or structures in the "C-IND" district.

A. LOT AREA

No requirements.

B. LOT DIMENSIONS

No requirements.

C. POPULATION DENSITY

1. No dwellings are permitted in this district.
2. For existing dwellings, see Section .391.

D. YARDS

1. Front:

None required.

2. Side:

None required, except where abutting a residential district, when a minimum side yard of ten feet shall be required.

3. Rear:

None required, except for loading, see Section .503-L-1 and 2.

E. COVERAGE

Same as "C-3" district.

F. BUILDING HEIGHT

No building or structure erected in this district shall have a height greater than six stories or seventy-five feet. For roof structures and hillside property exceptions, see Section .503-F.

G. MINIMUM DISTANCE BETWEEN BUILDINGS

No requirements.

H. OFF-STREET PARKING

Refer to Section .503-H for parking requirements in this district.

(Ord. No. 3385. § 21.)

I. WALLS

A six foot high decorative masonry wall shall be erected along the property line or district boundary line to separate the "C-IND" district and/or uses from abutting residential districts. For details, definition of "decorative masonry wall" and additional requirements pertaining to walls and fences in the C-IND zone, see Section .503-I. (Ord. No. 4118, § 12.)

K. ACCESS

Requirements same as "C-2" district.

L. LOADING

1. When used for commercial and industrial use, see Sections .503-L-1, and .503-L-2.

M. PROJECTION AND CLEARANCE, LENGTH AND THICKNESS OF MARQUEES

(1) Projection and clearance. The horizontal clearance between a marquee and the curb line shall be not less than two feet. A marquee

projecting more than two-thirds of the distance from the property line to the curb line shall not be less than twelve feet above the ground or pavement below. A marquee projecting less than two-thirds of the distance from the property line to the curb line shall not be less than eight feet above the ground or pavement below.

- (2) Length. A marquee projecting more than two-thirds of the distance from the property line to the curb line shall not exceed twenty-five feet in length along the direction of the street.
- (3) Height. The maximum height or thickness of a marquee measured vertically from its lowest to its highest point shall not exceed three feet. No sign, light, or decoration shall be attached to or placed upon a marquee except as follows: (a) A sign stating the name of major use of the building may be suspended below a marquee supported by such building not more than eighteen inches, provided the sign is not less than eight feet above the grade of the sidewalk below, and further provided that the length of the sign is erected perpendicular to the wall of the building and projects over public property not more than six feet nor more than the projection of the marquee when the marquee projects less than six feet over public property. Such signs shall have a maximum width of not more than eighteen inches measured parallel with the face of the building, and such signs and marquees shall have a combined vertical height or thickness of not more than three feet. The maximum area of any such sign shall be not more than nine square feet. (b) A marquee sign, light or decoration in all cases shall be erected with a clearance of eight feet or more above the sidewalk.

(Ord. No. 2169, § 1 (part).)

N. TRASH FACILITIES. See Section .503-C.

(Ord. No. 3651, § 7; Ord. No. 3737, § 2.)

O. ARCHITECTURAL STANDARDS

Requirements same as "C-1" district.

(Ord. No. 3988, § 16.)

Sec. .395. - "M" Special industrial zone.

This zone is intended to provide for and encourage the development of light industrial uses, laboratories, research and development plants, and administrative office buildings and their related facilities.

(Ord. No. 2788 § 2 (part).)

Sec. .396. - Permitted buildings, structures and uses.

The following buildings, structures and uses, either singly or in combination, are permitted in the "M" zone. The following uses, except the raising of agricultural crop, shall be conducted within a totally enclosed building, except as herein otherwise provided:

- (a) Light manufacturing, research, assembly, testing and repair of components, devices, equipment and systems, and parts and components, such as, but not limited to:

Electronic, guidance or radio systems.

Coils, tubes, semi-conductors.

Communication guidance and control systems.

Data processing.

Metering instruments.

Optical devices equipment and systems.

Phonographs and audio units.

Radar, infra-red and ultra-violet equipment and systems.

Scientific and mechanical instruments.

Television and radio equipment.

Testing equipment.

Graphic arts equipment.

Photographic equipment.

- (b) Light manufacturing, including:

1. Assembly, compounding, fabricating, packaging, processing, or treating of articles or merchandise, such as, but not limited to:

Baked goods.

Candy.

Cosmetics.

Drugs.

Electrical products.

Fluorescent products.

Garments.

Perfume.

Toiletries.

Toys.

2. Assembly, compounding, fabricating, packaging, processing, or treating of articles or merchandise from previously prepared materials, such as, but not limited to:

Cellophane.

Glass.

Light metals.

Paints (not employing a boiling process).

Paper.

Plastics or synthetics.

Precious or semi-precious stones.

Textiles.

- (c) Scientific research laboratories and facilities, developmental laboratories and facilities and testing laboratories and facilities, such as, but not limited to:

Biochemical.

Film.

Medical or dental.

Metallurgy.

Physical and chemical.

X-ray.

Pharmaceuticals.

- (d) General warehousing where all storage of merchandise, materials or equipment is within a totally enclosed building. The total land area devoted to general warehousing shall be limited to a maximum of three percent of the total land area in the "M" district.
- (e) Rubber products fabrication from finished rubber.
- (f) Regional or home offices of industries and public utilities.
- (g) Blueprinting, photostating, photo engraving.
- (h) Printing, publishing of books, periodicals and newspapers and book-binding.
- (i) Glass edging, beveling, blowing and decorative manufacturing.
- (j) Public buildings necessary to serve the area.
- (k) Raising of agricultural crops.
- (l) General office uses of an independent nature, not related to a primary industrial activity, and subject to the off-street parking requirements of subsection 399-i-1.

(Ord. No. 3049, § 2.)

- (m) Public assembly uses, pursuant to Section .062, that are to be located in multi-use industrial parks , subject to the approval of a conditional use permit and to the development standards of this zone. (Ord. No. 4114, § 3.)
- (n) Group care facilities subject to the provisions of Section .5809-14
- (o) And such other uses which the Planning Manager may determine to be comparable in nature and not limited to a less restrictive district. The decision of the city planner shall be final unless a notice of appeal is filed pursuant to Section .501-A.

(Ord. No. 2788, § 2 (part); Ord. No. 3049, § 1, 2; Ord. No. 3223, § 1 (part); Ord. No. 3713, § 4; Ord. No. 3971, § 13.)

Sec. .397. - Accessory uses.

The following accessory uses are permitted only where they are integrated with and clearly incidental to a primary permitted use. All uses shall be conducted within a totally enclosed building, with the exception of f, g and h:

- (a) Administrative, professional and education offices.
- (b) Development of prototypes required in research and development laboratories.

- (c) Dwelling, single, where used exclusively by a caretaker of a permitted industrial use and his family.
- (d) Employee cafeterias, employee coffee shops or auditoriums. On-sale alcoholic establishments in conjunction with bona fide employee eating areas, subject to a conditional use permit (See Section .5809-4). No off-sale alcoholic establishments shall be permitted.

(Ord. No. 3335, § 9.)

- (e) Exhibition of products produced on the premises or available for wholesale distribution.
- (f) Gasoline pumps to serve only owner's own vehicles.
- (g) Outdoor off-street parking or parking structures.
- (h) Outdoor storage subject to the standards set forth in Section .399-o.

(Ord. No. 2788 § 2 (part).)

Sec. .398. - Uses expressly prohibited.

- (a) Residential buildings (except caretaker's or watchmen's quarters).
- (b) Retail commercial uses (except for such uses as are utilized to operate and maintain employee facilities including, but not limited to, employee cafeterias and/or restaurants, whether maintained by one owner or jointly by two or more owners for their respective employees).
- (c) Storage of materials, supplies or products in open, unenclosed areas.
- (d) Billboards or advertising structures.
- (e) Public assembly uses, pursuant to Section .062, not located within a multi-use industrial park. (Ord. No. 4114, § 3.)
- (f) Gas stations (except facilities for the owner's own vehicles).
- (g) Any use which is not explicitly permitted under Section .396 or such use which is not in conformance with the intended provision of Section .395 "M" Special Industrial Zone.

(Ord. No. 3049, § 3.)

- (h) Any use which is a nuisance or detrimental to the general public safety or welfare.

(Ord. No. 2788 § 2 (part); Ord. No. 3049, § 3; Ord. No. 3236, § 3)

- (i) Medical marijuana dispensaries.

(Ord. No. 4096, § 22.)

Sec. .399. - Property development standards.

The following property development standards apply:

(a) LOT AREA

The minimum lot area shall be forty thousand square feet.

(b) LOT WIDTH

The minimum lot width shall be one hundred fifty feet.

(c) LOT DEPTH

The minimum lot depth shall be one hundred fifty feet.

(d) BUILDING HEIGHT

No building or structure erected in this zone shall have a height greater than seventy-five feet.

(e) FRONT YARD

The minimum front yard or any side or rear yard abutting a street shall be sixty feet on a major or secondary street and twenty feet on all other streets.

(f) SIDE YARD

The minimum interior side yard shall be ten feet except as required in subsection .399-h.

(g) REAR YARD

The minimum interior rear yard shall be twenty feet except as required in subsection .399-h.

(h) Other yard setbacks when an "M" zone is adjacent to an "R" zone or an "A" zone.

- (1) Whenever a lot or parcel of land in the "M" zone abuts a lot or parcel of land in an "R" or "A" district, or abuts any street or alley which separates an "M" district from any "R" or "A" zone, there shall be a required building setback of sixty feet from such lot or parcel of land in the "R" or "A" zone, street, or alley.
- (2) In all cases, the setback shall equal or be greater than the height of the building.

(i) OFF-STREET PARKING

Refer to Section .503-H for parking requirements in this district.

(Ord. No. 3385. § 22.)

(j) OFF-STREET LOADING

- (1) The requirements of subsection .503-L-2 shall be complied with.
- (2) Loading space shall be permitted in required interior side yards and in rear yards not abutting a street, but shall not be permitted in any required front yard or side yard facing a street.
- (3) Loading spaces shall be in addition to off-street parking spaces.
- (4) Direct loading from public streets shall not be permitted.

(k) LANDSCAPING

- (l) All open areas not paved or covered shall be landscaped and maintained with ground cover, trees and/or shrubs, and shall include a minimum total area equal to twenty percent of the total parcel to be developed. Landscaping plans shall be submitted to the city park department for a special landscaping permit.
- (2) Tree planting schedule:

There shall be a minimum of eight trees, planted and maintained, per acre of development; trees to be selected from an approved list of trees prepared by the Pomona park department.

- (3) Parking areas shall be landscaped to the standards of subsection .503-T.
- (4) Repealed by Ord. No. 2906.
- (5) An adequate irrigation system shall be installed to insure a continuous maintenance of the landscaping and planting required by this section.

(l) WALLS

- (1) When a lot or parcel of land in an "R" zone backs to, or sides to an "M" zone, or backs to a street that separates such districts from an "M" zone, or is separated from an "M" zone by an alley, a six-foot-high decorative masonry wall shall be constructed along the property line separating the "R" from the "M" zone or along the street or alley right-of-way line.

For details, definition of "decorative masonry wall" and additional requirements pertaining to walls and fences in the M zone, see Section .503-l.

(Ord. No. 4118, § 15.)

- (2) When required yards adjacent to streets are used for off-street parking as set forth in subsection j-2 above, there shall be a three-foot-high decorative wall constructed where the off-street parking area abuts the area of landscaping.

(m) STANDARDS OF OPERATION

- (1) No portion of any lot or parcel shall be used in such a way as to create a nuisance to adjacent sites, such as, but not limited to, vibration, sound, electro-mechanical disturbance and radiation, electro-magnetic disturbance, radiation, air or water pollution, dust, emission of odorous, toxic or noxious matter.

The applicant should be aware that his proposed operation shall have adequate controls, measures, or devices provided to insure and protect against the emission of odor, dust, gas, smoke, noise, fumes, vibrations, or heat beyond the exterior limits of the premises.

- (2) All lighting is to be shielded and confined within property lines.

(n) STORAGE

All outdoor storage of materials, supplies, or projects, as an accessory use to the primary use, shall be enclosed by a solid concrete or masonry wall, having a minimum height of six feet. All general warehousing uses shall be conducted within a totally enclosed building.

(o) BUILDING PROVISIONS

- (1) The exterior walls of all buildings shall be constructed of a minimum of two skins at least one inch from the exterior surface of the exterior skin to the exterior surface of the interior skin or of masonry block, brick, reinforced concrete, or tilt-up concrete slab construction.
- (2) No building or structure of any kind or type shall be moved into the "M" zone, nor shall any portable building be permitted to be placed in this zone, except when used in constructing a building.

(p) TELEPHONE AND ELECTRICAL SERVICES

All utility services shall be placed underground in a manner as prescribed by the department of public works.

(Ord. No. 2788 § 2 (part); Ord. No. 2906, §§ 1, 2; Ord. No. 3049, § 4; Ord. No. 3625, § 2 (part).)

(q) TRASH FACILITIES. See Section .503-C.

(Ord. No. 3651, § 7; Ord. No. 3737, § 2.)

(r) ARCHITECTURAL STANDARDS. Additions and accessory structures shall be similar in design and materials to the main building.

1. Roofing Materials. Roofing materials for all buildings shall include:

- (a) Woodshake
- (b) Wood shingle
- (c) Composition asphalt shingle
- (d) Tile/tile-like material

- (e) Rock
 - (f) Other similar materials as determined appropriate by the Planning Manager
 - (g) Materials not deemed appropriate by the Planning Manager may be permitted subject to approval of a conditional use permit by the Planning Commission.
2. Siding Material. Siding materials shall include one or more of the following:
- (a) Wood
 - (b) Stucco
 - (c) Masonry
 - (d) Textured metal siding, with the exception of reflective materials
 - (e) Siding materials shall extend from the eaves to the permanent foundation
 - (f) Other similar materials as determined appropriate by the Planning Manager
 - (g) Materials not deemed appropriate by the Planning Manager may be permitted subject to approval of a conditional use permit by the Planning Commission.
3. Grade Siting. Floor elevations shall be located as close to the lot grade level as possible, consistent with grading practice as specified in the Uniform Building Code.
4. Foundation. All foundations shall be consistent with requirements of Chapter 29 of the Uniform Building Code.
5. A list of all exterior building materials shall be submitted with building plans for approval by the City Planner.

(Ord. No. 3988, § 17.)

Secs. .402 to .406. - Repealed by Ordinance No. 3717.

Sec. .410. - "M-1" Light industrial district intent and purpose.

The light industrial district ("M-1") is intended to provide for the development of industrial uses which include fabrication, manufacturing, assembly or processing of materials that are in a processed form and which do not in their maintenance, assembly, manufacture or plant operation create smoke, gas, odor, dust, sound, vibration, soot or lighting to any degree which might be termed obnoxious or offensive to persons residing in or conducting business in either this or any other zoning district of the city.

The following regulations shall apply in the "M-1" light industrial district.

Sec. .411. - Uses permitted.

No existing residential structure in this district may be converted to any more intensive residential use or to any other use than that existing on the effective date of this ordinance and no such existing building shall be used for both residential and nonresidential purposes at the same time.

All manufacturing operations shall be conducted within a totally enclosed building constructed in conformity with the building regulations of the city.

No building or structure or land shall be used, and no building or structure shall be designed, erected, structurally altered or enlarged except for the following purposes:

A. COMMERCIAL

1. Bakery

2. Banks

3. Automobile service stations and super service stations. (Subject to development standards, conditions and restrictions set forth in Section .5804 of this ordinance.)

(Ord. No. 2236, § 7.)

4. Automatic service stations. (Subject to a conditional use permit and the development standards of Section .5804, subsection E.)

(Ord. No. 2394, § 4.)

5. Outdoor advertising devices. (See Section .503-j.)

6. Restaurants. On-sale alcoholic establishments in conjunction with bona fide restaurants, subject to a conditional use permit (See Section .5809-4). No off-sale alcoholic establishments shall be permitted.

(Ord. No. 2626, § 4; Ord. No. 3335, § 11.)

7. Stable or riding academy

8. Veterinarian animal hospitals

9. Auto and truck agencies

10. Recreational equipment display (Res. 60-164, 5-31-60)

11. Kennels, provided that such operations shall comply with the following standards:

a. A conditional use permit is granted pursuant to Section .580 of this ordinance.

b. Between the hours of ten p.m. and seven a.m. the operation shall be conducted within a totally enclosed building.

- c. The building sections of the kennels shall be insulated with a sound-proofing material.
- d. All open run areas shall be screened from abutting properties with a buffer strip of landscaping materials or a six foot high solid fence where deemed necessary by the planning commission at the time of consideration of the conditional use permit.

A conditional use permit granted to permit a kennel may be revoked by the council if it is found that any of the terms of the conditional use permit have been violated. Any person who alleges that the terms of such conditional use permit have been violated may initiate hearings before the commission and the council to determine whether or not the terms of the conditional use permit have been violated and therefore should be revoked. The procedure provided for this shall be as follows:

1. Upon receipt of the verified complaint, the commission shall fix a time and place of public hearing thereon which shall not be less than fifteen days nor more than forty days thereafter.
2. The commission shall hold one public hearing upon the matter, shall hear all evidence presented by both the complainant and the owner, and shall report its recommendations to the council.
3. The council, after receipt of the commission's report and recommendation, may hear the evidence of both the complainant and the owner and may either approve or reject the report and findings of the commission, and, thereafter, may either grant the complainant's request and revoke the conditional use permit for a kennel, deny the complainant's request and leave the conditional use permit for a kennel in full force and effect, or may grant to the owner a period of time not to exceed thirty days to correct any violation of the terms of the conditional use permit if it is found that any violations exist. If the latter course is followed and additional time is granted to the owner to correct any violations, and the complainant or any other complainant reports that violations upon such premises still exist after the time limit specified by order of the council, such complainant may file a verified complaint with the city clerk without paying any filing fee, and the council may at its next meeting make an order for the owner to show cause why the conditional use permit for the kennel should not be revoked. If the owner cannot thereafter at any time designated by the council present satisfactory evidence to the council showing good and valid reason why such conditional use permit should not be revoked, the council may revoke such permit without any further notice.

Notices shall be given of the time and place of all hearings which shall be held pursuant to the provisions of this subsection by the planning director to the owner and current business licensee of such kennel, as shown on the records of the city clerk, and to the complainant, at least ten days prior to the date for which hearing is to be held. Such notices shall be by certified mail and shall be deemed given when deposited in a United States Post Office box, postage prepaid, in an envelope addressed to the owner and to the current business licensee as shown on the records of the city clerk, and to the complainant at the address shown, respectively, for each upon the application for the conditional use permit and the complaint, or any other address which either the owner or the complainant have filed in writing with the planning department to which notices may be sent. In addition to the above notices, the owner and current business licensee as shown in the records of the office of the city clerk, shall

also be notified of the commencement of such proceedings by posting the subject property with a notice upon a card at least one square foot in area with a heading of letters at least one-half inch high, which shall provide "NOTICE OF COMMENCEMENT OF PROCEEDINGS TO DETERMINE WHETHER OR NOT THE CONDITIONAL USE PERMIT FOR A KENNEL FOR THIS PROPERTY SHOULD BE REVOKED." Such notice shall also state the name of the complainant, the nature of the violations complained of, the day, time and place at which the hearing will be held by the commission concerning the matter.

12. Offices.

(Ord. No. 1814, § 1; Ord. No. 2198, § 2.)

13. Hotels, motels and apartment hotels subject to the granting of a conditional use permit per the requirements of Section .5809-10.

(Ord. No. 3034, § 1; Ord. No. 3254, § 7.)

14. Public assembly uses, pursuant to Section .062, subject to the approval of a conditional use permit and to the development standards of this zone except that the minimum site area shall be 20,000 square feet. (Ord. No. 3226, § 4; Ord. No. 3622, § 2; Ord. No. 4114, § 3.)

15. Circuses, carnivals, fairs, and other amusements subject to a public use permit, Section .581.

(Ord. No. 3618, § 2 (part).)

16. Fortunetellers, subject to the granting of a conditional use permit per Section .580 and the following standards:

- a. Such use may not be located within 300 feet of a religious facility, park, school or residential zone.
- b. Such use shall not operate before 9 a.m. or after 10 p.m. (Ord. No. 3621, Section 11.)

(Ord. No. 4114, § 3.)

17. Automotive accessory and installation facility.

(Ord. No. 3660, § 23.)

18. Repealed by Ordinance No. 3798, § 1 (part).

19. Self-storage facility (Subject to the development standards set forth in Section .5809-12)

(Ord. No. 3756, § 5.)

20. Adult-Oriented Business (Subject to the development standards set forth in Section .5809-5 and Chapter 14.5 of the Pomona City Code, Ordinance No. 3873).

(Ord. No. 3913, § 1.)

21. Group care facilities subject to the provisions of Section .5809-14

(Ord. No. 3971, § 14.)

22. Banquet halls, pursuant to Section .062, subject to the approval of a conditional use permit and to the development standards of this zone except that the minimum site area shall be 20,000 square feet. (Ord. No. 4114, § 3.)

23. Public assembly uses, pursuant to Section .062, subject to the approval of a conditional use permit and to the development standards of this zone except that the minimum site area shall be 20,000 square feet. (Ord. No. 4114, § 3.)

B. MANUFACTURING

1. Automotive:

- (a) Automotive assembly.
- (b) Automotive rebuilding.
- (c) Automotive reconditioning.
- (d) Battery manufacture.
- (e) Body and fender works.
- (f) Painting.
- (g) Truck repairing and overhauling.
- (h) Upholstering.

2. Machinery and shops (excluding punch presses over twenty tons, drop hammers).

- (a) Automatic screw machines.
- (b) Blacksmith shops.
- (c) Cabinet or carpenter shops.
- (d) Machine shops.
- (e) Sheet metal shops.

3. Boat building and repairs (except ship building).

4. Storage yards, when said yards are entirely enclosed within fences and walls as required in Section .503-I-3-(b).

- (a) Builders materials.
- (b) Contractors storage yard.

- (c) Draying and freight yard.
 - (d) Feed and fuel yard.
 - (e) Lumber yards.
 - (f) Machinery rental.
 - (g) Motion picture studio storage.
 - (h) Public utility service yards.
 - (i) Transportation equipment yard and storage space for transit.
5. Manufacturing, compounding, processing, packaging, or treatment of products such as:
- (a) Bakery goods.
 - (b) Candy.
 - (c) Cosmetics.
 - (d) Dairy products.
 - (e) Drugs.
 - (f) Food products, including meat and meat products processed to prepare them for refrigeration if they are in connection with refrigerated food locker services, excluding however, fish, sauerkraut, vinegar, yeast, and the rendering of fats.

(Ord. No. 2152, § 2.)

- (g) Perfumes.
 - (h) Toiletries.
6. Manufacturing, compounding, assembly, or treatment of articles or merchandise from the following previously prepared materials.
- (a) Bone.
 - (b) Canvas.
 - (c) Cellophane.
 - (d) Cloth.
 - (e) Cork.
 - (f) Feathers.
 - (g) Felt.

- (h) Fibre.
 - (i) Fur.
 - (j) Glass.
 - (k) Hair.
 - (l) Horns.
 - (m) Leather.
 - (n) Metals.
 - (o) Paints not employing a boiling process.
 - (p) Paper.
 - (q) Plaster.
 - (r) Plastics or synthetics.
 - (s) Precious or semi-precious stones or metals.
 - (t) Shells.
 - (u) Textiles.
 - (v) Tobacco.
 - (w) Wood.
 - (x) Yarns.
7. Ceramic products using only previously pulverized clay and fired in kilns only using electricity of gas.
 8. Manufacturing and maintenance of electric or neon signs.
 9. Novelties.
 10. Toys.
 11. Rubber and metal stamps.
 12. Repair garages.
 13. Retail lumber yards (including incidental millwork but not including planing mill).
 14. Wholesaling and warehousing (including wholesaling and warehousing of meats or meat products).

(Ord. No. 2152, § 3.)

15. Distributing plants.
16. Garments.
17. Bottling plants.
18. Shoes.
19. Textiles.
20. Stone monument works.
21. Refrigerated food locker services and related incidental uses, including processing of meat and meat products in connection with refrigerated food locker services.

(Ord. No. 2152, § 1.)

22. Trucking facilities as defined in Section .062 subject to the issuance of a conditional use permit and the development standards contained in Section .5809-6, except where such facilities are accessory to and incidental to a use permitted in the M-I zone district, serving only said permitted use and located on the same premises with said permitted use.

(Ord. No. 2937, § 1.)

C. PROCESSING

1. Blueprinting and photocopying.
2. Carpet and rug cleaning plants.
3. Cleaning and dyeing plants.
4. Creamery.
5. Laboratory (experimental, motion picture, testing).
6. Laundries.
7. Tire retreading, recapping, rebuilding.

D. FABRICATING

1. Assembly of electrical and electronic equipment.
2. Rubber, fabrication of products made from finished rubber.
3. Light metals.

E. FOUNDRY OPERATIONS, using specified types of furnaces and fulfilling all of the following standards of operation for furnaces and related

operations listed below:

1. All such foundry operations described herein shall be an incidental use to uses allowed in the M-1, light industrial district. Nothing in this subsection shall be construed to allow related uses to said foundry operations, such as forging or drop hammer operations, but only such types of related operations as are specified in the subsection below.
2. All furnaces used in connection with foundry operations shall consist of one or more of the following types, but shall not comprise more than a total of three in number; provided, that a maximum number of two such furnaces shall be in operation at any one time: Gas fired reverberatory, gas fired crucible, or electric induction melting. Each furnace described shall have a maximum melting capacity not to exceed one thousand pounds.
3. All furnaces shall be subject to the performance standards and regulations established as of this date or in the future, by the Los Angeles County air pollution control district.
4. Refined or ingot metals only shall be used in the operation of said furnaces. Only rejected or imperfect castings, gates and risers shall be reused. The melting, alloying, refining and reclaiming with contaminated scrap metals shall be prohibited.
5. The manufacturing of any oil baked, dry sand cores and molds, or resin type cores and molds, used in the making of castings, shall be prohibited.
6. All equipment used in the cleaning, buffing, and grinding of castings, and their dust control equipment, shall be subject to the performance standards and regulations established as of this date or in the future, by the Los Angeles County air pollution control district.

(Ord. No. 1529, § 6.)

F. PUBLIC UTILITY TRANSMISSION SUBSTATIONS.

(Ord. No. 1529, § 6.)

G. RESIDENTIAL BUILDINGS, Limited Use.

Upon receiving a conditional use permit from the city council, one dwelling designed to be used or used in connection with any industrial establishment may be erected. Such dwelling shall be occupied by the owner or lessee of such industrial establishment and his family or an employee or such owner or lessee, and his family, subject to any requirements or restrictions necessary for public health, safety and welfare. Minor alterations and expansions may be permitted on existing residential buildings.

(Ord. No. 1529, § 6.)

H. And such other uses which the city planner may determine to be comparable in nature and not limited to a less restrictive district. The decision of the city planner shall be final unless a notice of appeal is filed pursuant to Section .501-A.

(Ord. No. 1529, § 6; Ord. No. 3223, § 1 (part); Ord. No. 3713, § 4.)

An existing one family dwelling in this district may be enlarged; see Section 554-E. No existing residential structure in this district may be converted to any more intensive residential use or to any other use than that existing on the effective date of this ordinance and no such existing building shall be used for both residential and nonresidential purposes at the same time.

(Ord. No. 3581, § 3 (part).)

Sec. .412. - Uses expressly prohibited.

- A. Residential uses, see Section .411.
- B. Repealed by Ordinance No. 3633.
- C. Repealed by Ordinance No. 3622.
- D. Commercial and industrial uses not specifically listed in Section .411.

(Ord. No. 2305, § 1; Ord. No. 3226, § 6.)

- E. Medical marijuana dispensaries. (Ord. No. 4096, § 23)

Sec. .413. - Property development standards.

The following property development standards shall apply to all land and/or structures in the "M-1" district.

A. LOT AREA

No requirements.

B. LOT DIMENSIONS

No requirements.

C. POPULATION DENSITY

1. No dwellings are permitted in this district other than for a caretaker and his family.
2. For existing dwellings, see Section .411.

D. YARDS:

1. Front yard:

There shall be a front yard of not less than twenty-five feet.

(Ord. No. 3385, § 24.)

2. Side yard:

None required, except when abutting a residential district (other than an R-I district, in which case, see Section .413-D-4. below) when a minimum side yard of twenty percent of the width of the lot shall be required. However, said yard shall not be less than ten feet, but need not exceed fifty feet. Said yard may be used for off-street parking or the open storage of materials provided the wall requirements as stated in Section .503-1 are complied with.

3. Rear yard:

None required, except when abutting a residential district (other than an R-I district, in which case, see Section .413-D-4, below), when a minimum rear yard of twenty percent of the depth of the lot shall be required. However, said yard shall not be less than ten feet, but need not exceed fifty feet. Said yard may be used for off-street parking or the open storage of materials provided the wall requirements as stated in Section .503-1 are complied with.

(Ord. No. 1569, § 1.)

4. Yards required when adjacent to an "R-1" district.

Whenever a lot or parcel of land in the "M-I" district abuts a lot or parcel of land in an "R-I" district or abuts any street or alley which separates an "M-1" district from any "R-I" district, there shall be a required building setback of sixty feet from such residential lot, parcel of land, street or alley; furthermore, except when a residential lot, parcel of land, street or alley backs to said "M-I" district, a yard, appropriately landscaped with plant material and maintained, shall be required adjacent to such residential lot or parcel of land or street within the area of setback required above; such yard shall have a uniform depth of a minimum of twenty feet. The remaining area of building setback may be used for automobile parking or for the open storage of materials, provided a solid masonry wall is erected along the boundary of the area of landscaping, located a minimum distance of twenty feet from the aforementioned residential lot or parcel of land or street; said wall shall have a height of two and one-half feet when such area is used for automobile parking, or a height of six feet when such area is used for the open storage of materials: providing, however, in the latter case, no materials shall be stored higher than such six-foot high solid masonry wall. No wall shall be required in the abovementioned area of setback unless such area of setback is used for automobile parking or for the open storage of materials; and providing further, that the entire sixty feet of building setback is landscaped with plant material and maintained.

When a lot or parcel of land in the "R-I" district backs to or is separated by an alley from a lot or parcel of land in the "M-I" district, an area of landscaping shall not be required; however, a six-foot high solid masonry wall shall be constructed along the property line separating the "R-I" district from the "M-I" district or along the alley right of way line on the "M-1" side of said alley: materials may not be stored higher than said six-foot high wall. In addition to the requirements stated above, a building setback of one hundred feet shall be required from the south boundary of Harrison Avenue, between Garey Avenue and the westerly boundary of the "M-I" district, between Harrison Avenue and Bonita Avenue.

5. Landscaped setbacks along certain streets: (a) Further, in addition to the requirements stated above, a minimum building setback of twenty feet shall be required in the M-I zoning district from the western Pomona city limits boundary to Garey Avenue along the south side of Bonita Avenue, and such setback shall be appropriately landscaped with plant material and shall be maintained by the person who is occupying the premises, or in the event of his failure, the owner of the property after buildings have been erected upon said land or when the property is otherwise developed. (b) A further minimum landscaped setback of fifteen feet shall also be required in the M-I zoning district from Franklin Avenue to Philadelphia Street along the east side of Reservoir Street, and such setback shall also be appropriately landscaped with plant material and shall be maintained by the person who is occupying the premises, or in the event of his failure, the owner of the property, after buildings have been erected upon said land or when the property is otherwise developed, and a six-foot high solid masonry wall shall be erected along the interior line of the landscaped setback area whenever said landscaped setback area abuts an area which is used for open storage. A minimum fifty-seven-inch high solid masonry wall shall be erected along the interior line of the landscaped setback area, whenever said landscaped setback area abuts an area which is used for off-street parking facilities. No wall shall be required if all the area between the street right-of-way and the building is landscaped and maintained as provided above.

E. COVERAGE

No requirement.

F. BUILDING HEIGHT

No building or structure erected in this district shall have a height greater than six stories or seventy-five feet. For exceptions, see Section .503-F for roof structures and hillside property.

G. MINIMUM DISTANCE BETWEEN BUILDINGS

No requirement. No buildings are permitted in the yard areas stated above.

H. OFF-STREET PARKING

Refer to Section .503-H for parking requirements in this district.

(Ord. No. 2945. § 1 (part); Ord. No. 3385. § 25.)

I. WALLS

A six-foot high decorative masonry wall shall be erected along the property line or district boundary line to separate the "M-1" district and/or uses from abutting residential districts, except as required in Section .413-D-4 above. For details, definition of "decorative masonry wall" and additional requirements pertaining to walls and fences in the M-1 zone, see Section .503-I. (Ord. No. 4118, § 13.)

J. ACCESS

Requirements same as "C-2" district.

K. LOADING

Every commercial and industrial buildings hereafter erected or established shall have and maintain loading space. For detail see section .503-L-1 and 2.

And further in addition to the requirements stated above, a minimum building setback of twenty feet shall be required in the M-1 zoning district from the western Pomona city limits boundary to Garey Avenue along the south side of Bonita Avenue, and such setback shall be appropriately landscaped with plant material and shall be maintained by the person who is occupying the premises, or in the event of his failure, the owner of the property, after buildings have been erected upon said land or when the property is otherwise developed.

(Ord. No. 2058, § 1; Ord. No. 2084, §§ 1, 2; Ord. No. 3625, § 2 (part).)

L. TRASH FACILITIES. See Section .503-C.

(Ord. No. 3651, § 9; Ord. No. 3737, § 2.)

M. ARCHITECTURAL STANDARDS

Requirements same as "M" district.

(Ord. No. 3988, § 18.)

Sec. .415. - Other requirements.

All plants permitted in the "M-1" district shall be subject to the performance standards and regulations established by the Los Angeles county air pollution control district.

All types of manufacturing processes allowed in this district shall conform to standards and accepted practices in the respective industry, in the erection, operation, and maintenance of such plant.

Sec. .420. - "M-2" general industrial district intent and purpose.

The "M-2" general industrial district is intended to provide for the establishment of certain industrial uses considered by the council to be essential to the development of a balanced economic base for the city.

The following regulations shall apply in the "M-2" general industrial district.

Sec. .421. - Uses permitted.

No existing residential structure in this district may be converted to any more intensive residential use or to any other use than that existing on the effective date of this ordinance and no such existing building shall be used for both residential and nonresidential purposes at the same time.

All manufacturing operations shall be conducted within a totally enclosed building constructed in conformity with the building regulations of the city.

No building or structure or land shall be used, and no building or structure shall be designed, erected, structurally altered or enlarged except for the following purposes:

A. Uses permitted in the "M-1" light manufacturing district.

1. Adult-Oriented Business (Subject to the development standards set forth in Section .5809-5 and Chapter 14.5 of the Pomona City Code, Ordinance No. 3873).

(Ord. No. 3913, § 2.)

- B. Other manufacturing uses may be permitted in this zoning district subject to obtaining a conditional use permit from the planning commission, after a full and complete description of the processes of industrial operation is made. The decision of the planning commission shall be final unless a notice of appeal is filed pursuant to Section .560G1.

(Ord. No. 3223, § 1 (part).)

- C. Where any doubt or uncertainty exists as to the proper zoning district classification of an industrial use, the planning commission shall determine such, based on the following conditions:

1. That field investigations have disclosed that the subject use and its operation are compatible with the uses permitted in the area wherein it is proposed to be located; and
2. That the subject use is similar to one or more uses permitted in the district within which it is proposed to be located; and
3. That the subject use will not cause substantial injury to the values of property in the neighborhood within which it is proposed to be located; and

4. That the subject use will be so designed, located and operated that the public health, safety and general welfare will be protected. The decision of the planning commission shall be final unless a notice of appeal is filed pursuant to Section .560G1.

(Ord. No. 3223, § 1 (part).)

E. RESIDENTIAL BUILDINGS, LIMITED USE.

Upon receiving a conditional use permit from the city council, one dwelling designed to be used or used in connection with any industrial establishment may be erected. Such dwelling shall be occupied by the owner or lessee of such industrial establishment and his family, or an employee of such owner or lessee, and his family, subject to any requirements or restrictions necessary for public health, safety and welfare. Minor alterations and expansions may be permitted on existing residential buildings.

An existing one family dwelling in this district may be enlarged; see Section 554-E. No existing residential structure in this district may be converted to any more intensive residential use or to any other use than that existing on the effective date of this ordinance and no such existing building shall be used for both residential and nonresidential purposes at the same time.

(Ord. No. 3581, § 3 (part).)

Sec. .422. - Uses expressly prohibited.

- A. Residential uses, except as permitted above.
- B. Repealed by Ordinance No. 3633.
- C. Repealed by Ordinance No. 3622.
- D. Commercial uses not specifically listed in Section .411-A.
- E. Industrial uses as follows:
 1. Chlorine gas, manufacture of.
 2. Coal, the distillation of coal or coal tar, the manufacture of any coal product.
 3. Coke oven.
 4. Creosoting plant.
 5. Fish smoking, curing or canning.
 6. Hydrocyanic acid, the manufacture of any product of hydrocyanic acid.
 7. Petroleum refinery.

8. Phenol manufacture.
9. Potash manufacture.
10. Rock crusher.
11. Rubber reclaiming plant.
12. Size or glue manufacture.
13. Smelter.
14. Stock feeding pens.
15. Tar distillation or tar products manufacture.

(Ord. No. 2305, § 2; Ord. No. 3226, § 7.)

F. Medical marijuana dispensaries.

(Ord. No. 4096, § 24.)

Sec. .423. - Property development standards.

The following property development standards shall apply to all land and/or structures in the "M-2" district.

A. LOT AREA

No requirements.

B. LOT DIMENSIONS

No requirements.

C. POPULATION DENSITY

1. No dwellings are permitted in this district other than for a caretaker and his family.
2. For existing dwellings, see Section .421.

D. YARDS

Same as "M-1" district.

E. COVERAGE

No requirements.

F. BUILDING HEIGHT

No building or structure erected in this district shall have a height greater than one hundred feet. For exceptions, see Section .503-F for roof structures and hillside property.

G. MINIMUM DISTANCE BETWEEN BUILDINGS

No requirements.

H. OFF-STREET PARKING

Refer to Section .503-H for parking requirements in this district.

(Ord. No. 2945, § 1 (part); Ord. No. 3385, § 26.)

I. WALLS

A six-foot-high decorative masonry wall shall be erected along the property line or district boundary line to separate the "M-2" district and/or uses from abutting residential districts, except as required in Section .423-D. For details, definition of "decorative masonry wall" and additional requirements pertaining to walls and fences in the M-2 zone, see Section .503-I. (Ord. No. 4118, § 14.)

J. ACCESS

K. LOADING

Every commercial and industrial building hereafter erected or established shall have and maintain loading space. For details, see Section .503-L-1 and 2.

(Ord. No. 3625, § 2 (part).)

L. TRASH FACILITIES. See Section .503-C.

(Ord. No. 3651, § 10; Ord. No. 3737, § 2.)

M. ARCHITECTURAL STANDARDS

Requirements same as "M-1" district.

(Ord. No. 3988, § 19.)

Sec. .425. - Other requirements.

All plants permitted in the "M-2" district shall be subject to the performance standards and regulations established by the Los Angeles County air pollution control district.

Secs. .430 to .434. - Repealed by Ordinance No. 3717.