

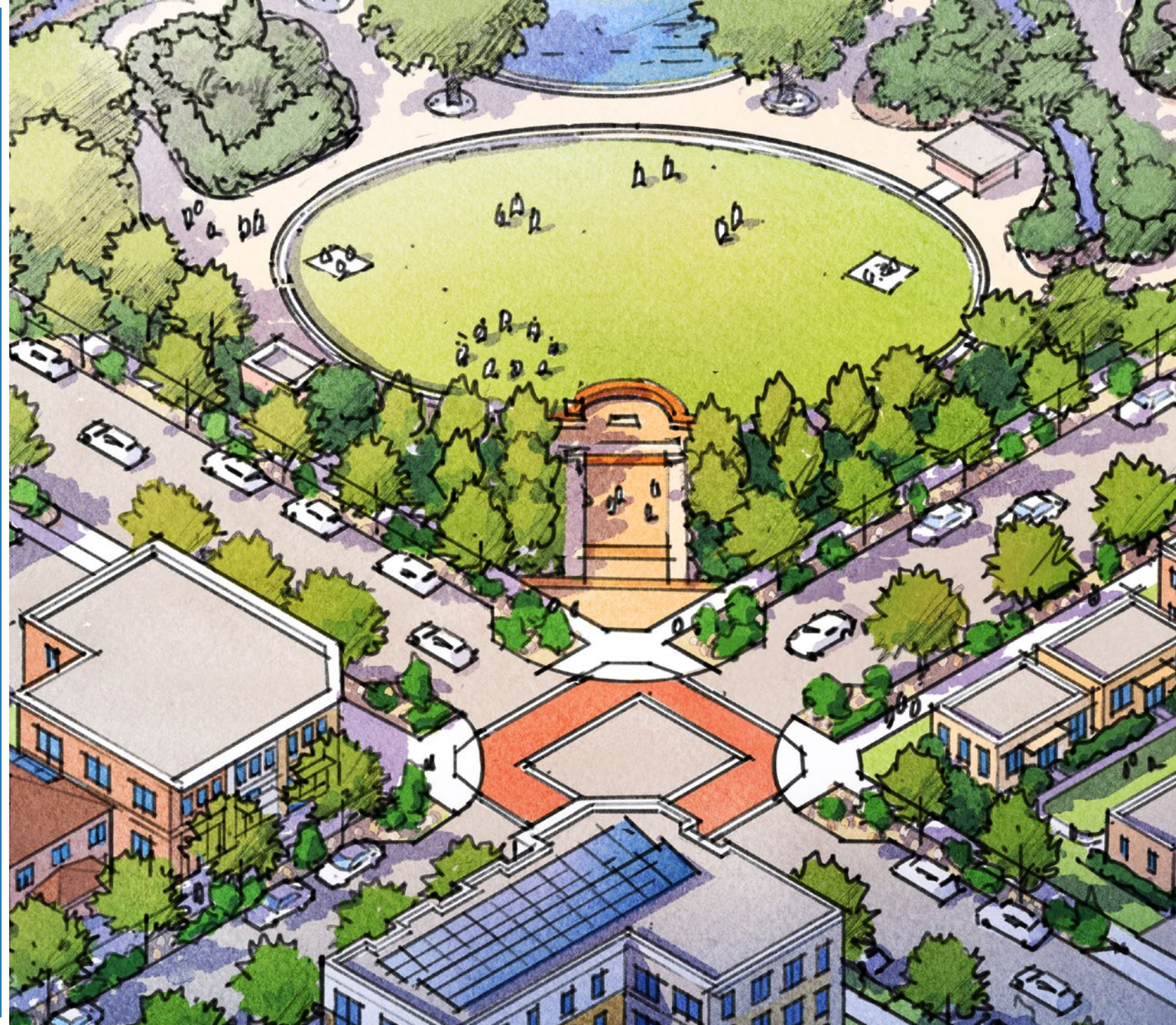
# COMMUNITY MEETING #1 SMALL BUSINESS

Pomona Zoning Update

Draft Code Overview



August 1, 2023



# TONIGHT'S MEETING

**Section 1** Introduction

**Section 2** How to Use the Code

**Section 3** Modules + Districts

**Section 4** Use Modules



**Section 5** In-Home Businesses

**Section 6** Nonconformities

**Section 7** Next Steps

# UPCOMING MEETING TOPICS

S	M	T	W	T	F	S
30	31	<del>1</del>	2	3	4	<b>5</b>
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

 <b>SMALL BUSINESS #1</b> English	Tonight August 1, 2023	6:30pm	The Village Conference Center Entrance 4 1460 E. Holt Ave Pomona CA 91767
 <b>SESSION</b> <b>RESIDENTIAL #1</b> English/Spanish	<b>DATE</b> Saturday, August 5, 2023	<b>TIME</b> 10am	<b>LOCATION</b> Palomares Park Community Center 499 E Arrow Hwy Pomona, CA 91767
<b>SMALL BUSINESS #2</b> Spanish	Tuesday, August 8, 2023	6:30pm	The Village Conference Center Entrance 4 1460 E. Holt Ave Pomona, CA 91767

<b>RESIDENTIAL #2</b> English/Spanish	Monday, August 14, 2023	6pm	Ralph Welch Park Community Center 1000 Buena Vista Ave Pomona, CA 91766
<b>DESIGN #1</b> English/Spanish	Tuesday, August 15, 2023	6pm	DA Center for the Arts 252 S Main St D Pomona, CA 91766
<b>USES #1</b> English/Spanish	Wednesday, August 16, 2023	6pm	Palomares Park Community Center 499 E Arrow Hwy, Pomona, CA 91767
<b>RESIDENTIAL #2</b> English/Spanish	Saturday, August 19, 2023	10am	Philadelphia Elementary School 600 E Philadelphia St, Pomona, CA 91766

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# SECTION 1

[ Introduction ]



# PROJECT TIMELINE

- July - September 2021** Kick-Off w/ Initial Commission Discussions
- October 2021 - March 2022** General Plan Implementation; Spatial Analysis
- April - May 2022** Community Engagement (27 pop-up events)
- June 2022** Summary of Outreach Efforts
- July 2022 - July 2023** Drafting Ordinance + Map with Additional Commission Discussions





# WHAT'S NOT INCLUDED?

+ Updated Sign Rules

Still crossreferences to  
**MUNICODE**

Part 6 | Site

Sec. 630. **Signs**  
*See Chapter 42. (Signs).*

Sec. 640. **Environmental Protection**

640.A. **Outdoor Lighting**

- Intent**  
To provide exterior lighting standards to support a variety of environments and to minimize the negative impacts of lighting on adjacent uses and users of the public realm.
- Applicability**
  - New Fixtures**  
All lighting fixtures installed after the effective date of this Ordinance.
  - Existing Fixtures**
    - Routine maintenance, including changing the lamp, ballast, starter, photo control, fixture housing, lens and other required components, is allowed for all existing fixtures.
    - The installation of site lighting, replacement of site lighting and changes to existing light fixture wattage, type of fixture, mounting or fixture location must be made in compliance with this Section.
- Standards**
  - Lighting Sources Not Permitted**  
The following light fixtures and sources cannot be used:
    - Cobra-head-type fixtures having dish or drop lenses or refractors, which contain sources that are not incandescent.
    - Temporary searchlights and other high-intensity narrow-beam, moving fixtures that shine light directly up to the sky.
  - Lighting Sources Permitted**
    - The maximum light level of any light fixture measured at the right-of-way line of a street cannot exceed an average of 2.5 footcandles. The uniformity ratio should be no more than 4:1.
    - Light sources must have a Color Rendering Index (CRI) value of 80 or higher.
    - Lighting cannot be oriented onto adjacent properties, streets or sidewalks.
    - Service connections for all freestanding lighting fixtures must be installed underground.

DRAFT July 24, 2023 Pomona, California | Zoning & Development Code 6-67

Pomona, CA

Publications

<p><b>City Code</b></p> <p>Online content updated on January 23, 2023</p> <p><a href="#">BROWSE »</a></p>	<p><b>Zoning</b></p> <p>Online content updated on March 12, 2010</p> <p><a href="#">BROWSE »</a></p>
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Documents

This municipality does not host any other documents online.

505 South Garey Ave Pomona, CA 91766

[www.ci.pomona.ca.us](http://www.ci.pomona.ca.us)



# WHAT'S NOT INCLUDED?

+ Updated Sign Rules

***Current* Sign Regulations  
WILL BE ADDED BEFORE  
Final Code Adoption**

Still crossref  
**MUNICODE**



1. The maximum light level of any light fixture measured at the right-of-way line of a street cannot exceed an average of 2.5 footcandles. The uniformity ratio should be no more than 4:1.
  2. Light sources must have a Color Rendering Index (CRI) value of 80 or higher.
  3. Lighting cannot be oriented onto adjacent properties, streets or sidewalks.
  4. Service connections for all freestanding lighting fixtures must be installed underground.
- DRAFT July 24, 2023 Pomona, California | Zoning & Development Code 6-67



# SECTION 2

[ How to Use the Code ]



# HOW TO USE THE CODE

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# SECTION 3

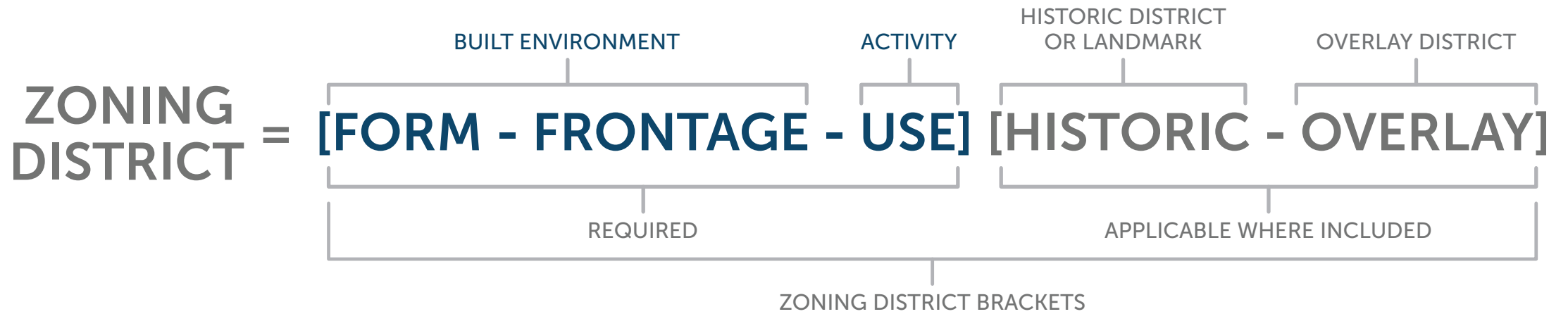
**Modules + Districts**





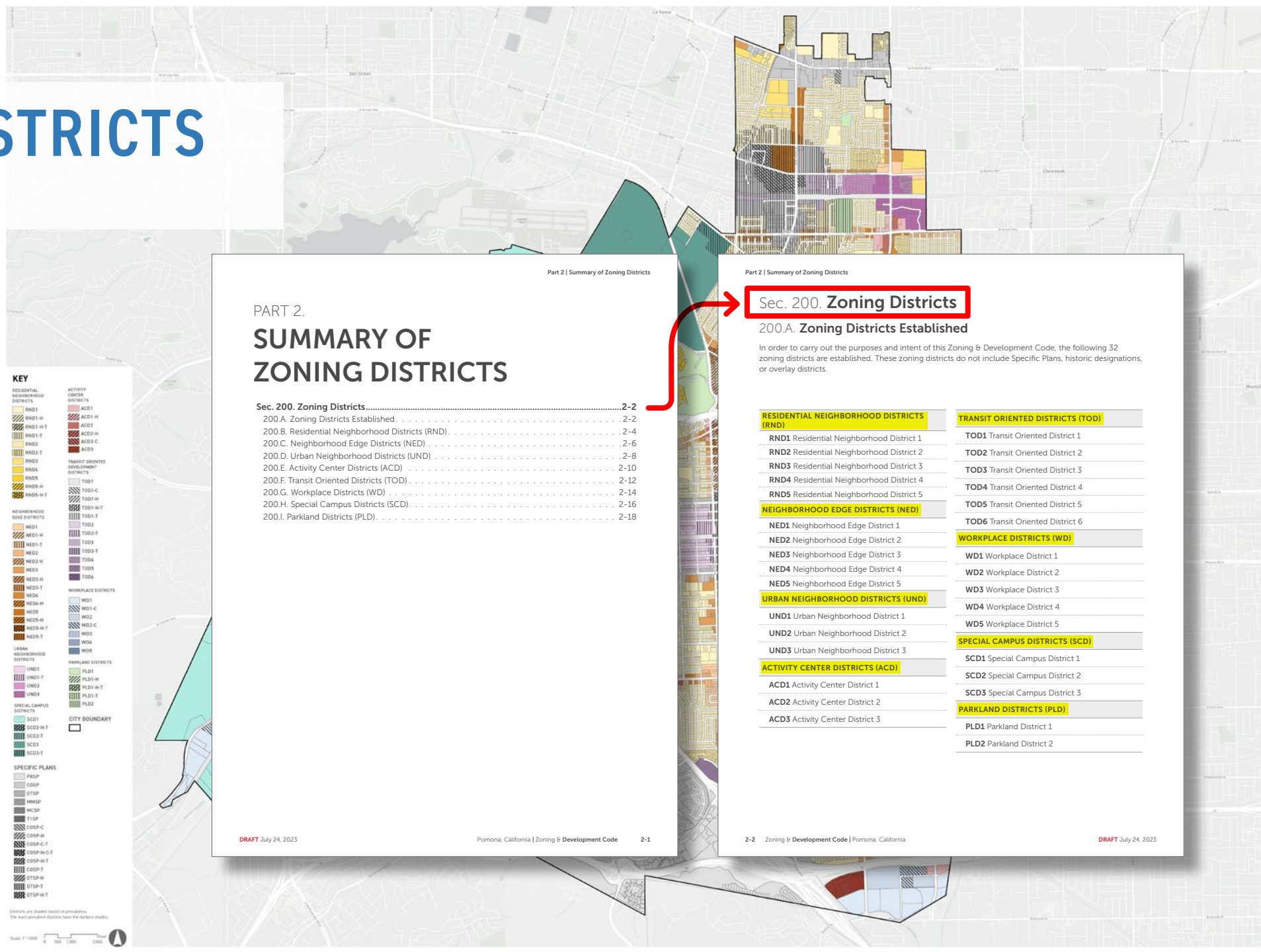
# MODULAR ZONING SYSTEM

## POMONA'S ZONING DISTRICTS



# ZONING DISTRICTS NAMES

+ 8 TOTAL zoning district names



**KEY**

<b>RESIDENTIAL NEIGHBORHOOD DISTRICTS</b>	<b>ACTIVITY CENTER DISTRICTS</b>
RND1	ACD1
RND1-H	ACD1-H
RND1-H-T	ACD2
RND1-T	ACD2-H
RND2	ACD3
RND2-T	ACD3-C
RND3	ACD3
RND4	
RND5	
RND5-H	
RND5-H-T	
<b>NEIGHBORHOOD EDGE DISTRICTS</b>	<b>TRANSIT ORIENTED DEVELOPMENT DISTRICTS</b>
NED1	TOD1
NED1-H	TOD1-C
NED1-T	TOD1-H
NED2	TOD1-T
NED2-H	TOD2
NED2-T	TOD2-T
NED3	TOD3
NED3-H	TOD3-T
NED3-T	TOD4
NED4	TOD4
NED4-H	TOD4
NED5	TOD5
NED5-H	TOD5
NED5-H-T	TOD5
NED5-T	TOD6
<b>URBAN NEIGHBORHOOD DISTRICTS</b>	<b>WORKPLACE DISTRICTS</b>
UND1	WD1
UND1-T	WD1-C
UND2	WD2
UND3	WD2-C
<b>SPECIAL CAMPUS DISTRICTS</b>	WD3
SCD1	WD4
SCD2-H-T	WD5
SCD2-T	
SCD3	
SCD3-T	
<b>SPECIFIC PLANS</b>	<b>PARKLAND DISTRICTS</b>
FRSP	PLD1
CO5P	PLD1-H
DT5P	PLD1-H-T
HR5P	PLD1-T
HC5P	PLD2
T15P	
CO5P-C	
CO5P-H	
CO5P-C-T	
CO5P-H-T	
CO5P-T	
DT5P-H	
DT5P-T	
DT5P-H-T	
<b>CITY BOUNDARY</b>	

Districts are shaded based on prevalence. The most prevalent district has the darkest shade.

Scale 1"=1000'

Part 2 | Summary of Zoning Districts

PART 2.  
**SUMMARY OF ZONING DISTRICTS**

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Pomona, California | Zoning & Development Code 2-1

Part 2 | Summary of Zoning Districts

**Sec. 200. Zoning Districts**

200.A. Zoning Districts Established

In order to carry out the purposes and intent of this Zoning & Development Code, the following 32 zoning districts are established. These zoning districts do not include Specific Plans, historic designations, or overlay districts.

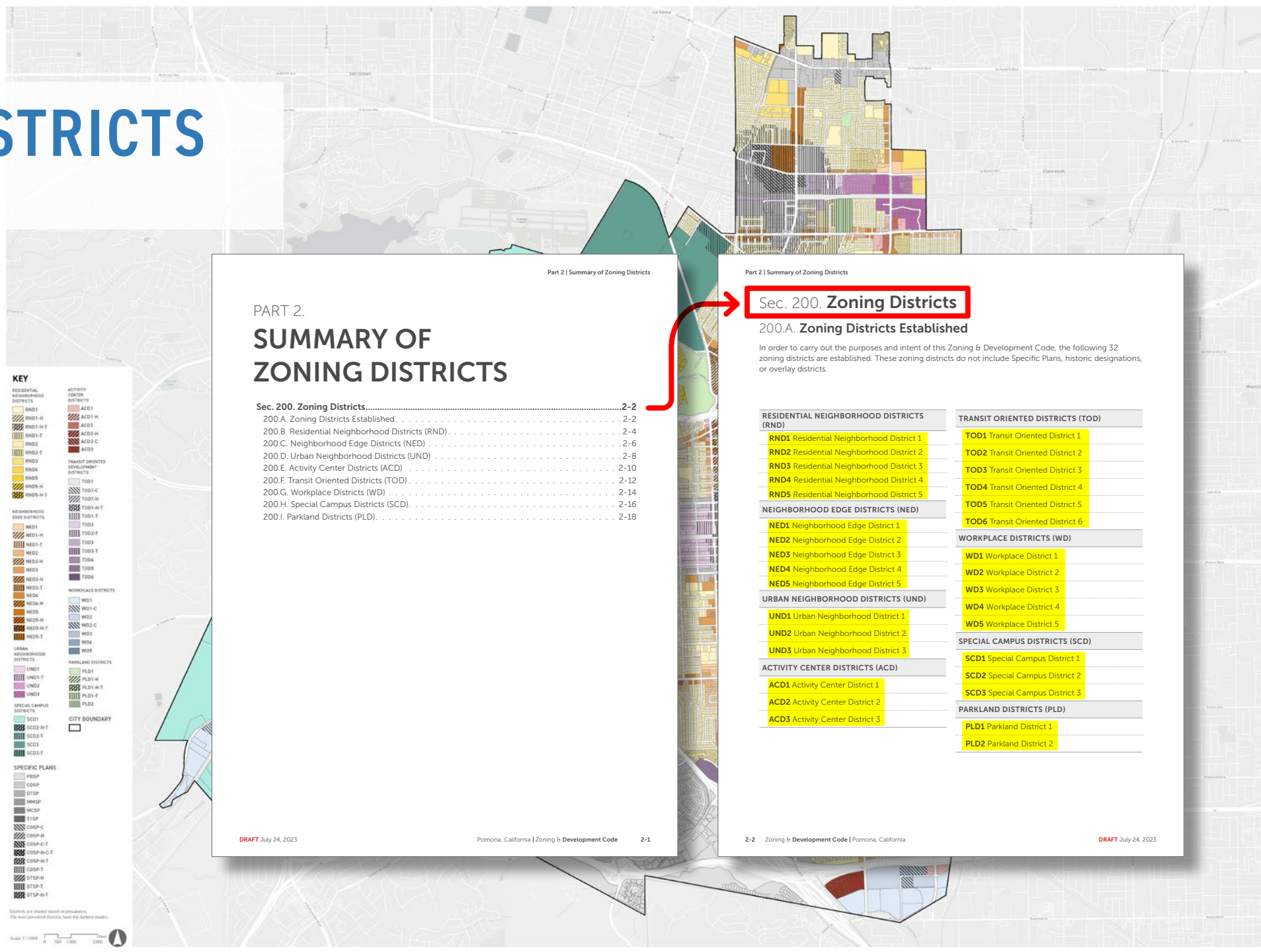
<b>RESIDENTIAL NEIGHBORHOOD DISTRICTS (RND)</b>	<b>TRANSIT ORIENTED DISTRICTS (TOD)</b>
RND1 Residential Neighborhood District 1	TOD1 Transit Oriented District 1
RND2 Residential Neighborhood District 2	TOD2 Transit Oriented District 2
RND3 Residential Neighborhood District 3	TOD3 Transit Oriented District 3
RND4 Residential Neighborhood District 4	TOD4 Transit Oriented District 4
RND5 Residential Neighborhood District 5	TOD5 Transit Oriented District 5
<b>NEIGHBORHOOD EDGE DISTRICTS (NED)</b>	TOD6 Transit Oriented District 6
NED1 Neighborhood Edge District 1	<b>WORKPLACE DISTRICTS (WD)</b>
NED2 Neighborhood Edge District 2	WD1 Workplace District 1
NED3 Neighborhood Edge District 3	WD2 Workplace District 2
NED4 Neighborhood Edge District 4	WD3 Workplace District 3
NED5 Neighborhood Edge District 5	WD4 Workplace District 4
<b>URBAN NEIGHBORHOOD DISTRICTS (UND)</b>	WD5 Workplace District 5
UND1 Urban Neighborhood District 1	<b>SPECIAL CAMPUS DISTRICTS (SCD)</b>
UND2 Urban Neighborhood District 2	SCD1 Special Campus District 1
UND3 Urban Neighborhood District 3	SCD2 Special Campus District 2
<b>ACTIVITY CENTER DISTRICTS (ACD)</b>	SCD3 Special Campus District 3
ACD1 Activity Center District 1	<b>PARKLAND DISTRICTS (PLD)</b>
ACD2 Activity Center District 2	PLD1 Parkland District 1
ACD3 Activity Center District 3	PLD2 Parkland District 2

2-2 Zoning & Development Code | Pomona, California

DRAFT July 24, 2023

# ZONING DISTRICTS VARIATIONS

+ 8 TOTAL zoning district names  
 + 32 TOTAL zoning district variations



**KEY**

RESIDENTIAL NEIGHBORHOOD DISTRICTS	ACTIVITY CENTER DISTRICTS
RND1	ACD1
RND1-H	ACD1-H
RND1-H-T	ACD1-T
RND1-T	ACD2
RND2	ACD2-H
RND2-T	ACD2-C
RND3	ACD3
RND4	
RND5	
RND5-H	
RND5-H-T	
NEIGHBORHOOD EDGE DISTRICTS	TRANSIT ORIENTED DEVELOPMENT DISTRICTS
NED1	TOD1
NED1-H	TOD1-C
NED1-T	TOD1-H
NED2	TOD1-T
NED2-H	TOD2
NED2-T	TOD2-C
NED3	TOD2-H
NED3-H	TOD2-T
NED3-T	TOD3
NED4	TOD3-C
NED4-H	TOD3-H
NED5	TOD3-T
NED5-H	TOD4
NED5-H-T	TOD4-C
NED5-T	TOD4-H
URBAN NEIGHBORHOOD DISTRICTS	WORKPLACE DISTRICTS
UND1	WD1
UND1-T	WD1-C
UND2	WD2
UND3	WD2-C
	WD3
	WD4
	WD5
PARKLAND DISTRICTS	CITY BOUNDARY
PLD1	
PLD1-H	
PLD1-H-T	
PLD1-T	
PLD2	
SPECIAL CAMPUS DISTRICTS	
SCD1	
SCD2-H-T	
SCD2-T	
SCD3	
SCD3-T	
SPECIFIC PLANS	
FRSP	
CO5P	
DT5P	
HR5P	
HC5P	
T15P	
CO5P-C	
CO5P-H	
CO5P-C-T	
CO5P-H-T	
CO5P-T	
DT5P-H	
DT5P-T	
DT5P-H-T	

Districts are shaded based on prevalence. The most prevalent districts have the darkest shades.

Scale 1"=1000'

Part 2 | Summary of Zoning Districts

PART 2.  
**SUMMARY OF ZONING DISTRICTS**

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Part 2 | Summary of Zoning Districts

**Sec. 200. Zoning Districts**

200.A. Zoning Districts Established

In order to carry out the purposes and intent of this Zoning & Development Code, the following 32 zoning districts are established. These zoning districts do not include Specific Plans, historic designations, or overlay districts.

RESIDENTIAL NEIGHBORHOOD DISTRICTS (RND)	TRANSIT ORIENTED DISTRICTS (TOD)
RND1 Residential Neighborhood District 1	TOD1 Transit Oriented District 1
RND2 Residential Neighborhood District 2	TOD2 Transit Oriented District 2
RND3 Residential Neighborhood District 3	TOD3 Transit Oriented District 3
RND4 Residential Neighborhood District 4	TOD4 Transit Oriented District 4
RND5 Residential Neighborhood District 5	TOD5 Transit Oriented District 5
	TOD6 Transit Oriented District 6
NEIGHBORHOOD EDGE DISTRICTS (NED)	WORKPLACE DISTRICTS (WD)
NED1 Neighborhood Edge District 1	WD1 Workplace District 1
NED2 Neighborhood Edge District 2	WD2 Workplace District 2
NED3 Neighborhood Edge District 3	WD3 Workplace District 3
NED4 Neighborhood Edge District 4	WD4 Workplace District 4
NED5 Neighborhood Edge District 5	WD5 Workplace District 5
URBAN NEIGHBORHOOD DISTRICTS (UND)	SPECIAL CAMPUS DISTRICTS (SCD)
UND1 Urban Neighborhood District 1	SCD1 Special Campus District 1
UND2 Urban Neighborhood District 2	SCD2 Special Campus District 2
UND3 Urban Neighborhood District 3	SCD3 Special Campus District 3
ACTIVITY CENTER DISTRICTS (ACD)	PARKLAND DISTRICTS (PLD)
ACD1 Activity Center District 1	PLD1 Parkland District 1
ACD2 Activity Center District 2	PLD2 Parkland District 2
ACD3 Activity Center District 3	

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# SECTION

[ Use Modules ]



# USE MODULES ALLOWED USES

## 520.C. Allowed Use Table

Use	Use Module					
	R1	RX1	CX1	CX2	CX3	CX4
<b>RESIDENTIAL</b>						
<b>Household Living:</b>						
Dwelling Unit	P	P	P	P	P	P
Manufactured Housing Park	P*	-	-	-	-	-
Live/Work Unit	-	P*	P*	P*	P*	P*
Family Day Care, Small	P*	P*	P*	P*	P*	P*
Family Day Care, Large	P*	P*	P*	P*	P*	P*
Low-Barrier Navigation Center	P	P	P	P	P	P
Community Care Center	P	P	P	P	P	P
<b>Transient Occupancy:</b>						
Short-Term Rental	P*	P*	P*	P*	P*	P*
Hotel/Motel	-	-	C	C	P	P
Boardinghouse/Roominghouse	-	-	P	P	P	P
<b>ASSEMBLY</b>						
<b>Civic:</b>						
Campus Format	P	P	P	P	P	P
Non-Campus Format	P	P	P	P	P	P
<b>Institutional:</b>						
Campus Format	C	C	C	C	C	C
Non-Campus Format, Small	P	P	P	P	P	P
Non-Campus Format, Large	C	C	C	C	C	C
Artist Cooperative (Co-Op)	-	-	-	-	-	-
<b>OPEN SPACE &amp; RECREATION</b>						
Nature Reserve	P	P	P	P	P	P
Open Space, Public	P	P	P	P	P	P
<b>Recreation, Public:</b>						
General	P	P	P	P	P	P
Golf Course	C	C	C	C	C	C
<b>Indoor Recreation, Commercial:</b>						
Small	-	-	P	P	P	P
Large	-	-	-	C	C	C
<b>Outdoor Recreation, Commercial:</b>						
General	C	C	C	C	C	C
Golf Course	C	C	C	C	C	C
Cemetery	C*	C*	-	-	-	-
Sports Arena and Stadium	-	-	-	-	C	C

KEY: P = Permitted; C = Conditional use permit; FD = Fairplex Overlay District; W = Wireless facility permit

Part 5 | Use

Use	Use Module					
	R1	RX1	CX1	CX2	CX3	CX4
<b>INFRASTRUCTURE</b>						
<b>General Public Utility Infrastructure</b>						
Flood Control Facility	P	P	P	P	P	P
Public Utility Substation/Facility	C	C	C	C	C	C
<b>Wireless Telecommunications Facility:</b>						
Stealth Facility	-	-	W*	W*	W*	W*
Monopole Facility	-	-	-	-	-	-
Freight Terminal	-	-	-	-	-	-
Heliport	-	-	-	-	-	C
Railway Facility	-	-	C	C	C	C
Transit Station	C	C	C	P	P	P
<b>GENERAL COMMERCIAL</b>						
Veterinary Care	-	-	P*	P*	P*	P*
<b>Child Day Care</b>						
Child Day Care	-	-	P*	P*	P*	P*
<b>Commissary Kitchen</b>						
Commissary Kitchen	-	-	-	-	-	C*
<b>Food and Beverage:</b>						
Alcohol, Off-Sale	-	-	C*	C*	C*	C*
Alcohol, On-Sale	-	-	C*	C*	C*	C*
<b>Alcoholic Beverage Manufacturing</b>						
Restaurant/Drinking Establishment	-	-	P*	P*	P*	P*
Tasting Room	-	-	-	-	-	-
<b>Entertainment Venue:</b>						
Indoor	-	-	-	-	C*	P*
Outdoor	-	-	-	-	C*	C*
<b>Banking and Financial Services:</b>						
Bank or Finance Institution	-	-	P*	P*	P*	P*
Deferred Deposit Originator (Payday Lender) Office	-	-	-	-	-	-
Plasma Center	-	-	-	-	-	-
Medical Clinic	-	-	P*	P*	P*	P*
General Office	-	-	P*	P*	P*	P*
<b>Personal Services:</b>						
General	-	-	P*	P*	P*	P*
Massage	-	-	P*	P*	P*	P*

KEY: P = Permitted; C = Conditional use permit; FD = Fairplex Overlay District; W = Wireless facility permit

Part 5 | Use

Use	Use Module					
	R1	RX1	CX1	CX2	CX3	CX4
<b>Fortuneteller</b>						
Fortuneteller	-	-	-	-	C*	C*
<b>Mortuary Services</b>						
Mortuary Services	-	-	-	-	C*	C*
<b>Retail:</b>						
<b>General</b>						
Swap Meet (Concession Mall)	-	-	P*	P*	P*	P*
Large Format Retail	-	-	-	-	-	P*
Outdoor sales	-	-	-	-	-	-
Hookah Lounge	-	-	-	-	-	-
Smoke and Vape Shop	-	-	-	-	C*	C*
Pawnshop	-	-	-	-	-	-
<b>Commercial Cannabis</b>						
Commercial Cannabis	-	-	CD*	-	-	CD*
<b>Adult-Oriented Business</b>						
Adult-Oriented Business	-	-	-	-	-	-
<b>Storage:</b>						
Indoor Self-Service Facility	-	-	-	-	-	-
Outdoor	-	-	-	-	-	-
<b>AUTO-ORIENTED COMMERCIAL</b>						
Ghost Kitchen	-	-	-	-	-	-
<b>Motor Vehicle Services:</b>						
<b>General Service</b>						
Automated Car Wash	-	-	-	-	-	-
Hand Car Wash	-	-	-	-	-	-
Fueling Station	-	-	-	-	-	-
EV Charging Station	P*	P*	P*	P*	P*	P*
<b>Motor Vehicle Sales &amp; Rental:</b>						
Vehicle Rental	-	-	-	-	-	-
Vehicle Sales	-	-	-	-	-	-
Drive-Through Facility	-	-	-	-	-	-
<b>PRODUCTION-ORIENTED INDUSTRIAL</b>						
<b>Production</b>						
Animal Products Processing	-	-	-	-	-	-
<b>Artisanal Manufacturing</b>						
<b>Food and Beverage</b>						
<b>Manufacturing:</b>						
Small	-	-	-	-	-	-
Large	-	-	-	-	-	-
Product Maintenance, Restoration, and Repair	-	-	P*	P*	P*	P*
<b>Media Production:</b>						
Backlot/Outdoor Facility	-	-	-	-	-	-
Indoor Support Facility	-	-	-	-	-	-
Soundstage	-	-	-	-	-	-

KEY: P = Permitted; C = Conditional use permit; FD = Fairplex Overlay District; W = Wireless facility permit

Part 5 | Use

Use	Use Module														Reference	
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1		OS2
<b>Indoor Plant Nursery</b>																
Indoor Plant Nursery	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>ACCESSORY</b>																
<b>Shed</b>																
Shed	P*	P*	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*
<b>Carport</b>																
Carport	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*
<b>Patio</b>																
Patio	P*	P*	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*
<b>Sunroom</b>																
Sunroom	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*
<b>Garage</b>																
Garage	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*
<b>Outdoor Dining Area</b>																
Outdoor Dining Area	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*
<b>Certified Farmers' Market</b>																
Certified Farmers' Market	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*
<b>Swimming Pool</b>																
Swimming Pool	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*
<b>Home Occupation</b>																
Home Occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-
<b>Home-Based Business</b>																
Home-Based Business	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-
<b>Accessory Commercial Unit (ACU)</b>																
Accessory Commercial Unit (ACU)	P*	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
<b>Accessory Dwelling Unit (ADU)</b>																
Accessory Dwelling Unit (ADU)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-
<b>Junior Accessory Dwelling Unit (JADU)</b>																
Junior Accessory Dwelling Unit (JADU)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; \* = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District



# USE MODULES ALLOWED USES

## 520.C. Allowed Use Table

Use	R1	FX1	CX1	CX2	CX3	CX4
<b>RESIDENTIAL</b>						
<b>Household Living:</b>						
Dwelling Unit	P	P	P	P	P	P
Manufactured Housing Park	P*	-	-	-	-	-
Live/Work Unit	-	P*	P*	P*	P*	P*
Family Day Care, Small	P*	P*	P*	P*	P*	P*
Family Day Care, Large	P*	P*	P*	P*	P*	P*
Low-Barrier Navigation Center	P	P	P	P	P	P
Community Care Center	P	P	P	P	P	P
<b>Transient Occupancy:</b>						
Short-Term Rental	P*	P*	P*	P*	P*	P*
Hotel/Motel	-	-	C	C	P	P
Boardinghouse/Roominghouse	-	-	P	P	P	P
<b>ASSEMBLY</b>						
<b>Civic:</b>						
Campus Format	P	P	P	P	P	P
Non-Campus Format	P	P	P	P	P	P
<b>Institutional:</b>						
Campus Format	C	C	C	C	C	C
Non-Campus Format, Small	P	P	P	P	P	P
Non-Campus Format, Large	C	C	C	C	C	C
Artist Cooperative (Co-Op)	-	-	-	-	-	-
<b>OPEN SPACE &amp; RECREATION</b>						
Nature Reserve	P	P	P	P	P	P
Open Space, Public	P	P	P	P	P	P
<b>Recreation, Public:</b>						
General	P	P	P	P	P	P
Golf Course	C	C	C	C	C	C
<b>Indoor Recreation, Commercial:</b>						
Small	-	-	P	P	P	P
Large	-	-	-	C	C	C
<b>Outdoor Recreation, Commercial:</b>						
General	C	C	C	C	C	C
Golf Course	C	C	C	C	C	C
Cemetery	C*	C*	-	-	-	-
Sports Arena and Stadium	-	-	-	-	C	C

KEY: P = Permitted; C = Conditional use permit; FD = Fairplex Overlay District; W = Wireless facility permit

Part 5 | Use

Use	R1	FX1	CX1	CX2	CX3	CX4
<b>INFRASTRUCTURE</b>						
<b>General Public Utility Infrastructure</b>						
Flood Control Facility	P	P	P	P	P	P
Public Utility Substation/Facility	C	C	C	C	C	C
<b>Wireless Telecommunications Facility:</b>						
Stealth Facility	-	-	W*	W*	W*	W*
Monopole Facility	-	-	-	-	-	-
Freight Terminal	-	-	-	-	-	-
Heliport	-	-	-	-	-	C
Railway Facility	-	-	C	C	C	C
Transit Station	C	C	C	P	P	P
<b>GENERAL COMMERCIAL</b>						
Veterinary Care	-	-	P*	P*	P*	P*
Child Day Care	-	-	P*	P*	P*	P*
Commissary Kitchen	-	-	-	-	-	C*
<b>Food and Beverage:</b>						
Alcohol, Off-Sale	-	-	C*	C*	C*	C*
Alcohol, On-Sale	-	-	-	C*	C*	C*
Alcoholic Beverage Manufacturing	-	-	-	-	-	-
Restaurant/Drinking Establishment	-	-	P*	P*	P*	P*
Tasting Room	-	-	-	-	-	-
<b>Entertainment Venue:</b>						
Indoor	-	-	-	-	C*	P*
Outdoor	-	-	-	-	C*	C*
<b>Banking and Financial Services:</b>						
Bank or Finance Institution	-	-	P*	P*	P*	P*
Deferred Deposit Originator (Payday Lender) Office	-	-	-	-	-	-
Plasma Center	-	-	-	-	-	-
Medical Clinic	-	-	P*	P*	P*	P*
General Office	-	-	P*	P*	P*	P*
<b>Personal Services:</b>						
General	-	-	P*	P*	P*	P*
Massage	-	-	P*	P*	P*	P*

KEY: P = Permitted; C = Conditional use permit; FD = Fairplex Overlay District; W = Wireless facility permit

Use	R1	FX1	CX1	CX2	CX3	CX4
Fortuneteller	-	-	-	-	C*	C*
Mortuary Services	-	-	-	-	C*	C*
<b>Retail:</b>						
General	-	-	P*	P*	P*	P*
Swap Meet (Concession Mall)	-	-	-	-	-	P*
Large Format Retail	-	-	-	-	-	P*
Outdoor sales	-	-	-	-	-	-
Hookah Lounge	-	-	-	-	-	-
Smoke and Vape Shop	-	-	-	-	C*	C*
Pawnshop	-	-	-	-	-	-
Commercial Cannabis	-	-	CD*	-	-	CD*
<b>Adult-Oriented Business</b>						
<b>Storage:</b>						
Indoor Self-Service Facility	-	-	-	-	-	-
Outdoor	-	-	-	-	-	-
<b>AUTO-ORIENTED COMMERCIAL</b>						
Ghost Kitchen	-	-	-	-	-	-
<b>Motor Vehicle Services:</b>						
General Service	-	-	-	-	-	-
Automated Car Wash	-	-	-	-	-	-
Hand Car Wash	-	-	-	-	-	-
Fueling Station	-	-	-	-	-	-
EV Charging Station	P*	P*	P*	P*	P*	P*
<b>Motor Vehicle Sales &amp; Rental:</b>						
Vehicle Rental	-	-	-	-	-	-
Vehicle Sales	-	-	-	-	-	-
Drive-Through Facility	-	-	-	-	-	-
<b>PRODUCTION-ORIENTED INDUSTRIAL</b>						
Production	-	-	-	-	-	-
Animal Products Processing	-	-	-	-	-	-
<b>Artisanal Manufacturing</b>						
<b>Food and Beverage</b>						
<b>Manufacturing:</b>						
Small	-	-	-	-	-	-
Large	-	-	-	-	-	-
Product Maintenance, Restoration, and Repair	-	-	P*	P*	P*	P*
<b>Media Production:</b>						
Backlot/Outdoor Facility	-	-	-	-	-	-
Indoor Support Facility	-	-	-	-	-	-
Soundstage	-	-	-	-	-	-

KEY: P = Permitted; C = Conditional use permit; FD = Fairplex Overlay District; W = Wireless facility permit

Part 5 | Use

Use	R1	FX1	CX1	CX2	CX3	CX4
Research & Development	-	-	-	-	-	-
Pallet Yard	-	-	-	-	-	-
<b>DISTRIBUTION-ORIENTED INDUSTRIAL</b>						
<b>Product Distribution:</b>						
Small	-	-	-	-	-	-
Large	-	-	-	-	-	-
Cold Storage	-	-	-	-	-	-
<b>FULFILLMENT-ORIENTED INDUSTRIAL</b>						
<b>Product Fulfillment</b>						
Product Transportation	-	-	-	-	-	-
<b>WASTE-ORIENTED INDUSTRIAL</b>						
<b>Automobile Dismantling Facility</b>						
<b>Waste:</b>						
Construction and Demolition Waste Facility	-	-	-	-	-	-
Electronic Waste Facility	-	-	-	-	-	-
Food Waste Facility	-	-	-	-	-	-
Green Waste Facility	-	-	-	-	-	-
Hazardous Waste Facility	-	-	-	-	-	-
Medical Waste Facility	-	-	-	-	-	-
Solid Waste Facility	-	-	-	-	-	-
Waste Transfer Facility	-	-	-	-	-	-
<b>Recycling:</b>						
Recycling Facility	-	-	-	-	-	-
Recycling Facility, Convenience	-	-	-	-	-	-
Recycling Manufacturer	-	-	-	-	-	-
Recycle, Recycling	-	-	-	-	-	-
<b>Salvage Yard</b>						
<b>Resource Extraction</b>						
<b>URBAN AGRICULTURAL</b>						
<b>Animal Keeping:</b>						
Bees	P*	P*	P*	P*	P*	P*
Equine	-	-	-	-	-	-
Livestock/Dairy	-	-	-	-	-	-
Kennel	-	-	P*	P*	P*	P*
Small Animal	P*	P*	P	P	P	P
Urban Farm	-	-	P*	P*	P*	P*
Urban Garden	P*	P*	P*	P*	P*	P*
<b>Plant Cultivation:</b>						
Outdoor Plant Nursery	P	P	P	P	P	P

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Part 5 | Use

Use	R1	FX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2	Reference
Indoor Plant Nursery	P	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	
<b>ACCESSORY</b>																
Shed	P*	P*	-	-	-	-	-	-	-	-	-	-	-	FD	P*	[Sec. 550.B.X]
Carport	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	
Patio	P*	P*	-	-	-	-	-	-	-	-	-	-	-	FD	P*	[Sec. 550.B.X]
Sunroom	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	
Garage	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	
Outdoor Dining Area	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	[Sec. 550.B.X]
Certified Farmers' Market	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	[Sec. 550.B.X]
Swimming Pool	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	-	P*	FD	[Sec. 550.B.X]
Home Occupation	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	-	P*	FD	[Sec. 550.B.X]
Home-Based Business	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	-	FD	-	[Sec. 550.B.X]
Accessory Commercial Unit (ACU)	P*	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	[Sec. 550.B.X]
Accessory Dwelling Unit (ADU)	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	FD	-	[Sec. 550.B.X]
Junior Accessory Dwelling Unit (JADU)	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	FD	-	[Sec. 550.B.X]

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# USE MODULES ALLOWED USES

## 520.C. Allowed Use Table

Use	Use Module					
	R1	RX1	CX1	CX2	CX3	CX4
<b>RESIDENTIAL</b>						
<b>Household Living:</b>						
Dwelling Unit	P	P	P	P	P	P
Manufactured Housing Park	P*	-	-	-	-	-
Live/Work Unit	-	P*	P*	P*	P*	P*
Family Day Care, Small	P*	P*	P*	P*	P*	P*
Family Day Care, Large	P*	P*	P*	P*	P*	P*
Low-Barrier Navigation Center	P	P	P	P	P	P
Community Care Center	P	P	P	P	P	P
<b>Transient Occupancy:</b>						
Short-Term Rental	P*	P*	P*	P*	P*	P*
Hotel/Motel	-	-	C	C	P	P
Boardinghouse/Roominghouse	-	-	P	P	P	P
<b>ASSEMBLY</b>						
<b>Civic:</b>						
Campus Format	P	P	P	P	P	P
Non-Campus Format	P	P	P	P	P	P
<b>Institutional:</b>						
Campus Format	C	C	C	C	C	C
Non-Campus Format, Small	P	P	P	P	P	P
Non-Campus Format, Large	C	C	C	C	C	C
Artist Cooperative (Co-Op)	-	-	-	-	-	-
<b>OPEN SPACE &amp; RECREATION</b>						
Nature Reserve	P	P	P	P	P	P
Open Space, Public	P	P	P	P	P	P
<b>Recreation, Public:</b>						
General	P	P	P	P	P	P
Golf Course	C	C	C	C	C	C
<b>Indoor Recreation, Commercial:</b>						
Small	-	-	P	P	P	P
Large	-	-	-	C	C	C
<b>Outdoor Recreation, Commercial:</b>						
General	C	C	C	C	C	C
Golf Course	C	C	C	C	C	C
Cemetery	C*	C*	-	-	-	-
Sports Arena and Stadium	-	-	-	-	C	C

KEY: P = Permitted; C = Conditional use permit; FD = Fairplex Overlay District; W = Wireless facility permit; \* = Use standard applies;

Part 5 | Use

Use	Use Module					
	R1	RX1	CX1	CX2	CX3	CX4
<b>INFRASTRUCTURE</b>						
<b>General Public Utility Infrastructure</b>						
Flood Control Facility	P	P	P	P	P	P
Public Utility Substation/Facility	C	C	C	C	C	C
<b>Wireless Telecommunications Facility:</b>						
Stealth Facility	-	-	W*	W*	W*	W*
Monopole Facility	-	-	-	-	-	-
Freight Terminal	-	-	-	-	-	-
Heliport	-	-	-	-	-	C
Railway Facility	-	-	C	C	C	C
Transit Station	C	C	C	P	P	P
<b>GENERAL COMMERCIAL</b>						
<b>Veterinary Care</b>						
Child Day Care	-	-	P*	P*	P*	P*
Commissary Kitchen	-	-	-	-	-	C*
<b>Food and Beverage:</b>						
Alcohol, Off-Sale	-	-	C*	C*	C*	C*
Alcohol, On-Sale	-	-	C*	C*	C*	C*
Alcoholic Beverage Manufacturing	-	-	-	-	-	-
Restaurant/Drinking Establishment	-	-	P*	P*	P*	P*
Tasting Room	-	-	-	-	-	-
<b>Entertainment Venue:</b>						
Indoor	-	-	-	-	C*	P*
Outdoor	-	-	-	-	C*	C*
<b>Banking and Financial Services:</b>						
Bank or Finance Institution	-	-	P*	P*	P*	P*
Deferred Deposit Originator (Payday Lender) Office	-	-	-	-	-	-
Plasma Center	-	-	-	-	-	-
Medical Clinic	-	-	P*	P*	P*	P*
General Office	-	-	P*	P*	P*	P*
<b>Personal Services:</b>						
General	-	-	P*	P*	P*	P*
Massage	-	-	P*	P*	P*	P*

KEY: P = Permitted; C = Conditional use permit; FD = Fairplex Overlay District; W = Wireless facility permit; \* = Use standard applies;

Part 5 | Use

Use	Use Module					
	R1	RX1	CX1	CX2	CX3	CX4
<b>Fortuneteller</b>						
<b>Mortuary Services</b>						
<b>Retail:</b>						
General	-	-	P*	P*	P*	P*
Swap Meet (Concession Mall)	-	-	-	-	-	P*
Large Format Retail	-	-	-	-	-	P*
Outdoor sales	-	-	-	-	-	-
Hookah Lounge	-	-	-	-	-	-
Smoke and Vape Shop	-	-	-	-	-	C*
Pawnshop	-	-	-	-	-	-
<b>Commercial Cannabis</b>						
Adult-Oriented Business	-	-	-	-	-	-
<b>Storage:</b>						
Indoor Self-Service Facility	-	-	-	-	-	-
Outdoor	-	-	-	-	-	-
<b>AUTO-ORIENTED COMMERCIAL</b>						
Ghost Kitchen	-	-	-	-	-	-
<b>Motor Vehicle Services:</b>						
General Service	-	-	-	-	-	-
Automated Car Wash	-	-	-	-	-	-
Hand Car Wash	-	-	-	-	-	-
Fueling Station	-	-	-	-	-	-
EV Charging Station	P*	P*	P*	P*	P*	P*
<b>Motor Vehicle Sales &amp; Rental:</b>						
Vehicle Rental	-	-	-	-	-	-
Vehicle Sales	-	-	-	-	-	-
Drive-Through Facility	-	-	-	-	-	-
<b>PRODUCTION-ORIENTED INDUSTRIAL</b>						
<b>Production</b>						
Animal Products Processing	-	-	-	-	-	-
<b>Artisanal Manufacturing</b>						
<b>Food and Beverage</b>						
<b>Manufacturing:</b>						
Small	-	-	-	-	-	-
Large	-	-	-	-	-	-
Product Maintenance, Restoration, and Repair	-	-	P*	P*	P*	P*
<b>Media Production:</b>						
Backlot/Outdoor Facility	-	-	-	-	-	-
Indoor Support Facility	-	-	-	-	-	-
Soundstage	-	-	-	-	-	-

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Part 5 | Use

Use	Use Module														Reference	
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1		OS2
<b>Indoor Plant Nursery</b>																
Indoor Plant Nursery	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>ACCESSORY</b>																
<b>Shed</b>																
Shed	P*	P*	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*
<b>Carport</b>																
Carport	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*
<b>Patio</b>																
Patio	P*	P*	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*
<b>Sunroom</b>																
Sunroom	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*
<b>Garage</b>																
Garage	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*
<b>Outdoor Dining Area</b>																
Outdoor Dining Area	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*
<b>Certified Farmers' Market</b>																
Certified Farmers' Market	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*
<b>Swimming Pool</b>																
Swimming Pool	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*
<b>Home Occupation</b>																
Home Occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-
<b>Home-Based Business</b>																
Home-Based Business	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-
<b>Accessory Commercial Unit (ACU)</b>																
Accessory Commercial Unit (ACU)	P*	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
<b>Accessory Dwelling Unit (ADU)</b>																
Accessory Dwelling Unit (ADU)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-
<b>Junior Accessory Dwelling Unit (JADU)</b>																
Junior Accessory Dwelling Unit (JADU)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; \* = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District



# USE MODULES

## ALLOWED USES

520.C. Allowed Use Table

Use	Use Module					
	R1	RX1	CX1	CX2	CX3	CX4
<b>RESIDENTIAL</b>						
Household Living:						
Dwelling Unit	P	P	P	P	P	P
Manufactured Housing Park	P*	-	-	-	-	-
Live/Work Unit	-	P*	P*	P*	P*	P*
Family Day Care, Small	P*	P*	P*	P*	P*	P*
Family Day Care, Large	P*	P*	P*	P*	P*	P*
Low-Barrier Navigation Center	P	P	P	P	P	P
Community Care Center	P	P	P	P	P	P
Transient Occupancy:						
Short-Term Rental	P*	P*	P*	P*	P*	P*
Hotel/Motel	-	-	C	C	P	P
Boardinghouse/Roominghouse	-	-	P	P	P	P
<b>ASSEMBLY</b>						
Civic:						
Campus Format	P	P	P	P	P	P
Non-Campus Format	P	P	P	P	P	P
Institutional:						
Campus Format	C	C	C	C	C	C
Non-Campus Format, Small	P	P	P	P	P	P
Non-Campus Format, Large	C	C	C	C	C	C
Artist Cooperative (Co-Op)	-	-	-	-	-	-
<b>OPEN SPACE &amp; RECREATION</b>						
Nature Reserve						
Open Space, Public	P	P	P	P	P	P
Recreation, Public:						
General	P	P	P	P	P	P
Golf Course	C	C	C	C	C	C
Indoor Recreation, Commercial:						
Small	-	-	P	P	P	P
Large	-	-	-	C	C	C
Outdoor Recreation, Commercial:						
General	C	C	C	C	C	C
Concession	C	C	C	C	C	C
Cemetery	C*	C*	-	-	-	-

Part 5 | Use

Use	Use Module					
	R1	RX1	CX1	CX2	CX3	CX4
<b>INFRASTRUCTURE</b>						
General Public Utility Infrastructure						
Flood Control Facility	P	P	P	P	P	P
Public Utility Substation/Facility	C	C	C	C	C	C
Wireless Telecommunications Facility:						
Stealth Facility	-	-	W*	W*	W*	W*
Monopole Facility	-	-	-	-	-	-
Freight Terminal	-	-	-	-	-	-
Heliport	-	-	-	-	-	C
Railway Facility	-	-	C	C	C	C
Transit Station	C	C	C	P	P	P
<b>GENERAL COMMERCIAL</b>						
Veterinary Care						
Child Day Care	-	-	P*	P*	P*	P*
Commissary Kitchen	-	-	-	-	-	C*
Food and Beverage:						
Alcohol, Off-Sale	-	-	C*	C*	C*	C*
Alcohol, On-Sale	-	-	C*	C*	C*	C*
Alcoholic Beverage Manufacturing	-	-	-	-	-	-
Restaurant/Drinking Establishment	-	-	P*	P*	P*	P*
Tasting Room	-	-	-	-	-	-
Entertainment Venue:						
Indoor	-	-	-	-	C*	P*
Outdoor	-	-	-	-	C*	C*
Banking and Financial Services:						
Bank or Finance Institution	-	-	P*	P*	P*	P*
Deferred Deposit Originator (Payday Lender) Office	-	-	-	-	-	-
Plasma Center	-	-	-	-	-	-
Medical Clinic	-	-	P*	P*	P*	P*

Part 5 | Use

Use	Use Module					
	R1	RX1	CX1	CX2	CX3	CX4
<b>RESEARCH &amp; DEVELOPMENT</b>						
Research & Development						
Pallet Yard						
<b>DISTRIBUTION-ORIENTED INDUSTRIAL</b>						
Product Distribution:						
Small	-	-	-	-	-	-
Large	-	-	-	-	-	-
Cold Storage	-	-	-	-	-	-
<b>FULFILLMENT-ORIENTED INDUSTRIAL</b>						
Product Fulfillment						
Product Transportation						
<b>WASTE-ORIENTED INDUSTRIAL</b>						
Automobile Dismantling Facility						
Waste:						
Construction and Demolition Waste Facility	-	-	-	-	-	-
Electronic Waste Facility	-	-	-	-	-	-
Food Waste Facility	-	-	-	-	-	-
Green Waste Facility	-	-	-	-	-	-
Hazardous Waste Facility	-	-	-	-	-	-
Medical Waste Facility	-	-	-	-	-	-
Solid Waste Facility	-	-	-	-	-	-
Waste Transfer Facility	-	-	-	-	-	-
Recycling:						
Recycling Facility	-	-	-	-	-	-
Recycling Facility, Convenience	-	-	-	-	-	-
Recycling Manufacturer	-	-	-	-	-	-
Recycle, Recycling	-	-	-	-	-	-
Salvage Yard	-	-	-	-	-	-
Resource Extraction						
<b>URBAN AGRICULTURAL</b>						
Animal Keeping:						
Bees	P*	P*	P*	P*	P*	P*
Equine	-	-	-	-	-	-
Livestock/Dairy	-	-	-	-	-	-
Kennel	-	-	P*	P*	P*	P*
Small Animal	P*	P*	P	P	P	P
Urban Farm	P*	P*	P*	P*	P*	P*

Part 5 | Use

Use	Use Module														Reference		
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1		OS2	
<b>ACCESSORY</b>																	
Indoor Plant Nursery																	
Shed	P*	P*	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]
Carport	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]
Patio	P*	P*	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]
Sunroom	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]
Garage	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]
Outdoor Dining Area	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	[Sec. 550.B.X]
Certified Farmers' Market	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	[Sec. 550.B.X]
Swimming Pool	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	[Sec. 550.B.X]
Home Occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-	[Sec. 550.B.X]
Home-Based Business	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-	[Sec. 550.B.X]
Accessory Commercial Unit (ACU)	P*	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 550.B.X]
Accessory Dwelling Unit (ADU)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-	[Sec. 550.B.X]
Junior Accessory Dwelling	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-	[Sec. 550.B.X]

**KEY: P = Permitted; C = Conditional use permit; ; - = Not permitted; \* = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District**

**KEY: P = Permitted; C = Conditional use permit; ; - = Not permitted; \* = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District**



# USE MODULES ALLOWED USES

520.C. Allowed Use Table

Use	Part 5   Use						
	R1	RX1	CX1	CX2	CX3	CX4	
<b>RESIDENTIAL</b>							
Household Living							
Dwelling Unit							
Manufactured							
Live/Work Unit							
Family Day Care							
Family Day Care							
Low-Barrier Neighborhood Center							
Community Care							
Transient Occupancy							
Short-Term Rental							
Hotel/Motel							
Boardinghouse							
Roominghouse							
<b>ASSEMBLY</b>							
Civic:							
Campus Format	P	P	P	P	P	P	P
Non-Campus Format	P	P	P	P	P	P	P
Institutional:							
Campus Format	C	C	C	C	C	C	C
Non-Campus Format, Small	P	P	P	P	P	P	P
Non-Campus Format, Large	C	C	C	C	C	C	C
Artist Cooperative (Co-Op)	-	-	-	-	-	-	-
<b>OPEN SPACE &amp; RECREATION</b>							
Nature Reserve	P	P	P	P	P	P	P
Open Space, Public	P	P	P	P	P	P	P
Recreation, Public:							
General	P	P	P	P	P	P	P
Golf Course	C	C	C	C	C	C	C
Indoor Recreation, Commercial:							
Small	-	-	P	P	P	P	P
Large	-	-	-	C	C	C	C
Outdoor Recreation, Commercial:							
General	C	C	C	C	C	C	C
Clubhouse	C	C	C	C	C	C	C
Cemetery	C*	C*	-	-	-	-	-

Use is REGULATED BY A CANNABIS OVERLAY DISTRICT.

Use	Part 5   Use						
	R1	RX1	CX1	CX2	CX3	CX4	
Research & Development	-	-	-	-	-	-	-
Pallet Yard	-	-	-	-	-	-	-
<b>DISTRIBUTION-ORIENTED INDUSTRIAL</b>							
Product Distribution:							
Small	-	-	-	-	-	-	-
Large	-	-	-	-	-	-	-
Cold Storage	-	-	-	-	-	-	-
<b>FULFILLMENT-ORIENTED INDUSTRIAL</b>							
Product Fulfillment	-	-	-	-	-	-	-
Product Transportation	-	-	-	-	-	-	-
<b>WASTE-ORIENTED INDUSTRIAL</b>							
Automobile Dismantling Facility	-	-	-	-	-	-	-
Waste:							
Construction and Demolition Waste Facility	-	-	-	-	-	-	-
Electronic Waste Facility	-	-	-	-	-	-	-
Food Waste Facility	-	-	-	-	-	-	-
Green Waste Facility	-	-	-	-	-	-	-
Hazardous Waste Facility	-	-	-	-	-	-	-
Medical Waste Facility	-	-	-	-	-	-	-
Solid Waste Facility	-	-	-	-	-	-	-
Waste Transfer Facility	-	-	-	-	-	-	-
Recycling:							
Recycling Facility	-	-	-	-	-	-	-
Recycling Facility, Convenience	-	-	-	-	-	-	-
Recycling Manufacturer	-	-	-	-	-	-	-
Recycle, Recycling	-	-	-	-	-	-	-
Salvage Yard	-	-	-	-	-	-	-
Resource Extraction	-	-	-	-	-	-	-
<b>URBAN AGRICULTURAL</b>							
Animal Keeping:							
Bees	P*	P*	P*	P*	P*	P*	P*
Equine	-	-	-	-	-	-	-
Livestock/Dairy	-	-	-	-	-	-	-
Kennel	-	-	P*	P*	P*	P*	P*
Small Animal	P*	P*	P	P	P	P	P
Urban Farm	P*	P*	P*	P*	P*	P*	P*

Use	Part 5   Use														Reference	
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1		OS2
Indoor Plant Nursery	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>ACCESSORY</b>																
Shed	P*	P*	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*
Carport	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*
Patio	P*	P*	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*
Sunroom	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*
Garage	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*
Outdoor Dining Area	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*
Certified Farmers' Market	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*
Swimming Pool	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*
Home Occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-
Home-Based Business	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-
Accessory Commercial Unit (ACU)	P*	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Accessory Dwelling Unit (ADU)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-
Junior Accessory Dwelling	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-

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# USE MODULES

## USE DEFINITIONS

### 520.C. Allowed Use Table

Use	R1	X1	CX1	CX2	CX3	CX4
<b>RESIDENTIAL</b>						
Household Living:						
Dwelling Unit	P	P	P	P	P	P
Manufactured Housing Park	P*	-	-	-	-	-
Live/Work Unit	-	P*	P*	P*	P*	P*
Family Day Care, Small	P*	P*	P*	P*	P*	P*
Family Day Care, Large	P*	P*	P*	P*	P*	P*
Low-Barrier Navigation Center	P	P	P	P	P	P
Community Care Center	P	P	P	P	P	P
Transient Occupancy:						
Short-Term Rental	P*	P*	P*	P*	P*	P*
Hotel/Motel	-	-	C	C	P	P
Boardinghouse/Roominghouse	-	-	P	P	P	P
<b>ASSEMBLY</b>						
Civic:						
Campus Format	P	P	P	P	P	P
Non-Campus Format	P	P	P	P	P	P
Institutional:						
Campus Format	C	C	C	C	C	C
Non-Campus Format, Small	P	P	P	P	P	P
Non-Campus Format, Large	C	C	C	C	C	C
Artist Cooperative (Co-Op)	-	-	-	-	-	-
<b>OPEN SPACE &amp; RECREATION</b>						
Nature Reserve	P	P	P	P	P	P
Open Space, Public	P	P	P	P	P	P
Recreation, Public:						
General	P	P	P	P	P	P
Golf Course	C	C	C	C	C	C
Indoor Recreation, Commercial:						
Small	-	-	P	P	P	P
Large	-	-	-	C	C	C
Outdoor Recreation, Commercial:						
General	C	C	C	C	C	C
Golf Course	C	C	C	C	C	C
Cemetery	C*	C*	-	-	-	-
Sports Arena and Stadium	-	-	-	-	C	C

KEY: P = Permitted; C = Conditional use permit; FD = Fairplex Overlay District; W = Wireless facility permit

Part 5 | Use

Use	R1	X1	CX1	CX2	CX3	CX4
<b>INFRASTRUCTURE</b>						
General Public Utility Infrastructure	P	P	P	P	P	P
Flood Control Facility	P	P	P	P	P	P
Public Utility Substation/Facility	C	C	C	C	C	C
Wireless Telecommunications Facility:						
Stealth Facility	-	-	W*	W*	W*	W*
Monopole Facility	-	-	-	-	-	-
Freight Terminal	-	-	-	-	-	-
Heliport	-	-	-	-	-	C
Railway Facility	-	-	C	C	C	C
Transit Station	C	C	C	P	P	P
<b>GENERAL COMMERCIAL</b>						
Veterinary Care	-	-	P*	P*	P*	P*
Child Day Care	-	-	P*	P*	P*	P*
Commissary Kitchen	-	-	-	-	-	C*
Food and Beverage:						
Alcohol, Off-Sale	-	-	C*	C*	C*	C*
Alcohol, On-Sale	-	-	C*	C*	C*	C*
Alcoholic Beverage Manufacturing	-	-	-	-	-	-
Restaurant/Drinking Establishment	-	-	P*	P*	P*	P*
Tasting Room	-	-	-	-	-	-
Entertainment Venue:						
Indoor	-	-	-	-	C*	P*
Outdoor	-	-	-	-	C*	C*
Banking and Financial Services:						
Bank or Finance Institution	-	-	P*	P*	P*	P*
Deferred Deposit Originator (Payday Lender) Office	-	-	-	-	-	-
Plasma Center	-	-	-	-	-	-
Medical Clinic	-	-	P*	P*	P*	P*
General Office	-	-	P*	P*	P*	P*
Personal Services:						
General	-	-	P*	P*	P*	P*
Massage	-	-	P*	P*	P*	P*

KEY: P = Permitted; C = Conditional use permit; FD = Fairplex Overlay District; W = Wireless facility permit

Use	R1	X1	CX1	CX2	CX3	CX4
Fortuneteller	-	-	-	-	C*	C*
Mortuary Services	-	-	-	-	C*	C*
Retail:						
General	-	-	P*	P*	P*	P*
Swap Meet (Concession Mall)	-	-	-	-	-	P*
Large Format Retail	-	-	-	-	-	P*
Outdoor sales	-	-	-	-	-	-
Hookah Lounge	-	-	-	-	-	-
Smoke and Vape Shop	-	-	-	-	C*	C*
Pawnshop	-	-	-	-	-	-
Commercial Cannabis	-	-	CD*	-	-	CD*
Adult-Oriented Business	-	-	-	-	-	-
Storage:						
Indoor Self-Service Facility	-	-	-	-	-	-
Outdoor	-	-	-	-	-	-
<b>AUTO-ORIENTED COMMERCIAL</b>						
Ghost Kitchen	-	-	-	-	-	-
Motor Vehicle Services:						
General Service	-	-	-	-	-	-
Automated Car Wash	-	-	-	-	-	-
Hand Car Wash	-	-	-	-	-	-
Fueling Station	-	-	-	-	-	-
EV Charging Station	P*	P*	P*	P*	P*	P*
Motor Vehicle Sales & Rental:						
Vehicle Rental	-	-	-	-	-	-
Vehicle Sales	-	-	-	-	-	-
Drive-Through Facility	-	-	-	-	-	-
<b>PRODUCTION-ORIENTED INDUSTRIAL</b>						
Production	-	-	-	-	-	-
Animal Products Processing	-	-	-	-	-	-
Artisanal Manufacturing	-	-	-	-	-	-
Food and Beverage Manufacturing:						
Small	-	-	-	-	-	-
Large	-	-	-	-	-	-
Product Maintenance, Restoration, and Repair	-	-	P*	P*	P*	P*
Media Production:						
Backlot/Outdoor Facility	-	-	-	-	-	-
Indoor Support Facility	-	-	-	-	-	-
Soundstage	-	-	-	-	-	-

KEY: P = Permitted; C = Conditional use permit; FD = Fairplex Overlay District; W = Wireless facility permit

Part 5 | Use

Use	R1	X1	CX1	CX2	CX3	CX4
Research & Development	-	-	-	-	-	-
Pallet Yard	-	-	-	-	-	-
<b>DISTRIBUTION-ORIENTED INDUSTRIAL</b>						
Product Distribution:						
Small	-	-	-	-	-	-
Large	-	-	-	-	-	-
Cold Storage	-	-	-	-	-	-
<b>FULFILLMENT-ORIENTED INDUSTRIAL</b>						
Product Fulfillment	-	-	-	-	-	-
Product Transportation	-	-	-	-	-	-
<b>WASTE-ORIENTED INDUSTRIAL</b>						
Automobile Dismantling Facility	-	-	-	-	-	-
Waste:						
Construction and Demolition Waste Facility	-	-	-	-	-	-
Electronic Waste Facility	-	-	-	-	-	-
Food Waste Facility	-	-	-	-	-	-
Green Waste Facility	-	-	-	-	-	-
Hazardous Waste Facility	-	-	-	-	-	-
Medical Waste Facility	-	-	-	-	-	-
Solid Waste Facility	-	-	-	-	-	-
Waste Transfer Facility	-	-	-	-	-	-
Recycling:						
Recycling Facility	-	-	-	-	-	-
Recycling Facility, Convenience	-	-	-	-	-	-
Recycling Manufacturer	-	-	-	-	-	-
Recycle, Recycling	-	-	-	-	-	-
Salvage Yard	-	-	-	-	-	-
Resource Extraction	-	-	-	-	-	-
<b>URBAN AGRICULTURAL</b>						
Animal Keeping:						
Bees	P*	P*	P*	P*	P*	P*
Equine	-	-	-	-	-	-
Livestock/Dairy	-	-	-	-	-	-
Kennel	-	-	P*	P*	P*	P*
Small Animal	P*	P*	P	P	P	P
Urban Farm	-	-	P*	P*	P*	P*
Urban Garden	P*	P*	P*	P*	P*	P*
Plant Cultivation:						
Outdoor Plant Nursery	P	P	P	P	P	P

KEY: P = Permitted; C = Conditional use permit; FD = Fairplex Overlay District; W = Wireless facility permit

Use Module	R1	X1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2	Reference
Indoor Plant Nursery	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>ACCESSORY</b>																
Shed	P*	P*	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]
Carport	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	
Patio	P*	P*	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]
Sunroom	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	
Garage	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	
Outdoor Dining Area	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	[Sec. 550.B.X]
Certified Farmers' Market	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	[Sec. 550.B.X]
Swimming Pool	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	P*	FD	P*	[Sec. 550.B.X]
Home Occupation	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	P*	FD	-	[Sec. 550.B.X]
Home-Based Business	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	FD	-	-	[Sec. 550.B.X]
Accessory Commercial Unit (ACU)	P*	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 550.B.X]
Accessory Dwelling Unit (ADU)	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	FD	-	-	[Sec. 550.B.X]
Junior Accessory Dwelling Unit (JADU)	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	FD	-	-	[Sec. 550.B.X]

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; \* = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District



# USE MODULES

## USE DEFINITIONS

Use	Use Module															Reference
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2	
Indoor Plant Nursery	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P	
<b>ACCESSORY</b>																
Shed	P*	P*	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]
Carport	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	
Patio	P*	P*	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]
Sunroom	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	
Garage	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	
<b>Outdoor Dining Area</b>	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	[Sec. 550.B.X]
Certified Farmers' Market	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	P*	[Sec. 550.B.X]
Swimming Pool	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	P*	FD	P*	[Sec. 550.B.X]
Home Occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	-	[Sec. 550.B.X]
Home-Based Business	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	FD	-	-	[Sec. 550.B.X]
Accessory Commercial Unit (ACU)	P*	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 550.B.X]
Accessory Dwelling Unit (ADU)	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	FD	-	-	[Sec. 550.B.X]
Junior Accessory Dwelling Unit (JADU)	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	FD	-	-	[Sec. 550.B.X]

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; \* = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District

Part 5 | Use

Use	Use Module															Reference
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2	
Indoor Plant Nursery	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P	
<b>ACCESSORY</b>																
Shed	P*	P*	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]
Carport	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	
Patio	P*	P*	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]
Sunroom	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	
Garage	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	
Outdoor Dining Area	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	[Sec. 550.B.X]
Certified Farmers' Market	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	P*	[Sec. 550.B.X]
Swimming Pool	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	P*	FD	P*	[Sec. 550.B.X]
Home Occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	-	[Sec. 550.B.X]
Home-Based Business	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	FD	-	-	[Sec. 550.B.X]
Accessory Commercial Unit (ACU)	P*	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 550.B.X]
Accessory Dwelling Unit (ADU)	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	FD	-	-	[Sec. 550.B.X]
Junior Accessory Dwelling Unit (JADU)	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	FD	-	-	[Sec. 550.B.X]

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; \* = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District

# USE MODULES

## USE DEFINITIONS

Part 5 | Use

### Sec. 530. Use Definitions

#### 530.A. Use Interpretation

##### 1. General

Uses are organized by use category (Household Living, Community Care Center) and then by specific use within that category (Dwelling Unit, Live/Work Unit). Use categories are used to organize specific uses with similar attributes, which may be assigned use standards in Sec. 540. (Use Standards). Specific uses within each use category have permissions that determine if that use is allowed in a particular zoning district.

##### 2. Determination of Similarity

- a. When a proposed use is not listed, the Development Services Director has the responsibility for determining whether the proposed use is similar to an already listed use. Where a use contains a list of included uses, the uses on the list are to be considered example uses, and not all-inclusive. The Development Services Director will first determine what use category the use is most similar to and then determine what specific use within that use category the use is most similar to.
- b. Where a proposed use is found by the Development Services Director to be similar to an already listed use, the use is only permitted following a zoning text amendment as defined in Sec. (Text Amendment).
- c. When determining whether a proposed use is similar to an already listed use, the Development Services Director must consider the following criteria:
  - 1. The actual or projected characteristics of the proposed use.
  - 2. The relative amount of lot area or floor area and equipment devoted to the proposed use.
  - 3. Relative amounts of sales.
  - 4. The customer type.
  - 5. The relative number of employees.
  - 6. Hours of operation.
  - 7. Building and site arrangement.
  - 8. Types of vehicles used and their parking demands.
  - 9. The number of vehicle trips generated.
  - 10. How the proposed use is advertised.
  - 11. The likely impact on surrounding properties.
  - 12. The amount of outdoor storage that might be anticipated.
  - 13. The amount truck traffic that might be generated.

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Part 5 | Use

##### 2. Carport

An accessory structure or portion of a main structure, open on at least 2 sides, designed for the shelter or storage of motor vehicles. A carport is considered a parking area for the purposes of measuring automobile parking (Sec. 610.C).

##### 3. Patio

A structure with open or glazed walls that is only used for recreational, outdoor living purposes.

##### 4. Sunroom

A one-story structure attached to a dwelling unit with a glazing area in excess of 40 percent of the gross area of the structure's exterior walls and roof.

##### 5. Garage

An accessory structure or portion of a main structure, enclosed on 3 or more sides, designed for the shelter or storage of motor vehicles. A carport is considered a parking area for the purposes of measuring automobile parking (Sec. 610.C).

##### 6. Outdoor Dining Area

A seating area specifically designed for the consumption of food or drink, typically associated with a restaurant, and which is either:

- a. Located entirely outside the walls of the associated building;
- b. Enclosed on two or fewer sides by walls, with or without a solid roof cover; or
- c. Enclosed on three sides by walls without a solid roof cover.

##### 7. Certified Farmers' Market

A retail use involved in the sale of products directly to consumers by producers directly to consumers to distribute the products of the County of Los Angeles County Agriculture.

##### 8. Swimming Pool

Any structure, chamber, or enclosure for bathing.

##### 9. Home Occupation

The secondary use of a dwelling unit by a resident of the dwelling.

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## 6. Outdoor Dining Area

A seating area specifically designed for the consumption of food or drink, typically associated with a restaurant, and which is either:

- a. Located entirely outside the walls of the associated building;
- b. Enclosed on two or fewer sides by walls, with or without a solid roof cover; or
- c. Enclosed on three sides by walls without a solid roof cover.



# USE MODULES

## USE STANDARDS

### 520.C. Allowed Use Table

Use	R1	FX1	CX1	CX2	CX3	CX4
<b>RESIDENTIAL</b>						
Household Living:						
Dwelling Unit	P	P	P	P	P	P
Manufactured Housing Park	P*	-	-	-	-	-
Live/Work Unit	-	P*	P*	P*	P*	P*
Family Day Care, Small	P*	P*	P*	P*	P*	P*
Family Day Care, Large	P*	P*	P*	P*	P*	P*
Low-Barrier Navigation Center	P	P	P	P	P	P
Community Care Center	P	P	P	P	P	P
Transient Occupancy:						
Short-Term Rental	P*	P*	P*	P*	P*	P*
Hotel/Motel	-	-	C	C	P	P
Boardinghouse/Roominghouse	-	-	P	P	P	P
<b>ASSEMBLY</b>						
Civic:						
Campus Format	P	P	P	P	P	P
Non-Campus Format	P	P	P	P	P	P
<b>Institutional:</b>						
Campus Format	C	C	C	C	C	C
Non-Campus Format, Small	P	P	P	P	P	P
Non-Campus Format, Large	C	C	C	C	C	C
Artist Cooperative (Co-Op)	-	-	-	-	-	-
<b>OPEN SPACE &amp; RECREATION</b>						
Nature Reserve	P	P	P	P	P	P
Open Space, Public	P	P	P	P	P	P
<b>Recreation, Public:</b>						
General	P	P	P	P	P	P
Golf Course	C	C	C	C	C	C
<b>Indoor Recreation, Commercial:</b>						
Small	-	-	P	P	P	P
Large	-	-	-	C	C	C
<b>Outdoor Recreation, Commercial:</b>						
General	C	C	C	C	C	C
Golf Course	C	C	C	C	C	C
Cemetery	C*	C*	-	-	-	-
Sports Arena and Stadium	-	-	-	-	C	C

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; \* = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit

Part 5 | Use

Use	R1	FX1	CX1	CX2	CX3	CX4
<b>INFRASTRUCTURE</b>						
General Public Utility Infrastructure	P	P	P	P	P	P
Flood Control Facility	P	P	P	P	P	P
Public Utility Substation/Facility	C	C	C	C	C	C
<b>Wireless</b>						
Telecommunications Facility:						
Stealth Facility	-	-	W*	W*	W*	W*
Monopole Facility	-	-	-	-	-	-
Freight Terminal	-	-	-	-	-	-
Heliport	-	-	-	-	-	C
Railway Facility	-	-	C	C	C	C
Transit Station	C	C	C	P	P	P
<b>GENERAL COMMERCIAL</b>						
Veterinary Care	-	-	P*	P*	P*	P*
Child Day Care	-	-	P*	P*	P*	P*
Commissary Kitchen	-	-	-	-	-	C*
<b>Food and Beverage:</b>						
Alcohol, Off-Sale	-	-	C*	C*	C*	C*
Alcohol, On-Sale	-	-	C*	C*	C*	C*
Alcoholic Beverage Manufacturing	-	-	-	-	-	-
Restaurant/Drinking Establishment	-	-	P*	P*	P*	P*
Tasting Room	-	-	-	-	-	-
<b>Entertainment Venue:</b>						
Indoor	-	-	-	-	C*	P*
Outdoor	-	-	-	-	C*	C*
<b>Banking and Financial Services:</b>						
Bank or Finance Institution	-	-	P*	P*	P*	P*
Deferred Deposit Originator (Payday Lender) Office	-	-	-	-	-	-
Plasma Center	-	-	-	-	-	-
Medical Clinic	-	-	P*	P*	P*	P*
General Office	-	-	P*	P*	P*	P*
<b>Personal Services:</b>						
General	-	-	P*	P*	P*	P*
Massage	-	-	P*	P*	P*	P*

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; \* = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit

Use	R1	FX1	CX1	CX2	CX3	CX4
Fortuneteller	-	-	-	-	C*	C*
Mortuary Services	-	-	-	-	C*	C*
<b>Retail:</b>						
General	-	-	P*	P*	P*	P*
Swap Meet (Concession Mall)	-	-	-	-	-	P*
Large Format Retail	-	-	-	-	-	P*
Outdoor sales	-	-	-	-	-	-
Hookah Lounge	-	-	-	-	-	-
Smoke and Vape Shop	-	-	-	-	C*	C*
Pawnshop	-	-	-	-	-	-
Commercial Cannabis	-	-	CD*	-	-	CD*
<b>Adult-Oriented Business</b>	-	-	-	-	-	-
<b>Storage:</b>						
Indoor Self-Service Facility	-	-	-	-	-	-
Outdoor	-	-	-	-	-	-
<b>AUTO-ORIENTED COMMERCIAL</b>						
Ghost Kitchen	-	-	-	-	-	-
<b>Motor Vehicle Services:</b>						
General Service	-	-	-	-	-	-
Automated Car Wash	-	-	-	-	-	-
Hand Car Wash	-	-	-	-	-	-
Fueling Station	-	-	-	-	-	-
EV Charging Station	P*	P*	P*	P*	P*	P*
<b>Motor Vehicle Sales &amp; Rental:</b>						
Vehicle Rental	-	-	-	-	-	-
Vehicle Sales	-	-	-	-	-	-
Drive-Through Facility	-	-	-	-	-	-
<b>PRODUCTION-ORIENTED INDUSTRIAL</b>						
Production	-	-	-	-	-	-
Animal Products Processing	-	-	-	-	-	-
Artisanal Manufacturing	-	-	-	-	-	-
<b>Food and Beverage Manufacturing:</b>						
Small	-	-	-	-	-	-
Large	-	-	-	-	-	-
Product Maintenance, Restoration, and Repair	-	-	P*	P*	P*	P*
<b>Media Production:</b>						
Backlot/Outdoor Facility	-	-	-	-	-	-
Indoor Support Facility	-	-	-	-	-	-
Soundstage	-	-	-	-	-	-

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; \* = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit

Part 5 | Use

Use	R1	FX1	CX1	CX2	CX3	CX4
Research & Development	-	-	-	-	-	-
Pallet Yard	-	-	-	-	-	-
<b>DISTRIBUTION-ORIENTED INDUSTRIAL</b>						
Product Distribution:						
Small	-	-	-	-	-	-
Large	-	-	-	-	-	-
Cold Storage	-	-	-	-	-	-
<b>FULFILLMENT-ORIENTED INDUSTRIAL</b>						
Product Fulfillment	-	-	-	-	-	-
Product Transportation	-	-	-	-	-	-
<b>WASTE-ORIENTED INDUSTRIAL</b>						
Automobile Dismantling Facility	-	-	-	-	-	-
<b>Waste:</b>						
Construction and Demolition Waste Facility	-	-	-	-	-	-
Electronic Waste Facility	-	-	-	-	-	-
Food Waste Facility	-	-	-	-	-	-
Green Waste Facility	-	-	-	-	-	-
Hazardous Waste Facility	-	-	-	-	-	-
Medical Waste Facility	-	-	-	-	-	-
Solid Waste Facility	-	-	-	-	-	-
Waste Transfer Facility	-	-	-	-	-	-
<b>Recycling:</b>						
Recycling Facility	-	-	-	-	-	-
Recycling Facility, Convenience	-	-	-	-	-	-
Recycling Manufacturer	-	-	-	-	-	-
Recycle, Recycling	-	-	-	-	-	-
<b>Salvage Yard</b>						
Resource Extraction	-	-	-	-	-	-
<b>URBAN AGRICULTURAL</b>						
<b>Animal Keeping:</b>						
Bees	P*	P*	P*	P*	P*	P*
Equine	-	-	-	-	-	-
Livestock/Dairy	-	-	-	-	-	-
Kennel	-	-	P*	P*	P*	P*
Small Animal	P*	P*	P	P	P	P
Urban Farm	-	-	P*	P*	P*	P*
Urban Garden	P*	P*	P*	P*	P*	P*
<b>Plant Cultivation:</b>						
Outdoor Plant Nursery	P	P	P	P	P	P

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; \* = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit

Use	R1	FX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	I4	P1	P2	OS1	OS2	Reference
Indoor Plant Nursery	P	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P	
<b>ACCESSORY</b>																	
Shed	P*	P*	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]
Carport	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]
Patio	P*	P*	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]
Sunroom	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]
Garage	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]
Outdoor Dining Area	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	[Sec. 550.B.X]
Certified Farmers' Market	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	[Sec. 550.B.X]
Swimming Pool	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	[Sec. 550.B.X]
Home Occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-	[Sec. 550.B.X]
Home-Based Business	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-	[Sec. 550.B.X]
Accessory Commercial Unit (ACU)	P*	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 550.B.X]
Accessory Dwelling Unit (ADU)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-	[Sec. 550.B.X]
Junior Accessory Dwelling Unit (JADU)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-	[Sec. 550.B.X]

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; \* = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District



# USE MODULES

## USE STANDARDS

Use	Use Module															Reference	
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2		
Indoor Plant Nursery	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P		
<b>ACCESSORY</b>																	
Shed	P*	P*	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]	
Carport	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*		
Patio	P*	P*	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]	
Sunroom	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*		
Garage	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*		
<b>Outdoor Dining Area</b>	<b>P*</b>	<b>P*</b>	<b>P*</b>	<b>P*</b>	<b>P*</b>	<b>P*</b>	<b>P*</b>	<b>P*</b>	<b>P*</b>	<b>P*</b>	<b>P*</b>	<b>P*</b>	<b>FD</b>	<b>P*</b>	<b>P*</b>	<b>[Sec. 550.B.X]</b>	
Certified Farmers' Market	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	P*	P*	[Sec. 550.B.X]
Swimming Pool	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	P*	FD	P*	P*	[Sec. 550.B.X]
Home Occupation	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	P*	FD	-	-	[Sec. 550.B.X]
Home-Based Business	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	-	[Sec. 550.B.X]
Accessory Commercial Unit (ACU)	P*	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	-	[Sec. 550.B.X]
Accessory Dwelling Unit (ADU)	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	-	[Sec. 550.B.X]
Junior Accessory Dwelling Unit (JADU)	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	-	[Sec. 550.B.X]

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; \* = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District

Part 5 | Use

Use	Use Module															Reference	
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2		
Indoor Plant Nursery	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P		
<b>ACCESSORY</b>																	
Shed	P*	P*	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]	
Carport	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*		
Patio	P*	P*	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]	
Sunroom	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*		
Garage	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*		
Outdoor Dining Area	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	[Sec. 550.B.X]
Certified Farmers' Market	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	P*	P*	[Sec. 550.B.X]
Swimming Pool	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	P*	FD	P*	P*	[Sec. 550.B.X]
Home Occupation	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	P*	FD	-	-	[Sec. 550.B.X]
Home-Based Business	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	-	[Sec. 550.B.X]
Accessory Commercial Unit (ACU)	P*	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	-	[Sec. 550.B.X]
Accessory Dwelling Unit (ADU)	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	-	[Sec. 550.B.X]
Junior Accessory Dwelling Unit (JADU)	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	-	[Sec. 550.B.X]

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; \* = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District



# USE MODULES

## USE STANDARDS

Use	Use Module															Reference	
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2		
Indoor Plant Nursery	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P		
<b>ACCESSORY</b>																	
Shed	P*	P*	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]	
Carport	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*		
Patio	P*	P*	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]	
Sunroom	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*		
Garage	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*		
Outdoor Dining Area	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	[Sec. 550.B.X]	
Certified Farmers' Market	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	P*	P*	[Sec. 550.B.X]
Swimming Pool	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	P*	FD	P*	P*	[Sec. 550.B.X]
Home Occupation	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	P*	FD	-	-	[Sec. 550.B.X]
Home-Based Business	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	-	[Sec. 550.B.X]
Accessory Commercial Unit (ACU)	P*	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	-	[Sec. 550.B.X]
Accessory Dwelling Unit (ADU)	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	-	[Sec. 550.B.X]
Junior Accessory Dwelling Unit (JADU)	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	-	[Sec. 550.B.X]

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; \* = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District

Part 5 | Use

Use	Use Module															Reference	
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2		
Indoor Plant Nursery	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P		
<b>ACCESSORY</b>																	
Shed	P*	P*	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]	
Carport	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*		
Patio	P*	P*	-	-	-	-	-	-	-	-	-	-	FD	P*	P*	[Sec. 550.B.X]	
Sunroom	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*		
Garage	P	P	-	-	-	-	-	-	-	-	-	-	FD	P*	P*		
Outdoor Dining Area	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	[Sec. 550.B.X]	
Certified Farmers' Market	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	P*	P*	[Sec. 550.B.X]
Swimming Pool	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	P*	FD	P*	P*	[Sec. 550.B.X]
Home Occupation	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	P*	FD	-	-	[Sec. 550.B.X]
Home-Based Business	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	-	[Sec. 550.B.X]
Accessory Commercial Unit (ACU)	P*	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	-	[Sec. 550.B.X]
Accessory Dwelling Unit (ADU)	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	-	[Sec. 550.B.X]
Junior Accessory Dwelling Unit (JADU)	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	-	[Sec. 550.B.X]

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; \* = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District

# USE MODULES

## USE STANDARDS

Part 5 | Use

### Sec. 540. Use Standards

Use standards apply to a use category or individual use. Where "General" is listed, the standards apply to all uses within that use category. Where an individual use is listed, the standards apply only to that individual use.

#### 540.A. Residential Uses

##### 1. Household Living

###### a. General

The following standards apply to household living uses in CX5:

1. Household living uses are not permitted on the ground floor of any building, except for lobby and circulation space or shared amenities (such as a gym, lounge area, meeting space or mail room).
2. Household living uses cannot exceed 80% of the gross floor area developed on any site, excluding related lobby, circulation, or shared amenity space.
3. The sum of household living uses and any related lobby, circulation, or shared amenity space cannot exceed 90% of the gross floor area developed on any site.

###### b. Manufactured Housing Park

The following standards apply to manufactured housing parks:

###### 1. Size

The site must be at least 5 acres.

###### 2. Buffering

A Buffer Type II is required along each side and rear lot line of a manufactured housing park, except where abutting a manufactured home park, flood control facility, railroad, or public right-of-way. See *Transition Buffer Types* (Sec. 620.B.c.).

###### c. Live/Work Unit

###### 1. General

- i. At least 1 person engaged in the live-work must reside in the dwelling unit in which the live-work business is located as their primary place of residence.
- ii. A live-work unit cannot exceed 4,000 square feet in floor area.
- iii. No equipment or process is permitted in connection with the live/work unit that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises.

Part 5 | Use

### 3. Outdoor Dining Area

Outdoor dining areas are permitted accessory to food and beverage uses, subject to the following standards:

- a. Outdoor dining areas must not obstruct or interfere with required pedestrian, bicycle, or vehicular circulation areas.
- b. Outdoor dining areas must not encroach upon the public right-of-way.
- c. Outdoor dining areas must be adequately secured and lockable outside normal hours of operation.

### 4. Certified Farmers' Market

Certified farmers' markets are permitted accessory to any other permitted primary use, subject to the following standards:

- a. The operator is limited to agricultural products and related services.
- b. If selling eggs, honey, or other agricultural products, the operator must have valid health department certificates and health department approval provided these products are sold in a refrigerated container.
- c. Safety barricades for moving vehicles will be provided and separated by a perimeter fence.
- d. Trash containers must be provided and maintained.
- e. Any portion of the market operation, including market activities, must be located within the public right-of-way.
- f. (EBT) card payment services must be available at the public market.
- g. Certification of the operator must be posted at the market. The operator must be available for public disposition.

### 5. Swimming Pool

Swimming pools are allowed accessory to residential uses in all Use Modules, subject to the following standards:

- a. Swimming pools, including mechanical equipment, must not be located within 5 feet of a rear, side, or street side lot line.

## 3. Outdoor Dining Area

Outdoor dining areas are permitted accessory to food and beverage uses, subject to the following standards:

- a. Outdoor dining areas must not obstruct or interfere with required pedestrian, bicycle, or vehicular circulation areas.
- b. Outdoor dining areas must not encroach upon the public right-of-way.
- c. Outdoor dining areas must be adequately secured and lockable outside normal hours of operation.





# SECTION 5

## [ In-Home Businesses ]



# IN-HOME BUSINESSES

## ACCESSORY USES

Part 5 | Use

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Part 5 | Use

**Sec. 550. Accessory Uses and Structures**

**550.A. General Provisions**

**1. Allowed**

a. The table in Sec. 520.C. lists allowed accessory uses and structures by Use Module.

b. An accessory use or structure is one which exists incidental to and directly associated with the principal permitted use on a lot, allowing for the flexibility of multi-use developments and facilities. To qualify as an accessory use, a use cannot exceed 50% of the gross floor area of the primary permitted use on a site.

**2. Permit Required**

All accessory uses and structures must obtain a permit pursuant to the procedures described in *Building Permit (Sec. XX)*, unless otherwise noted in *Accessory Use and Structure Standards (Sec. 550.C.)*.

**3. Accessory Uses and Structures Not Listed**

An accessory use or structure not specifically listed in Sec. 520.C. is not allowed unless the Development Services Director determines the use:

a. Is clearly incidental to and customarily found in connection with an allowed primary use;

b. Is subordinate to and serving an allowed primary use;

c. Is subordinate in area, extent and purpose to the primary use served;

d. Contributes to the comfort, convenience or needs of occupants, business or industry in the primary use served; and

e. Is located on the same lot as the primary use served.

**4. Module Standards for Accessory Structures**

a. Accessory structures must meet the coverage, setback and maximum height requirements of the Form Module (Part 3B).

b. New construction accessory structures are only permitted in a side or rear yard.

**550.B. Defined**

**1. Shed**

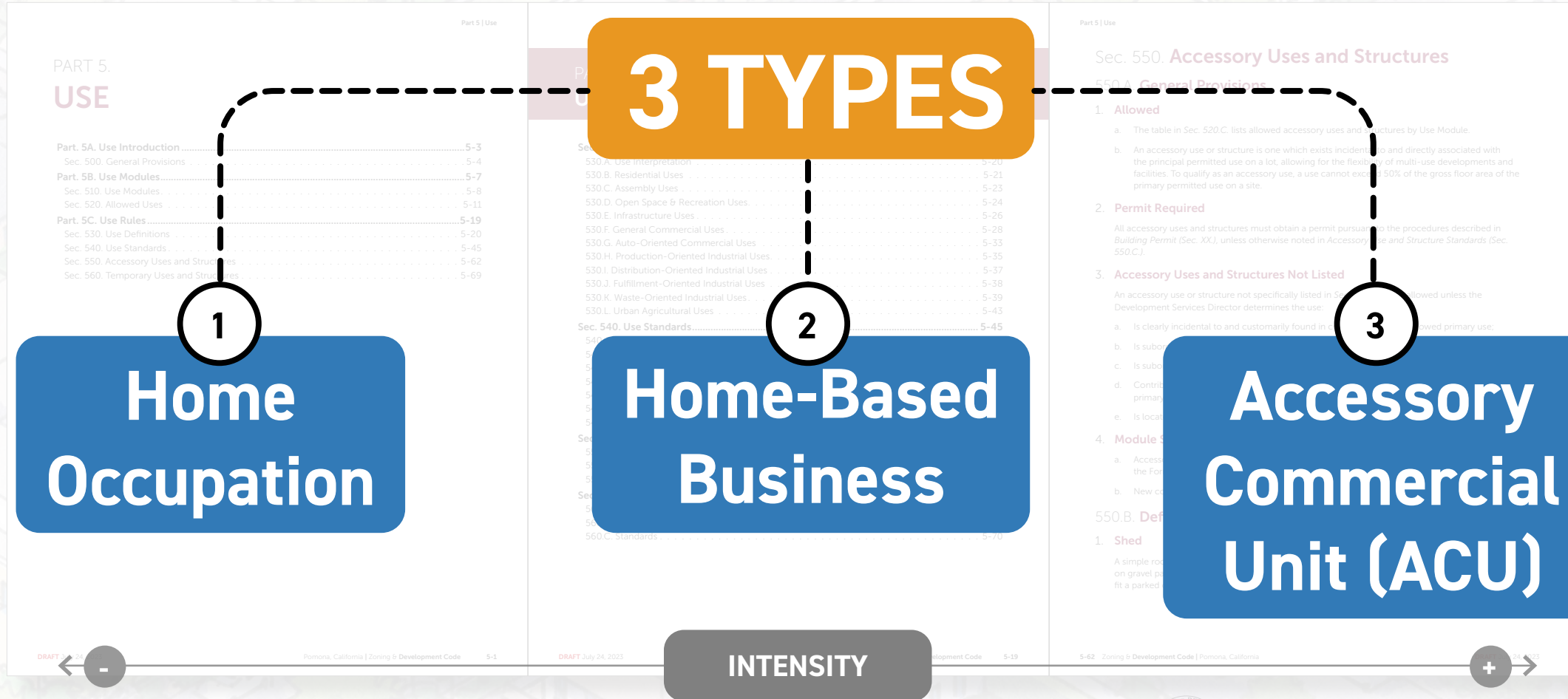
A simple roofed structure used as a storage space or a workshop. Similar structures which are sited on gravel pads or skids are also considered sheds. A structure meeting this definition which is able to fit a parked car inside, and which includes a garage door, will be considered to be a garage.

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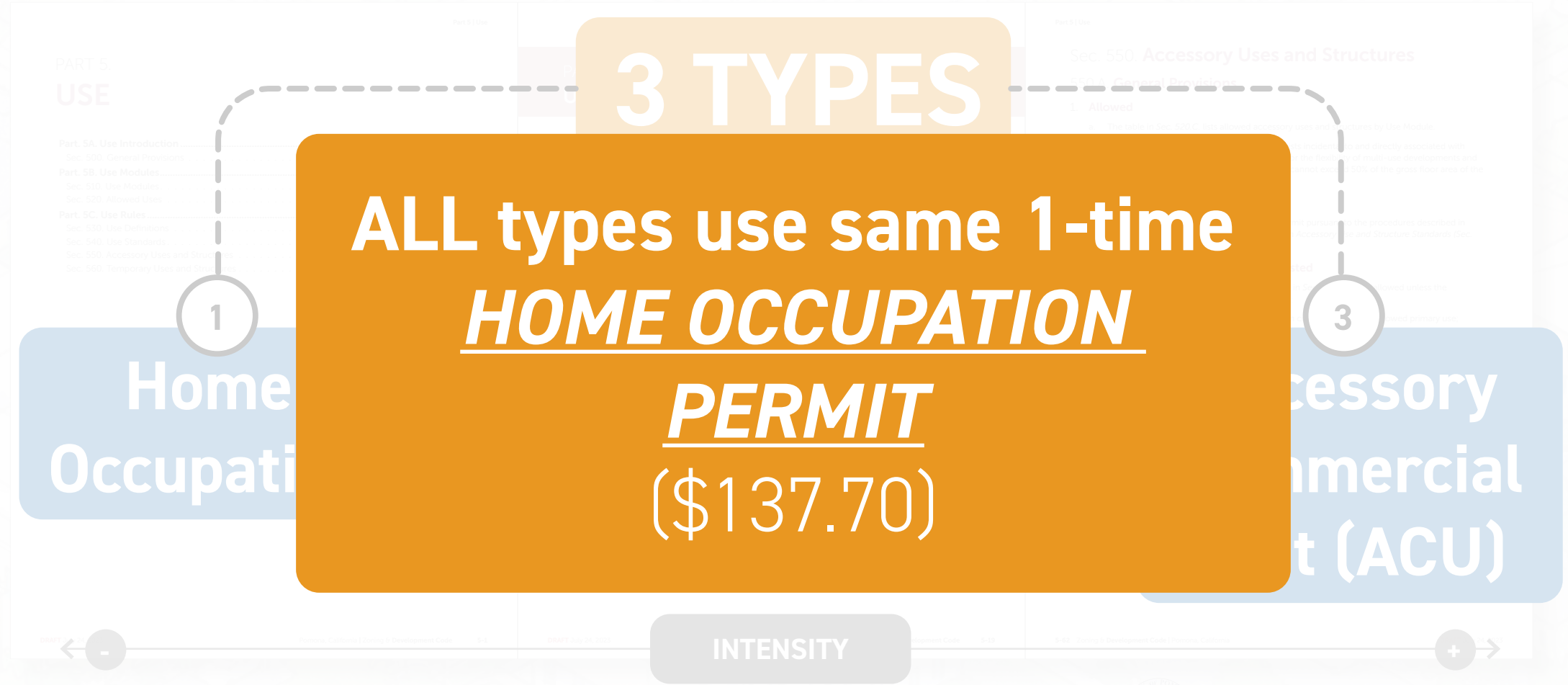
# IN-HOME BUSINESSES

## ACCESSORY USES



# IN-HOME BUSINESSES

## ACCESSORY USES



PART 5. USE

Part 5A. Use Introduction

Sec. 500. General Provisions

Part 5B. Use Modules

Sec. 501. Use Modules

Sec. 502. Allowed Uses

Part 5C. Use Rules

Sec. 530. Use Definitions

Sec. 540. Use Standards

Sec. 550. Accessory Uses and Structures

Sec. 560. Temporary Uses and Structures

Part 550. Accessory Uses and Structures

550.4. General Provisions

1. Allowed

The following Sec. 550.4.1(a) allowed accessory uses and structures by Use Module:

(a) Incidental and directly associated with the business of multi-use developments and not over 50% of the gross floor area of the building.

If pursuant to the procedure described in 550.4.2, accessory use and structure standards described in 550.4.3 shall be applied unless the use is for a primary use.



# IN-HOME BUSINESSES

## TYPE 1: HOME OCCUPATION

### DEFINITION:

#### 9. Home Occupation

The secondary use of a dwelling unit for the purpose of conducting a business enterprise by a resident of the dwelling unit.

Part 5 | Use

### Sec. 550. Accessory Uses and Structures

#### 550.A. General Provisions

##### 1. Allowed

- a. The table in Sec. 520.C. lists allowed accessory uses.
- b. An accessory use or structure is one which exists independent of the principal permitted use on a lot, allowing for the use of the facilities. To qualify as an accessory use, a use cannot be a primary permitted use on a site.

##### 2. Permit Required

All accessory uses and structures must obtain a permit pursuant to the Building Permit (Sec. XX.), unless otherwise noted in Accessory Commercial Unit (ACU) (Sec. 550.B.6.).

##### 3. Accessory Uses and Structures Not Listed

An accessory use or structure not specifically listed in Sec. 520.C. is not allowed unless the Development Services Director determines the use:

- a. Is clearly incidental to and customarily found in connection with an allowed primary use;
- b. Is subordinate to and serving an allowed primary use;
- c. Is subordinate in area, extent and purpose to the primary use served;
- d. Contributes to the comfort, convenience or needs of occupants, business or industry in the primary use served; and
- e. Is located on the same lot as the primary use served.

##### 4. Module Standards for Accessory Structures

- a. Accessory structures must meet the coverage, setback and maximum height requirements of the Form Module (Part 3B).
- b. New construction accessory structures are only permitted in a side or rear yard.

#### 550.B. Defined

##### 1. Shed

A simple roofed structure used as a storage space or a workshop. Similar structures which are sited on gravel pads or skids are also considered sheds. A structure meeting this definition which is able to fit a parked car inside, and which includes a garage door, will be considered to be a garage.

##### 2. Carport

An accessory structure used as a shelter or storage for motor vehicles. A carport is considered a parking area for the purposes of measuring automobile parking (Sec. 610.C.).

#### 9. Home Occupation

##### 6. Outdoor Dining Area

A seating area specifically designed for the consumption of food or drink, typically associated with a restaurant, and which is either:

- a. Located entirely outside the walls of the associated building;
- b. Enclosed on two or fewer sides by walls, with or without a solid roof cover; or
- c. Enclosed on three sides by walls without a solid roof cover.

##### 7. Certified Farmers' Market

A retail use involved in the sale or dispensing of agricultural products by producers or certified producers directly to consumers or to individuals, organizations, or entities that subsequently sell or distribute the products directly to end users. Certified farmers' markets must be certified by the Los Angeles County Agricultural Commissioner.

##### 8. Swimming Pool

Any structure, chamber, or tank containing a body of water intended for swimming, diving, or bathing.

#### 9. Home Occupation

The secondary use of a dwelling unit for the purpose of conducting a business enterprise by a resident of the dwelling unit.

##### Home-Based Business

The secondary use of a dwelling unit for the purpose of conducting a business enterprise by a resident of the dwelling unit for a greater degree of activity than home occupation. This definition does not apply to an Accessory Commercial Unit (ACU) (Sec. 550.B.6.).

for the purpose of conducting a business enterprise by a resident of the dwelling unit for a greater degree of activity than a home-based business.

that provides complete independent living quarters on the same lot as a proposed or existing primary dwelling.

##### 13. Junior Accessory Dwelling Unit (JADU)

An accessory dwelling unit created out of a space within an existing single-unit primary dwelling that includes a small kitchen, an interior entrance from the primary dwelling, and a dedicated exterior entrance. A JADU is not an ADU, and may include its own bathroom or share one with the primary dwelling.

#### 550.C. Standards

##### 1. Shed

Sheds are permitted without a permit as an accessory use in all Use Modules, subject to the following standards:

###### a. Form

- 1. Maximum height: 12 feet
- 2. Maximum size: 120 gross square feet

###### b. Placement

- 1. Number allowed: 1 per 2,000 square feet of lot area
- 2. Must be within a rear yard only
- 3. Setback from side or rear lot line: 5 feet

##### 2. Patio

A Patio must only be used for recreational, outdoor living purposes and not as carports, garages, storage rooms, or habitable space.



# IN-HOME BUSINESSES

## TYPE 1: HOME OCCUPATION

### USE STANDARDS:

Part 5 | Use

b. Swimming pools must not be located within any utility easement.

c. Swimming pools larger than 150 square feet in water surface area must be located at least 5 feet from any wall of a primary structure.

**6. Home Occupation**

**a. General**

- At least 1 person engaged in a home occupation must reside in the dwelling unit where the home occupation takes place.
- No more than 1 vehicle used in association with the home occupation is permitted to be parked on-site at any time.

**b. Allowed Uses**

Only the following uses are permitted as home occupation businesses:

- General Office
- Personal Service - General
- Retail - General: Online sales only.

**c. Employees and Customers**

- No more than 1 non-resident employee is allowed on site at a given time.
- No more than 1 customer or client is allowed on site at a given time.
- Customers or clients are only allowed between the hours of 7AM and 7PM.

**7. Home-Based Business**

Home-based businesses are allowed accessory to all dwelling unit uses in all Use Modules.

**a. General**

- No more than 1 home-based business is allowed per dwelling unit.
- At least 1 person engaged in a home-based business must reside in the dwelling unit where the home-based business takes place.
- No more than 1 vehicle used in association with the home-based business is permitted to be parked on-site at any time.
- All activities related to the business must take place within the dwelling unit or an otherwise allowed enclosed accessory structure (such as a shed or enclosed garage).
- Any activity related to a home-based business must not create sound, heat, glare, dust, smoke, fumes, odors, or vibration detectable off the property.

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**6. Home Occupation**

**a. General**

- At least 1 person engaged in a home occupation must reside in the dwelling unit where the home occupation takes place.
- No more than 1 vehicle used in association with the home occupation is permitted to be parked on-site at any time.

**b. Allowed Uses**

Only the following uses are permitted as home occupation businesses:

- General Office
- Personal Service - General
- Retail - General: Online sales only.

**c. Employees and Customers**

- No more than 1 non-resident employee is allowed on site at a given time.
- No more than 1 customer or client is allowed on site at a given time.
- Customers or clients are only allowed between the hours of 7AM and 7PM.



# IN-HOME BUSINESSES

## TYPE 2: HOME-BASED BUSINESS

### DEFINITION:

#### 10. Home-Based Business

The secondary use of a dwelling unit for the purpose of conducting a business enterprise by a resident of the dwelling unit, with a greater degree of activity than home occupation. This definition does not include businesses conducted within an Accessory Commercial Unit (ACU) (Sec. 550.B.6.).

#### 2. Permit Required

All accessory uses and structures must obtain a permit pursuant to the procedures described in *Building Permit (Sec. XX.)*, unless otherwise noted in *Accessory Use and Structure Standards (Sec. 550.C.)*.

#### 3. Accessory Uses and Structures Not Listed

An accessory use or structure not specifically listed in Sec. 520.C. is not allowed unless the Development Services Director determines the use:

- a. Is clearly incidental to and customarily found in connection with an allowed primary use;
- b. Is subordinate to and serving an allowed primary use;
- c. Is subordinate in area, extent and purpose to the primary use served;
- d. Contributes to the comfort, convenience or needs of occupants, business or industry in the primary use served; and
- e. Is located on the same lot as the primary use served.

#### 4. Module Standards for Accessory Structures

- a. Accessory structures must meet the coverage, setback and maximum height requirements of the Form Module (*Part 3B*).
- b. New construction accessory structures are only permitted in a side or rear yard.

#### 550.B. Defined

##### 1. Shed

A simple roofed structure used as a storage space or a workshop. Similar structures which are sited on gravel pads or skids are also considered sheds. A structure meeting this definition which is able to fit a parked car inside, and which includes a garage door, will be considered to be a garage.

##### 5. Garage

An accessory structure or portion of a main structure, enclosed on 3 or more sides, designed for the shelter or storage of motor vehicles. A carport is considered a parking area for the purposes of measuring automobile parking (Sec. 610.C.).

##### 6. Outdoor Dining Area

A seating area specifically designed for the consumption of food or drink, typically associated with a restaurant, and which is either:

- a. Located entirely outside the walls of the associated building;
- b. Enclosed on two or fewer sides by walls, with or without a solid roof cover; or
- c. Enclosed on three sides by walls without a solid roof cover.

##### 7. Certified Farmers' Market

A retail use involved in the sale or dispensing of agricultural products by producers or certified producers directly to consumers or to individuals, organizations, or entities that subsequently sell or distribute the products directly to end users. Certified farmers' markets must be certified by the Los Angeles County Agricultural Commissioner.

##### 8. Swimming Pool

Any structure, chamber, or tank containing a body of water intended for swimming, diving, or bathing.

##### 9. Home Occupation

The secondary use of a dwelling unit for the purpose of conducting a business enterprise by a resident of the dwelling unit.

#### 10. Home-Based Business

The secondary use of a dwelling unit for the purpose of conducting a business enterprise by a resident of the dwelling unit, with a greater degree of activity than home occupation. This definition does not include businesses conducted within an Accessory Commercial Unit (ACU) (Sec. 550.B.6.).

#### 11. Accessory Commercial Unit (ACU)

The secondary use of a single-unit home's garage for the purpose of conducting a business enterprise that is operated by the homeowner with a greater degree of activity than a home-based business.

#### 12. Accessory Dwelling Unit (ADU)

An attached or a detached secondary dwelling unit that provides complete independent living facilities for one or more persons and is located on a the same lot as a proposed or existing primary dwelling. An ADU is not a JADU.

#### 13. Junior Accessory Dwelling Unit (JADU)

An accessory dwelling unit created out of a space within an existing single-unit primary dwelling that includes a small kitchen, an interior entrance from the primary dwelling, and a dedicated exterior entrance. A JADU is not an ADU, and may include its own bathroom or share one with the primary dwelling.

#### 550.C. Standards

##### 1. Shed

Sheds are permitted without a permit as an accessory use in all Use Modules, subject to the following standards:

###### a. Form

- 1. Maximum height: 12 feet
- 2. Maximum size: 120 gross square feet

###### b. Placement

- 1. Number allowed: 1 per 2,000 square feet of lot area
- 2. Must be within a rear yard only
- 3. Setback from side or rear lot line: 5 feet

##### 2. Patio

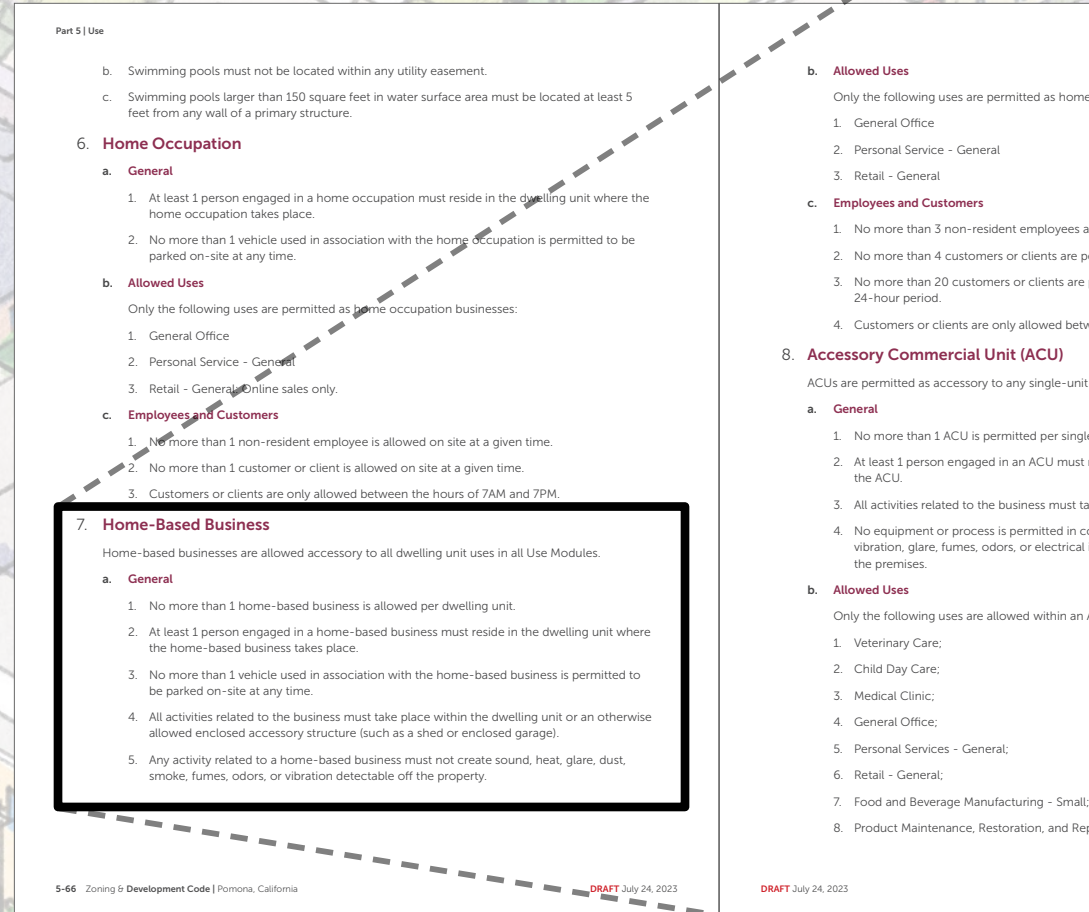
A Patio must only be used for recreational, outdoor living purposes and not as carports, garages, storage rooms, or habitable space.



# IN-HOME BUSINESSES

## TYPE 2: HOME-BASED BUSINESS

### USE STANDARDS:



**7. Home-Based Business**

Home-based businesses are allowed accessory to all dwelling unit uses in all Use Modules.

**a. General**

- No more than 1 home-based business is allowed per dwelling unit.
- At least 1 person engaged in a home-based business must reside in the dwelling unit where the home-based business takes place.
- No more than 1 vehicle used in association with the home-based business is permitted to be parked on-site at any time.
- All activities related to the business must take place within the dwelling unit or an otherwise allowed enclosed accessory structure (such as a shed or enclosed garage).
- Any activity related to a home-based business must not create sound, heat, glare, dust, smoke, fumes, odors, or vibration detectable off the property.

**b. Allowed Uses**

Only the following uses are permitted as home-based businesses:

- General Office
- Personal Service - General
- Retail - General

**c. Employees and Customers**

- No more than 3 non-resident employees are permitted on site at
- No more than 4 customers or clients are permitted on site at a given
- No more than 20 customers or clients are permitted to visit a home 24-hour period.
- Customers or clients are only allowed between the hours of 7AM





# IN-HOME BUSINESSES

## TYPE 3: ACCESSORY COMMERCIAL UNIT (ACU)

### DEFINITION:

#### 11. Accessory Commercial Unit (ACU)

The secondary use of a single-unit home's garage for the purpose of conducting a business enterprise that is operated by the homeowner, with a greater degree of activity than a home-based business.

#### 2. Permit Required

All accessory uses and structures must obtain a permit pursuant to the procedures described in Building Permit (Sec. XX.), unless otherwise noted in Accessory Use and Structure Standards (Sec. 550.C).

#### 3. Accessory Uses and Structures Not Listed

An accessory use or structure not specifically listed in Sec. 520.C. is not allowed unless the Development Services Director determines the use:

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A seating area specifically designed for the consumption of food or drink, typically associated with a restaurant, and which is either:

- a. Located entirely outside the walls of the associated building;
- b. Enclosed on two or fewer sides by walls, with or without a solid roof cover; or
- c. Enclosed on three sides by walls without a solid roof cover.

#### 7. Certified Farmers' Market

A retail use involved in the sale or dispensing of agricultural products by producers or certified producers directly to consumers or to individuals, organizations, or entities that subsequently sell or distribute the products directly to end users. Certified farmers' markets must be certified by the Los Angeles County Agricultural Commissioner.

#### 8. Swimming Pool

Any structure, chamber, or tank containing a body of water intended for swimming, diving, or bathing.

#### 9. Home Occupation

The secondary use of a dwelling unit for the purpose of conducting a business enterprise by a resident of the dwelling unit.

Part 5 | Use

#### 10. Home-Based Business

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- 3. Setback from side or rear lot line: 5 feet

##### 2. Patio

A Patio must only be used for recreational, outdoor living purposes and not as carports, garages, storage rooms, or habitable space.



# IN-HOME BUSINESSES

## TYPE 3: ACCESSORY COMMERCIAL UNIT (ACU)

### USE STANDARDS:

#### b. Allowed Uses

Only the following uses are permitted as home-based businesses:

1. General Office
2. Personal Service - General
3. Retail - General

#### c. Employees and Customers

1. No more than 3 non-resident employees are permitted on site at a given time.
2. No more than 4 customers or clients are permitted on site at a given time.
3. No more than 20 customers or clients are permitted to visit a home-based business within a 24-hour period.
4. Customers or clients are only allowed between the hours of 7AM and 7PM.

#### 8. Accessory Commercial Unit (ACU)

ACUs are permitted as accessory to any single-unit home located in the R1 Use Module.

##### a. General

1. No more than 1 ACU is permitted per single-unit home.
2. At least 1 person engaged in an ACU must reside in the single-unit home associated with the ACU.
3. All activities related to the business must take place within the ACU structure.
4. No equipment or process is permitted in connection with the ACU unit that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises.

##### b. Allowed Uses

Only the following uses are allowed within an ACU:

1. Veterinary Care;
2. Child Day Care;
3. Medical Clinic;
4. General Office;
5. Personal Services - General;
6. Retail - General;
7. Food and Beverage Manufacturing - Small; and
8. Product Maintenance, Restoration, and Repair

#### 8. Accessory Commercial Unit (ACU)

ACUs are permitted as accessory to any single-unit home located in the R1 Use Module.

##### a. General

1. No more than 1 ACU is permitted per single-unit home.
2. At least 1 person engaged in an ACU must reside in the single-unit home associated with the ACU.
3. All activities related to the business must take place within the ACU structure.
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6. Retail - General;
7. Food and Beverage Manufacturing - Small; and
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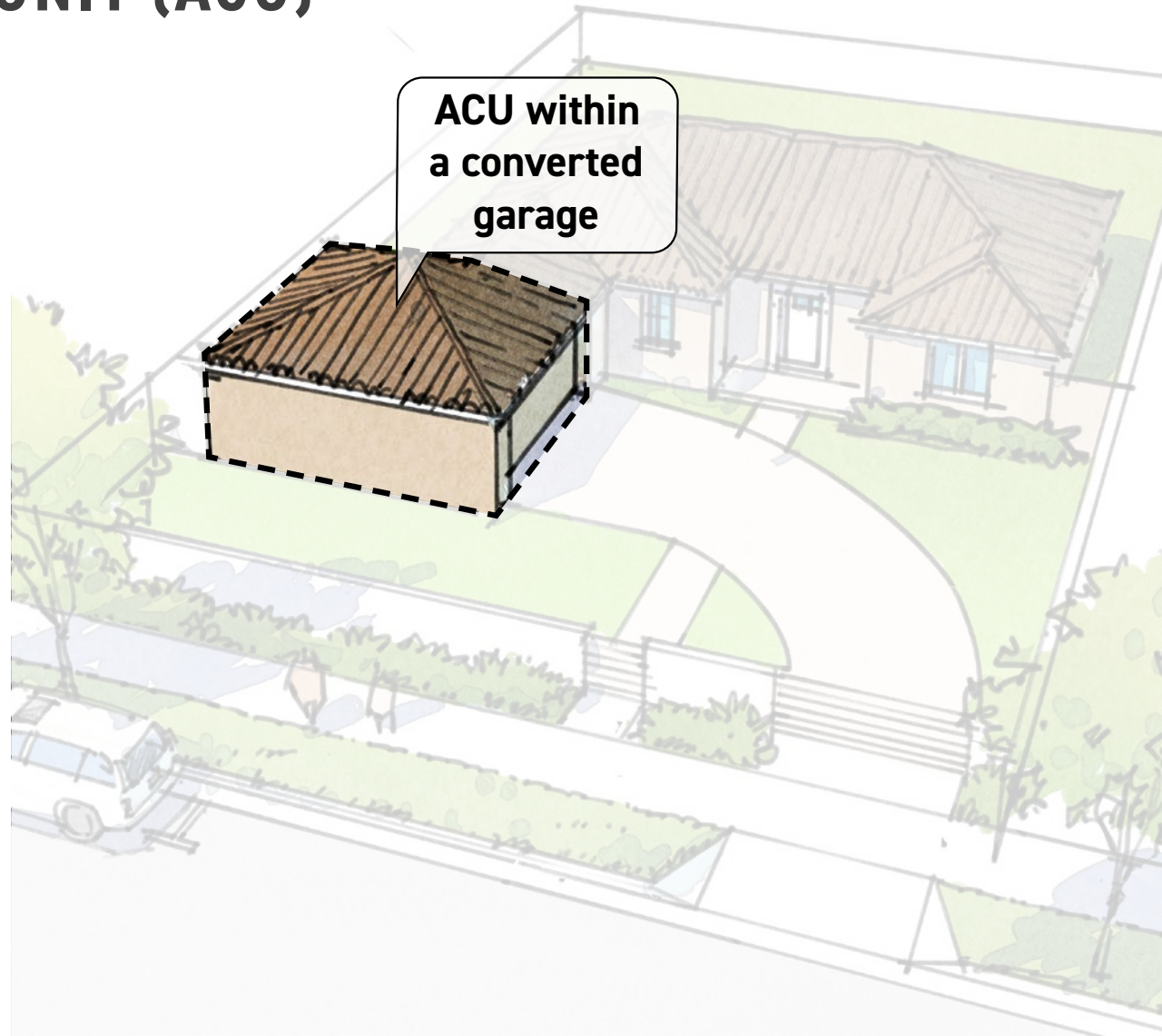
# IN-HOME BUSINESSES

## TYPE 3: ACCESSORY COMMERCIAL UNIT (ACU)

### EXAMPLES:



**Recording Studio**



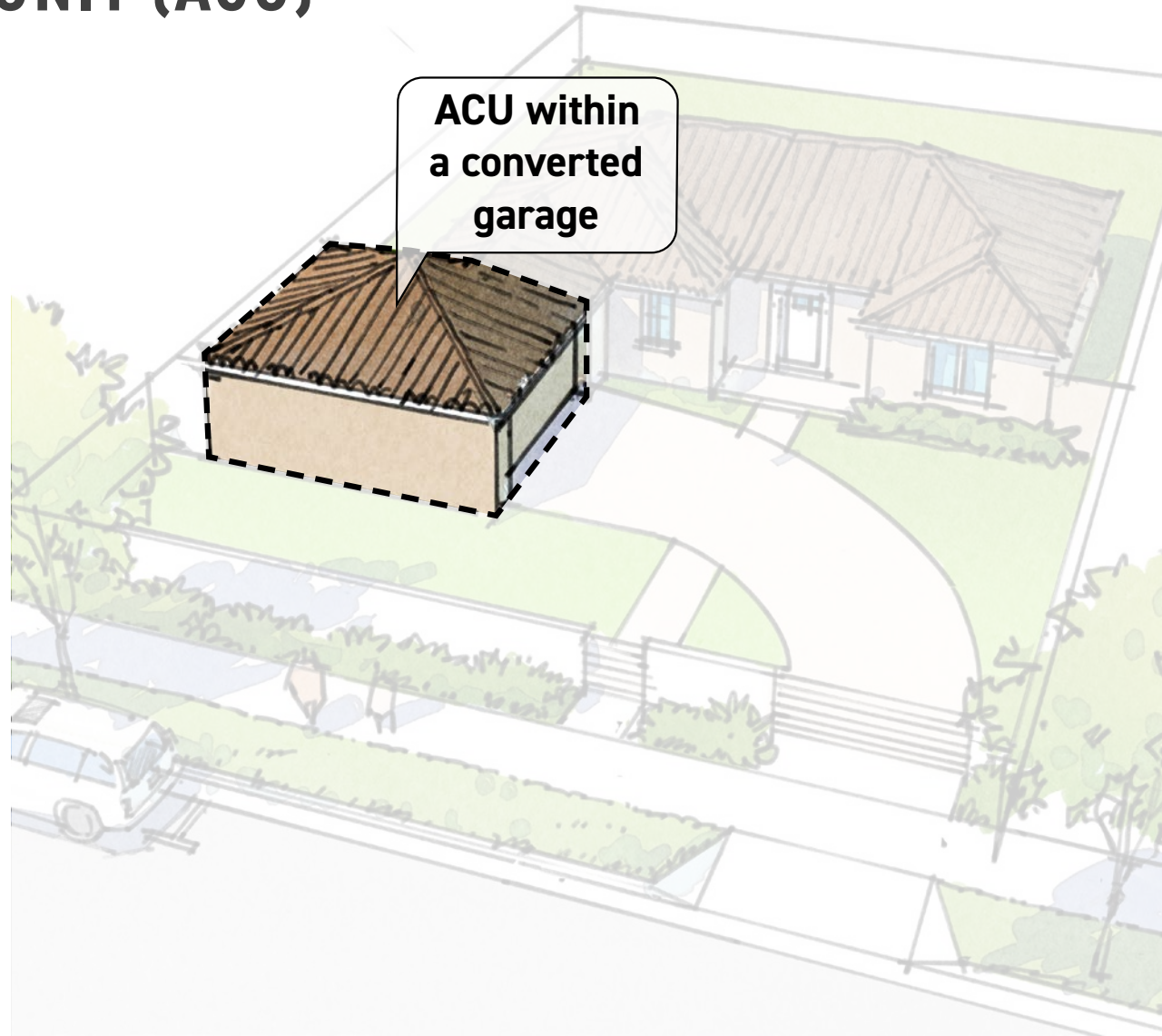
# IN-HOME BUSINESSES

## TYPE 3: ACCESSORY COMMERCIAL UNIT (ACU)

EXAMPLES:



**Boutique**



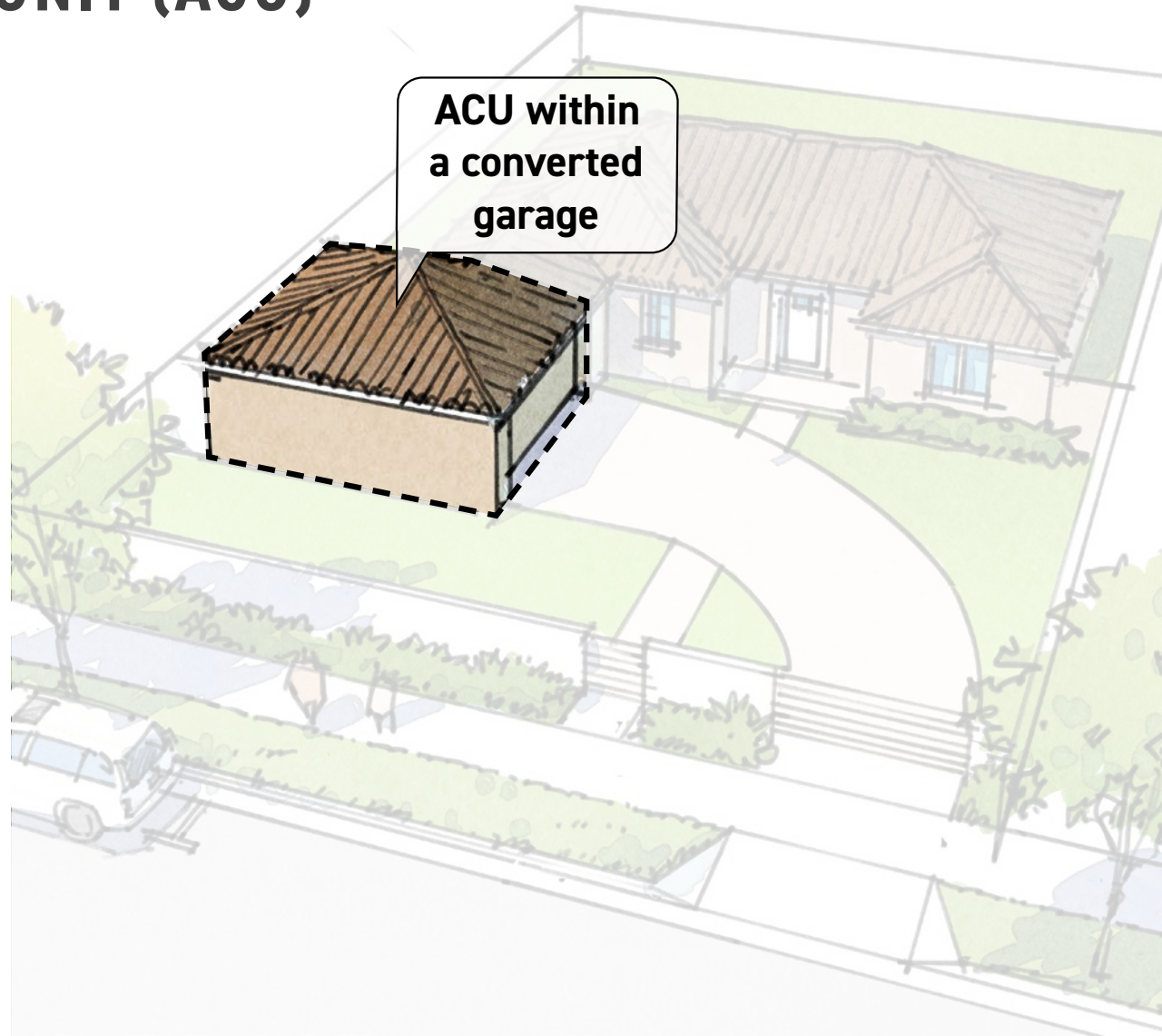
# IN-HOME BUSINESSES

## TYPE 3: ACCESSORY COMMERCIAL UNIT (ACU)

EXAMPLES:



**Corner Store**



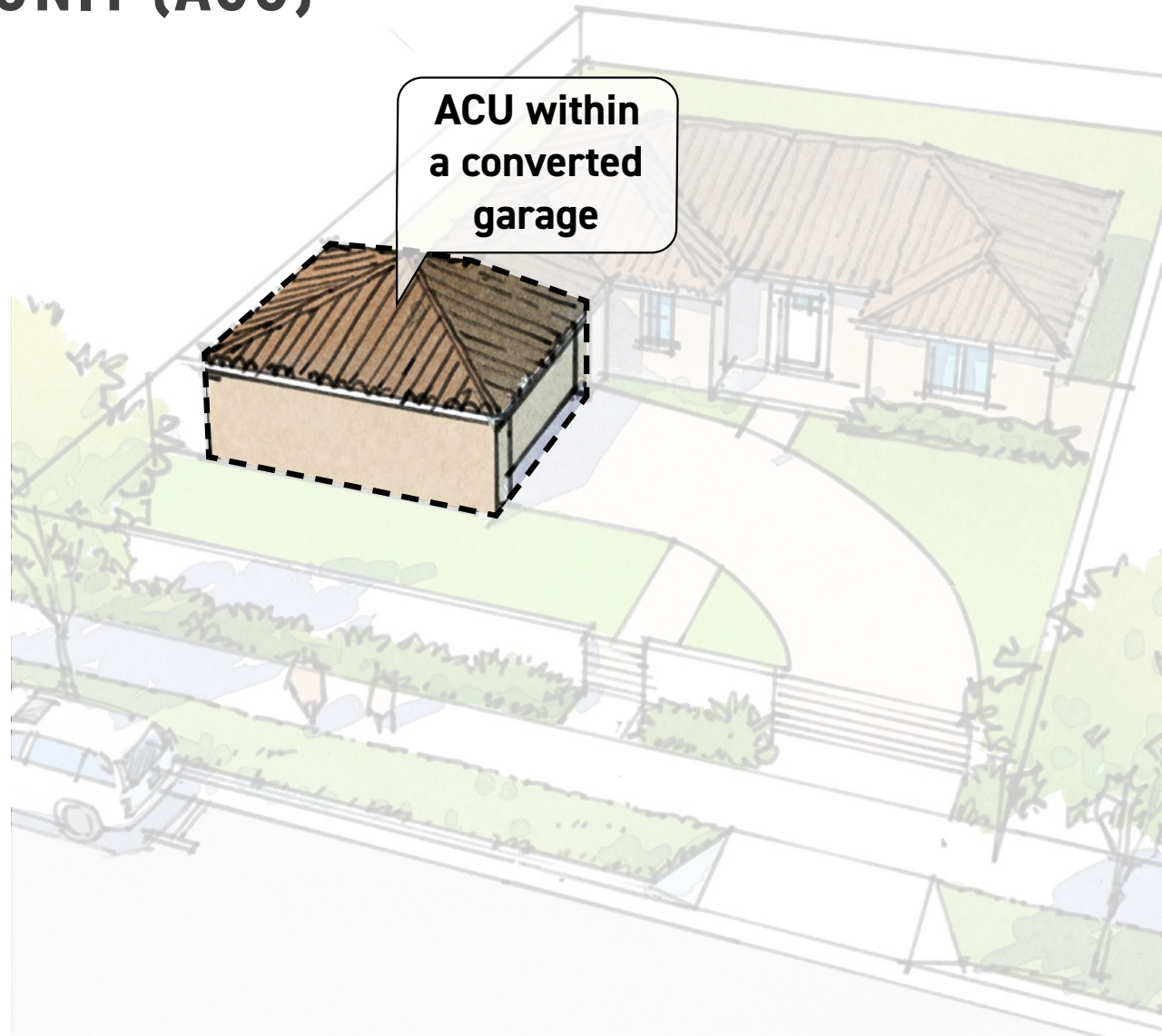
# IN-HOME BUSINESSES

## TYPE 3: ACCESSORY COMMERCIAL UNIT (ACU)

### EXAMPLES:



**Fitness Studio**



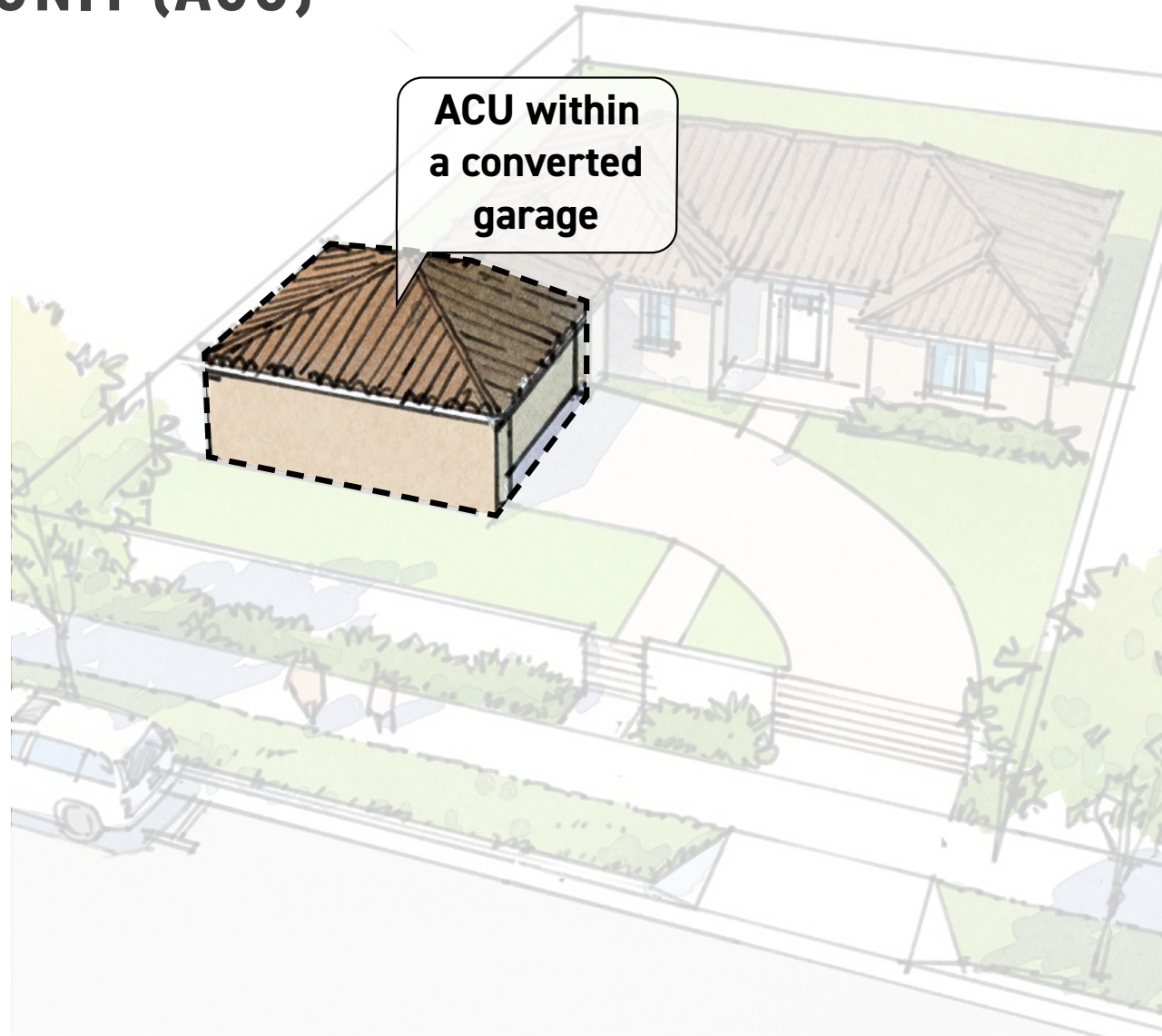
# IN-HOME BUSINESSES

## TYPE 3: ACCESSORY COMMERCIAL UNIT (ACU)

### EXAMPLES:



**Tutoring Office**



**ACU within  
a converted  
garage**

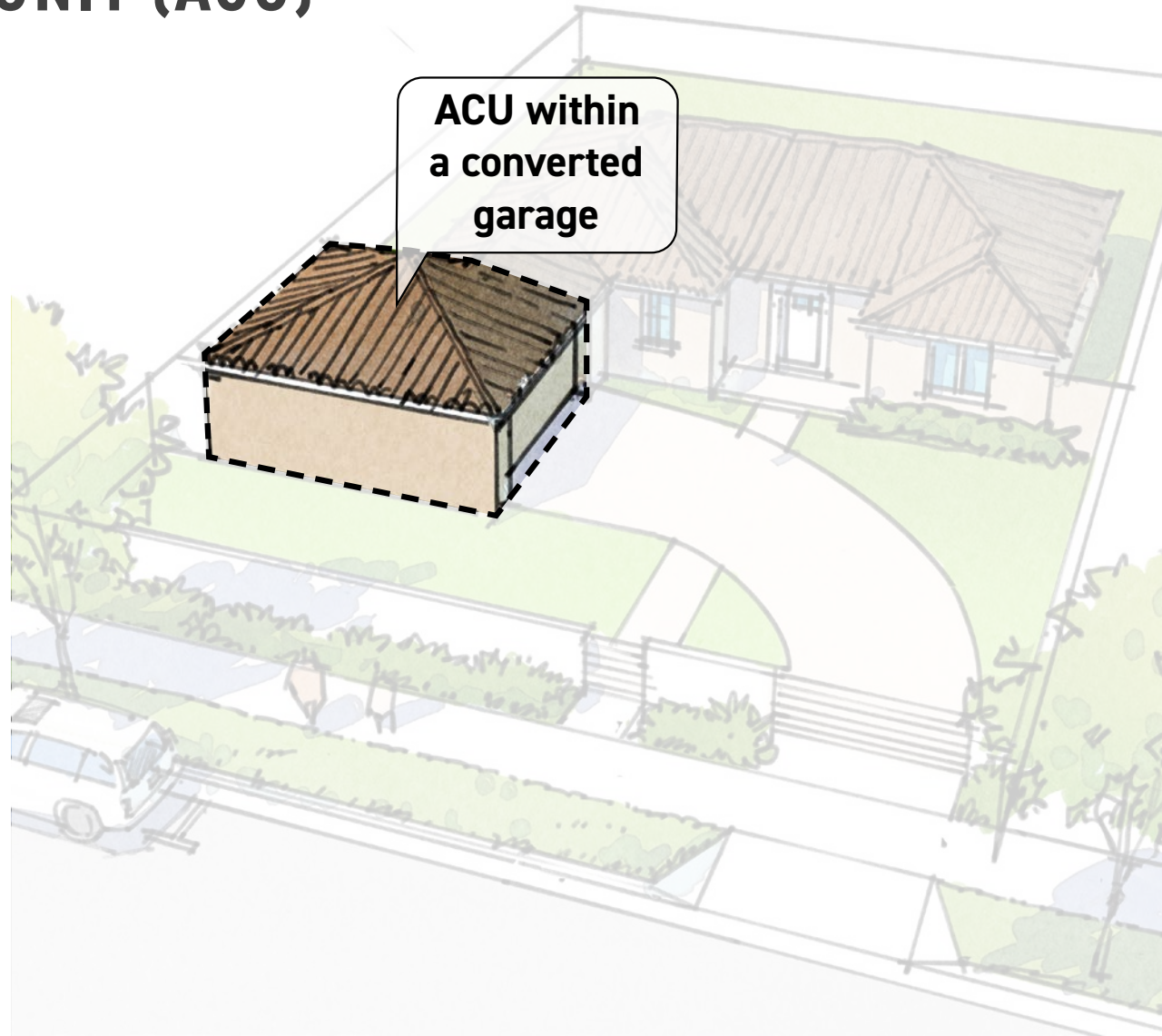
# IN-HOME BUSINESSES

## TYPE 3: ACCESSORY COMMERCIAL UNIT (ACU)

### EXAMPLES:



Barber Shop/Salon





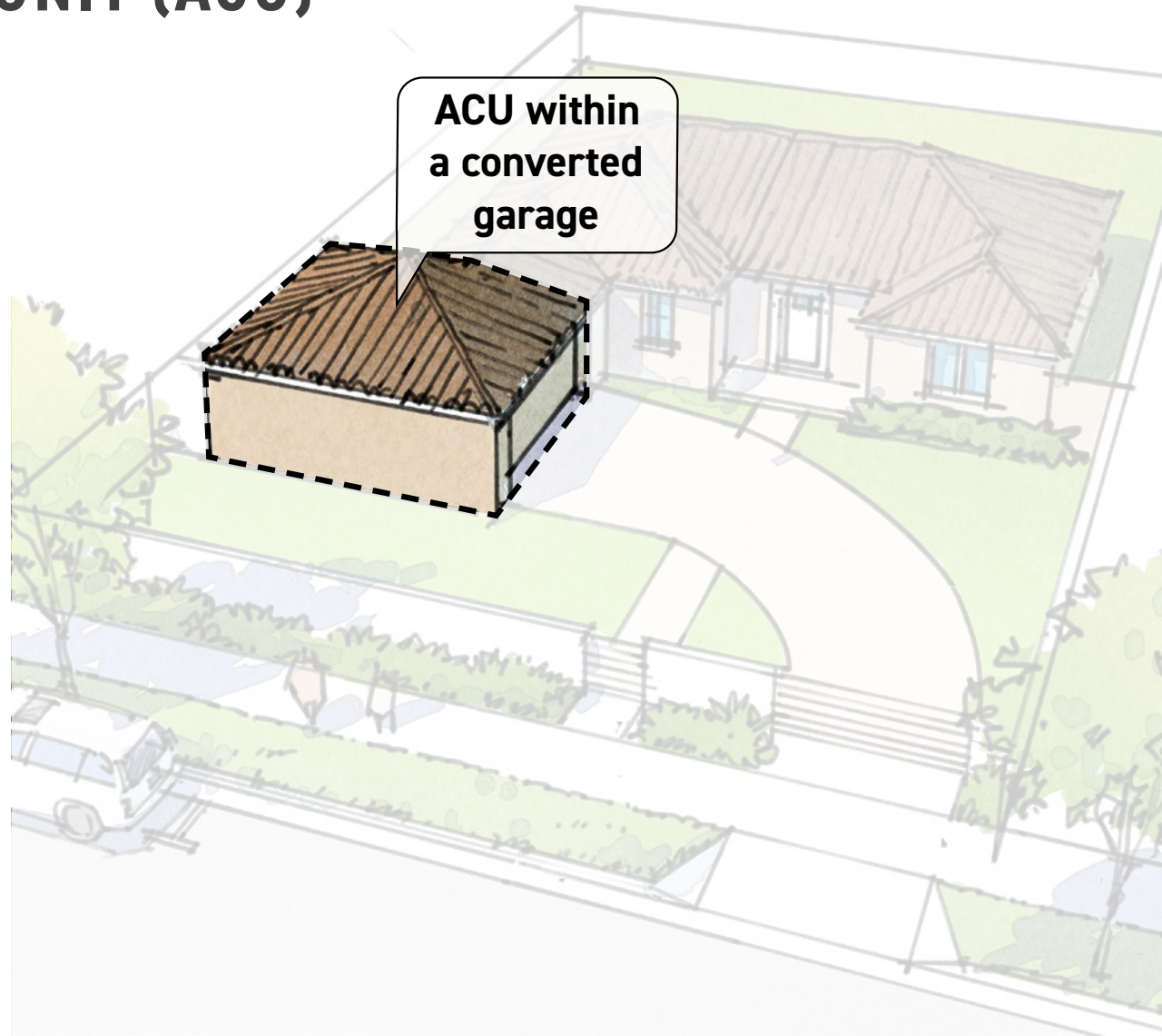
# IN-HOME BUSINESSES

## TYPE 3: ACCESSORY COMMERCIAL UNIT (ACU)

### EXAMPLES:



Barber Shop/Salon



# SECTION 6

## [ Nonconformities ]



# NONCONFORMITIES

## AUTO-ORIENTED USES

### 520.C. Allowed Use Table

Use	Part 5   Use					
	R1	RX1	CX1	CX2	CX3	CX4
<b>RESIDENTIAL</b>						
<b>Household Living:</b>						
Dwelling Unit	P	P	P	P	P	P
Manufactured Housing Park	P*	-	-	-	-	-
Live/Work Unit	-	P*	P*	P*	P*	P*
Family Day Care, Small	P*	P*	P*	P*	P*	P*
Family Day Care, Large	P*	P*	P*	P*	P*	P*
Low-Barrier Navigation Center	P	P	P	P	P	P
Community Care Center	P	P	P	P	P	P
<b>Transient Occupancy:</b>						
Short-Term Rental	P*	P*	P*	P*	P*	P*
Hotel/Motel	-	-	C	C	P	P
Boardinghouse/Roominghouse	-	-	P	P	P	P
<b>ASSEMBLY</b>						
<b>Civic:</b>						
Campus Format	P	P	P	P	P	P
Non-Campus Format	P	P	P	P	P	P
<b>Institutional:</b>						
Campus Format	C	C	C	C	C	C
Non-Campus Format, Small	P	P	P	P	P	P
Non-Campus Format, Large	C	C	C	C	C	C
Artist Cooperative (Co-Op)	-	-	-	-	-	-
<b>OPEN SPACE &amp; RECREATION</b>						
Nature Reserve	P	P	P	P	P	P
Open Space, Public	P	P	P	P	P	P
<b>Recreation, Public:</b>						
General	P	P	P	P	P	P
Golf Course	C	C	C	C	C	C
<b>Indoor Recreation, Commercial:</b>						
Small	-	-	P	P	P	P
Large	-	-	-	C	C	C
<b>Outdoor Recreation, Commercial:</b>						
General	C	C	C	C	C	C
Golf Course	C	C	C	C	C	C
Cemetery	C*	C*	-	-	-	-
Sports Arena and Stadium	-	-	-	-	C	C

KEY: P = Permitted; C = Conditional use permit; FD = Fairplex Overlay District; W = Wireless facility permit

Part 5 | Use

Use	Part 5   Use					
	R1	RX1	CX1	CX2	CX3	CX4
<b>INFRASTRUCTURE</b>						
<b>General Public Utility Infrastructure</b>						
Flood Control Facility	P	P	P	P	P	P
Public Utility Substation/Facility	C	C	C	C	C	C
<b>Wireless Telecommunications Facility:</b>						
Stealth Facility	-	-	W*	W*	W*	W*
Monopole Facility	-	-	-	-	-	-
Freight Terminal	-	-	-	-	-	-
Heliport	-	-	-	-	-	C
Railway Facility	-	-	C	C	C	C
Transit Station	C	C	C	P	P	P
<b>GENERAL COMMERCIAL</b>						
Veterinary Care	-	-	P*	P*	P*	P*
<b>Child Day Care</b>						
Child Day Care	-	-	P*	P*	P*	P*
<b>Commissary Kitchen</b>						
Commissary Kitchen	-	-	-	-	-	C*
<b>Food and Beverage:</b>						
Alcohol, Off-Sale	-	-	C*	C*	C*	C*
Alcohol, On-Sale	-	-	C*	C*	C*	C*
<b>Alcoholic Beverage Manufacturing</b>						
Restaurant/Drinking Establishment	-	-	P*	P*	P*	P*
Tasting Room	-	-	-	-	-	-
<b>Entertainment Venue:</b>						
Indoor	-	-	-	-	C*	P*
Outdoor	-	-	-	-	C*	C*
<b>Banking and Financial Services:</b>						
Bank or Finance Institution	-	-	P*	P*	P*	P*
Deferred Deposit Originator (Payday Lender) Office	-	-	-	-	-	-
Plasma Center	-	-	-	-	-	-
Medical Clinic	-	-	P*	P*	P*	P*
General Office	-	-	P*	P*	P*	P*
<b>Personal Services:</b>						
General	-	-	P*	P*	P*	P*
Massage	-	-	P*	P*	P*	P*

KEY: P = Permitted; C = Conditional use permit; FD = Fairplex Overlay District; W = Wireless facility permit

Use	Part 5   Use					
	R1	RX1	CX1	CX2	CX3	CX4
<b>Fortune teller</b>						
Fortune teller	-	-	-	-	C*	C*
<b>Mortuary Services</b>						
Mortuary Services	-	-	-	-	C*	C*
<b>Retail:</b>						
<b>General</b>						
Swap Meet (Concession Mall)	-	-	P*	P*	P*	P*
Large Format Retail	-	-	-	-	-	P*
<b>Outdoor sales</b>						
Outdoor sales	-	-	-	-	-	-
Hookah Lounge	-	-	-	-	-	-
Smoke and Vape Shop	-	-	-	-	C*	C*
Pawnshop	-	-	-	-	-	-
<b>Commercial Cannabis</b>						
Commercial Cannabis	-	-	CD*	-	-	CD*
<b>Adult-Oriented Business</b>						
Adult-Oriented Business	-	-	-	-	-	-
<b>Storage:</b>						
<b>Industrial Self-Service Facility</b>						
Industrial Self-Service Facility	-	-	-	-	-	-
<b>Outdoor</b>						
Outdoor	-	-	-	-	-	-
<b>AUTO-ORIENTED COMMERCIAL</b>						
<b>Ghost Kitchen</b>						
Ghost Kitchen	-	-	-	-	-	-
<b>Motor Vehicle Services:</b>						
<b>General Service</b>						
General Service	-	-	-	-	-	-
Automated Car Wash	-	-	-	-	-	-
Hand Car Wash	-	-	-	-	-	-
Fueling Station	-	-	-	-	-	-
EV Charging Station	P*	P*	P*	P*	P*	P*
<b>Motor Vehicle Sales &amp; Rental:</b>						
Vehicle Rental	-	-	-	-	-	-
Vehicle Sales	-	-	-	-	-	-
<b>Drive-Through Facility</b>						
Drive-Through Facility	-	-	-	-	-	-
<b>PRODUCTION-ORIENTED INDUSTRIAL</b>						
<b>Production</b>						
Production	-	-	-	-	-	-
<b>Animal Products Processing</b>						
Animal Products Processing	-	-	-	-	-	-
<b>Artisanal Manufacturing</b>						
<b>Food and Beverage</b>						
<b>Manufacturing:</b>						
<b>Small</b>						
Small	-	-	-	-	-	-
<b>Large</b>						
Large	-	-	-	-	-	-
<b>Product Maintenance, Restoration, and Repair</b>						
Product Maintenance, Restoration, and Repair	-	-	P*	P*	P*	P*
<b>Media Production:</b>						
<b>Backlot/Outdoor Facility</b>						
Backlot/Outdoor Facility	-	-	-	-	-	-
<b>Indoor Support Facility</b>						
Indoor Support Facility	-	-	-	-	-	-
<b>Soundstage</b>						
Soundstage	-	-	-	-	-	-

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Part 5 | Use

Use	Part 5   Use					
	R1	RX1	CX1	CX2	CX3	CX4
<b>Research &amp; Development</b>						
Research & Development	-	-	-	-	-	-
<b>Pallet Yard</b>						
Pallet Yard	-	-	-	-	-	-
<b>DISTRIBUTION-ORIENTED INDUSTRIAL</b>						
<b>Product Distribution:</b>						
<b>Small</b>						
Small	-	-	-	-	-	-
<b>Large</b>						
Large	-	-	-	-	-	-
<b>Cold Storage</b>						
Cold Storage	-	-	-	-	-	-
<b>FULFILLMENT-ORIENTED INDUSTRIAL</b>						
<b>Product Fulfillment</b>						
Product Fulfillment	-	-	-	-	-	-
<b>Product Transportation</b>						
Product Transportation	-	-	-	-	-	-
<b>WASTE-ORIENTED INDUSTRIAL</b>						
<b>Automobile Dismantling Facility</b>						
Automobile Dismantling Facility	-	-	-	-	-	-
<b>Waste:</b>						
<b>Construction and Demolition Waste Facility</b>						
Construction and Demolition Waste Facility	-	-	-	-	-	-
<b>Electronic Waste Facility</b>						
Electronic Waste Facility	-	-	-	-	-	-
<b>Food Waste Facility</b>						
Food Waste Facility	-	-	-	-	-	-
<b>Green Waste Facility</b>						
Green Waste Facility	-	-	-	-	-	-
<b>Hazardous Waste Facility</b>						
Hazardous Waste Facility	-	-	-	-	-	-
<b>Medical Waste Facility</b>						
Medical Waste Facility	-	-	-	-	-	-
<b>Solid Waste Facility</b>						
Solid Waste Facility	-	-	-	-	-	-
<b>Waste Transfer Facility</b>						
Waste Transfer Facility	-	-	-	-	-	-
<b>Recycling:</b>						
<b>Recycling Facility</b>						
Recycling Facility	-	-	-	-	-	-
<b>Recycling Facility, Convenience</b>						
Recycling Facility, Convenience	-	-	-	-	-	-
<b>Recycling Manufacturer</b>						
Recycling Manufacturer	-	-	-	-	-	-
<b>Recycle, Recycling</b>						
Recycle, Recycling	-	-	-	-	-	-
<b>Salvage Yard</b>						
Salvage Yard	-	-	-	-	-	-
<b>Resource Extraction</b>						
Resource Extraction	-	-	-	-	-	-
<b>URBAN AGRICULTURAL</b>						
<b>Animal Keeping:</b>						
<b>Bees</b>						
Bees	P*	P*	P*	P*	P*	P*
<b>Equine</b>						
Equine	-	-	-	-	-	-
<b>Livestock/Dairy</b>						
Livestock/Dairy	-	-	-	-	-	-
<b>Kennel</b>						
Kennel	-	-	P*	P*	P*	P*
<b>Small Animal</b>						
Small Animal	P*	P*	P	P	P	P
<b>Urban Farm</b>						
Urban Farm	-	-	P*	P*	P*	P*
<b>Urban Garden</b>						
Urban Garden	P*	P*	P*	P*	P*	P*
<b>Plant Cultivation:</b>						
<b>Outdoor Plant Nursery</b>						
Outdoor Plant Nursery	P	P	P	P	P	P

KEY: P = Permitted; C = Conditional use permit; FD = Fairplex Overlay District; W = Wireless facility permit

Part 5 | Use

Use	Part 5   Use															Reference
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2	
<b>Indoor Plant Nursery</b>																
Indoor Plant Nursery	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>ACCESSORY</b>																
<b>Shed</b>																
Shed	P*	P*	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*
<b>Carport</b>																
Carport	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*
<b>Patio</b>																
Patio	P*	P*	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*
<b>Sunroom</b>																
Sunroom	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*
<b>Garage</b>																
Garage	P	P	-	-	-	-	-	-	-	-	-	-	-	FD	P*	P*
<b>Outdoor Dining Area</b>																
Outdoor Dining Area	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*
<b>Certified Farmers' Market</b>																
Certified Farmers' Market	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*
<b>Swimming Pool</b>																
Swimming Pool	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*
<b>Home Occupation</b>																
Home Occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-
<b>Home-Based Business</b>																
Home-Based Business	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-
<b>Accessory Commercial Unit (ACU)</b>																
Accessory Commercial Unit (ACU)	P*	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
<b>Accessory Dwelling Unit (ADU)</b>																
Accessory Dwelling Unit (ADU)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-
<b>Junior Accessory Dwelling Unit (JADU)</b>																
Junior Accessory Dwelling Unit (JADU)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; \* = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District



# NONCONFORMITIES

## AUTO-ORIENTED USES

Part 5 | Use

Use	Use Module														Reference			
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1		OS2		
Fortuneteller	-	-	-	-	-	C*	C*	C*	C*	-	-	-	-	FD	-	-	[Sec. 540.D.1]	
Mortuary Services	-	-	-	-	-	C*	C*	P*	P*	P	P	-	-	FD	-	-	[Sec. 540.D.1]	
<b>Retail:</b>																		
General	-	P*	P*	P*	P*	P*	P*	P*	P	P	P	C	FD	-	-	[Sec. 540.D.1]		
Swap Meet (Concession Mall)	-	-	-	-	-	P*	P*	-	P	P	P	-	FD	-	-	[Sec. 540.D.1]		
Large Format Retail	-	-	-	-	-	P*	P*	-	-	-	-	-	FD	-	-	[Sec. 540.D.1]		
Outdoor sales	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 540.D.1]		
Hookah Lounge	-	-	-	-	-	C*	C*	C	-	-	-	-	FD	-	-	[Sec. 540.D.1]		
Smoke and Vape Shop	-	-	-	-	-	C*	C*	C*	C*	-	-	-	FD	-	-	[Sec. 540.D.1]		
Pawnshop	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 540.D.1]		
Commercial Cannabis	-	-	CD*	-	-	CD*	-	CD*	-	-	CD*	-	FD	-	-	[Sec. 540.D.1]		
<b>Adult-Oriented Business</b>	-	-	-	-	-	-	-	-	C*	-	-	-	FD	-	-	[Sec. 540.D.1]		
<b>Storage:</b>																		
Indoor Self-Service Facility	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 540.D.X]		
<b>AUTO-ORIENTED COMMERCIAL</b>																		
<b>Ghost Kitchen</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
<b>Motor Vehicle Services:</b>																		
General Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Automated Car Wash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Hand Car Wash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Fueling Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
EV Charging Station	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	[Sec. 540.E.X]		
<b>Motor Vehicle Sales &amp; Rental:</b>																		
Vehicle Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Vehicle Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
<b>Drive-Through Facility</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
<b>PRODUCTION-ORIENTED INDUSTRIAL</b>																		
Production	-	-	-	-	-	-	-	-	P*	P*	P*	-	FD	-	-	[Sec. 540.FX]		
Animal Products Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Artisanal Manufacturing	-	-	-	-	-	-	-	-	P*	P*	P*	P*	-	FD	-	[Sec. 540.FX]		
<b>Food and Beverage Manufacturing:</b>																		
Small	-	-	-	-	-	-	-	-	P*	P*	P*	P*	-	FD	-	[Sec. 540.FX]		
Large	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
<b>Product Maintenance, Restoration, and Repair</b>	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	FD	-	-	[Sec. 540.FX]		
<b>Media Production:</b>																		
Backlot/Outdoor Facility	-	-	-	-	-	-	-	-	P*	P*	P*	-	FD	-	-	[Sec. 540.FX]		
Indoor Support Facility	-	-	-	-	-	-	-	-	P	P	P*	-	FD	-	-	[Sec. 540.FX]		
Soundstage	-	-	-	-	-	-	-	-	P*	P*	P*	-	FD	-	-	[Sec. 540.FX]		

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; \* = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District

AUTO-ORIENTED COMMERCIAL																			
<b>Ghost Kitchen</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
<b>Motor Vehicle Services:</b>																			
General Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Automated Car Wash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Hand Car Wash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Fueling Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
EV Charging Station	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	[Sec. 540.E.X]			
<b>Motor Vehicle Sales &amp; Rental:</b>																			
Vehicle Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Vehicle Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
<b>Drive-Through Facility</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-



# NONCONFORMITIES

## AUTO-ORIENTED USES

Part 5 | Use

Use	Use Module															Reference
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2	
Fortune teller	-	-	-	-	C*	C*	C*	C	-	-	-	-	FD	-	-	[Sec. 540.D.1]
Mortuary Services	-	-	-	-	C*	C*	P*	P*	P	P	-	-	FD	-	-	[Sec. 540.D.1]
<b>Retail:</b>																
General	-	P*	P*	P*	P*	P*	P*	P	P	P	C	FD	-	-	[Sec. 540.D.1]	
Swap Meet (Concession Mall)	-	-	-	-	-	P*	P*	-	P	P	P	-	FD	-	-	[Sec. 540.D.1]
Large Format Retail	-	-	-	-	-	-	P*	-	-	-	-	-	FD	-	-	[Sec. 540.D.1]
Outdoor sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Hookah Lounge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Smoke and Vape Shop	-	-	-	-	C*	-	-	-	-	-	-	-	-	-	-	
Pawnshop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Commercial Cannabis	-	-	CD*	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Adult-Oriented Business</b>																
<b>Storage:</b>																
Indoor Self-Service Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>AUTO-ORIENTED COMMERCIAL</b>																
Ghost Kitchen	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Motor Vehicle Services:</b>																
General Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Automated Car Wash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Hand Car Wash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Fueling Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
EV Charging Station	P*	P*	P*	P*	P*	-	-	-	-	-	-	-	-	-	-	
<b>Motor Vehicle Sales &amp; Rental:</b>																
Vehicle Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Vehicle Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Drive-Through Facility</b>																
<b>PRODUCTION-ORIENTED INDUSTRIAL</b>																
<b>Production:</b>																
Animal Products Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Artisanal Manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Food and Beverage Manufacturing:																
Small	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Large	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Product Maintenance, Restoration, and Repair	-	P*	P*	P*	P*	-	-	-	-	-	-	-	-	-	-	
<b>Media Production:</b>																
Backlot/Outdoor Facility	-	-	-	-	-	-	-	-	P*	P*	P*	-	FD	-	-	[Sec. 540.F.X]
Indoor Support Facility	-	-	-	-	-	-	-	-	-	P	P	P*	-	FD	-	[Sec. 540.F.X]
Soundstage	-	-	-	-	-	-	-	-	P*	P*	P*	-	FD	-	-	[Sec. 540.F.X]

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; \* = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District

**Auto-Oriented Uses Will Be NONCONFORMING OUTSIDE SPECIFIC PLAN AREAS**

-	-	FD	-	-	
-	-	FD	-	-	
-	-	FD	-	-	
-	-	FD	-	-	
*	P*	P*	FD	P*	P*
-	-	FD	-	-	
-	-	FD	-	-	
-	-	FD	-	-	



# NONCONFORMITIES

## AUTO-ORIENTED USES

Specific Plan  
Areas:

- PRSP
- COSP
- DTSP
- MMSP
- MCSP
- 71SP
- COSP-C
- COSP-H
- COSP-C-T
- COSP-H-T
- COSP-T
- DTSP-H
- DTSP-T
- DTSP-H-T

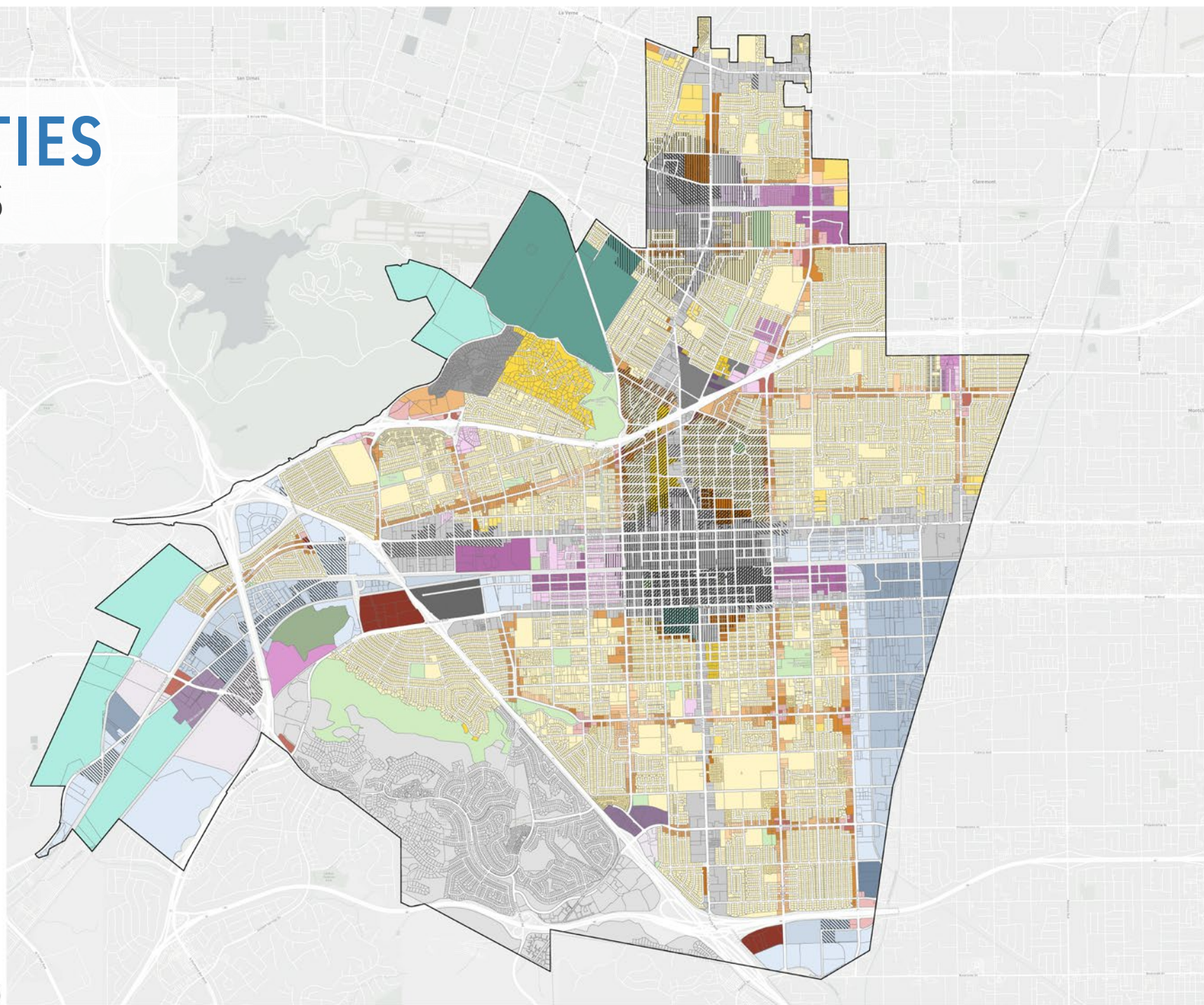
**KEY**

<b>RESIDENTIAL NEIGHBORHOOD DISTRICTS</b>	<b>ACTIVITY CENTER DISTRICTS</b>
RND1	ACD1
RND1-H	ACD1-H
RND1-T	ACD1-T
RND2	ACD2
RND2-T	ACD2-C
RND3	ACD3
RND4	
RND5	
RND5-H	
RND5-T	
<b>NEIGHBORHOOD CORE DISTRICTS</b>	<b>TRANSIT ORIENTED DEVELOPMENT DISTRICTS</b>
NED1	TOD1
NED1-H	TOD1-C
NED1-T	TOD1-H
NED2	TOD2
NED2-H	TOD2-T
NED2-T	TOD3
NED3	TOD4
NED3-H	
NED3-T	
NED4	
NED4-H	
NED5	
NED5-H	
NED5-T	
<b>WORKPLACE DISTRICTS</b>	<b>FARMLAND DISTRICTS</b>
WD1	PLD1
WD1-C	PLD1-H
WD2	PLD1-H-T
WD2-C	PLD1-T
WD3	PLD2
WD4	
WD5	
<b>SPECIAL PURPOSE DISTRICTS</b>	<b>CITY BOUNDARY</b>
SCD1	
SCD2	
SCD2-T	
SCD3	
SCD3-T	

Scale 1"=1000'

0 500 1000 2000'

Dist



# NONCONFORMITIES

## AUTO-ORIENTED USES

Part 5 | Use

Use	Use Module														Reference		
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1		OS2	
Fortuneteller	-	-	-	-	-	C*	C*	C*	C*	-	-	-	-	FD	-	-	[Sec. 540.D.1]
Mortuary Services	-	-	-	-	-	C*	C*	P*	P*	P	P	-	-	FD	-	-	[Sec. 540.D.1]
<b>Retail:</b>																	
General	-	P*	P*	P*	P*	P*	P*	P*	P	P	P	C	FD	-	-	[Sec. 540.D.1]	
Swap Meet (Concession Mall)	-	-	-	-	-	P*	P*	-	P	P	P	-	FD	-	-	[Sec. 540.D.1]	
Large Format Retail	-	-	-	-	-	P*	P*	-	-	-	-	-	FD	-	-	[Sec. 540.D.1]	
Outdoor sales	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 540.D.1]	
Hookah Lounge	-	-	-	-	-	C*	C*	C	-	-	-	-	FD	-	-	[Sec. 540.D.1]	
Smoke and Vape Shop	-	-	-	-	-	C*	C*	C*	C*	-	-	-	FD	-	-	[Sec. 540.D.1]	
Pawnshop	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 540.D.1]	
Commercial Cannabis	-	-	CD*	-	-	CD*	-	CD*	-	-	CD*	-	FD	-	-	[Sec. 540.D.1]	
<b>Adult-Oriented Business</b>	-	-	-	-	-	-	-	-	-	-	C*	-	FD	-	-	[Sec. 540.D.1]	
<b>Storage:</b>																	
Indoor Self-Service Facility	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 540.D.X]	
<b>AUTO-ORIENTED COMMERCIAL</b>																	
Ghost Kitchen	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 540.E.X]	
<b>Motor Vehicle Services:</b>																	
General Service	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 540.E.X]	
Automated Car Wash	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 540.E.X]	
Hand Car Wash	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 540.E.X]	
Fueling Station	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 540.E.X]	
EV Charging Station	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	[Sec. 540.E.X]	
<b>Motor Vehicle Sales &amp; Rental:</b>																	
Vehicle Rental	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 540.E.X]	
Vehicle Sales	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 540.E.X]	
<b>Drive-Through Facility</b>	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 540.E.X]	
<b>PRODUCTION-ORIENTED INDUSTRIAL</b>																	
Production	-	-	-	-	-	-	-	P*	P*	P*	-	FD	-	-	-	[Sec. 540.F.X]	
Animal Products Processing	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 540.F.X]	
Artisanal Manufacturing	-	-	-	-	-	-	-	P*	P*	P*	P*	-	FD	-	-	[Sec. 540.F.X]	
<b>Food and Beverage Manufacturing:</b>																	
Small	-	-	-	-	-	-	-	P*	P*	P*	P*	-	FD	-	-	[Sec. 540.F.X]	
Large	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 540.F.X]	
<b>Product Maintenance, Restoration, and Repair</b>	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	FD	-	-	[Sec. 540.F.X]	
<b>Media Production:</b>																	
Backlot/Outdoor Facility	-	-	-	-	-	-	-	P*	P*	P*	-	FD	-	-	-	[Sec. 540.F.X]	
Indoor Support Facility	-	-	-	-	-	-	-	-	P	P	P*	-	FD	-	-	[Sec. 540.F.X]	
Soundstage	-	-	-	-	-	-	-	-	P*	P*	P*	-	FD	-	-	[Sec. 540.F.X]	

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; \* = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District

**SOME Exceptions For:**

AUTO-ORIENTED COMMERCIAL																		
Ghost Kitchen	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
<b>Motor Vehicle Services:</b>																		
General Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Automated Car Wash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Hand Car Wash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Fueling Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
EV Charging Station	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*
<b>Motor Vehicle Sales &amp; Rental:</b>																		
Vehicle Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Vehicle Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Drive-Through Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-



# NONCONFORMITIES

## FUELING STATION

### STANDARDS:

Part 11 | Administration

#### 11110.K. Use Exceptions

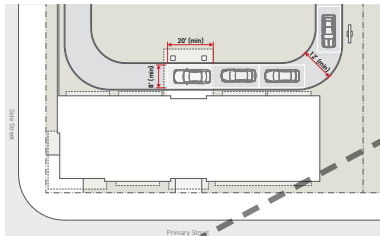
##### 1. Use Not Allowed Exceptions

a. Where an existing use is nonconforming in the applied Use Module:

1. It may be relocated within the existing building, provided the move does not cause a net increase in the floor area of the nonconforming use.
2. It will not be reestablished after it has been abandoned. A nonconforming use is considered abandoned pursuant to Sec. 1160.1.b. (*Discontinuation of Use and Loss of Nonconforming Status*).

b. Where an existing drive-through use is nonconforming in the applied Use Module, an expansion of existing drive-through facilities may be allowed and must meet the following standards:

1. Must not encroach on or interfere with the use of sidewalks, drive aisles or parking areas.
2. Each queuing space in a drive-through lane must be a minimum of 20 feet in length and 8 feet in width along straight segments of the drive-through lane. Drive-through lanes must be a minimum of 12 feet in width along curved segments.



3. Drive-through lanes are regulated as a motor vehicle use area and subject to the standards specified in Sec. 480. (*Parking Location*).
4. Drive-through lanes that take access directly from the public right-of-way are regulated as a driveway and subject to the standards for driveways as specified in Sec. 610.A. (*Vehicle Access*).
5. Require review and approval by the Public Works Director to ensure the site design does not create detrimental impacts on pedestrians, bicyclists, transit vehicles or riders, micro mobility device users, and automobile traffic and circulation on the abutting right-of-way.

c. Where an existing fueling station use is nonconforming in the applied Use Module, an expansion of existing fueling facilities may be allowed and must meet the following standards:

1. Must not include more than 2 additional fuel pumps or 'multiple product dispensers'.

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2. Must conform to current air or stormwater quality control regulations, and replace any single-walled underground storage tanks.

3. Must remediate any existing contamination of soil or groundwater.

4. Must be not be located within 300 feet of any residential, assembly, child day care, medical clinic, or urban agricultural use.

d. In the Industrial Use Modules, the nonconforming use of land where no buildings are occupied in connection with the use or where the only buildings occupied are accessory to or incidental to the use, may be continued, subject to the following limitations:

1. The nonconforming use must not be enlarged in any way beyond the limits of what was originally permitted.

2. The nonconforming use must be completely enclosed within a building or within an area enclosed on all sides with a Buffer Type II Transition Buffer pursuant to Sec. 720.B.3.c.2.ii., *Buffer Type II*, within 1 year from the date the use becomes nonconforming.

e. In the Industrial Use Modules:

c. Where an existing fueling station use is nonconforming in the applied Use Module, an expansion of existing fueling facilities may be allowed and must meet the following standards:

1. Must not include more than 2 additional fuel pumps or 'multiple product dispensers'.
2. Must conform to current air or stormwater quality control regulations, and replace any single-walled underground storage tanks.
3. Must remediate any existing contamination of soil or groundwater.
4. Must be not be located within 300 feet of any residential, assembly, child day care, medical clinic, or urban agricultural use.

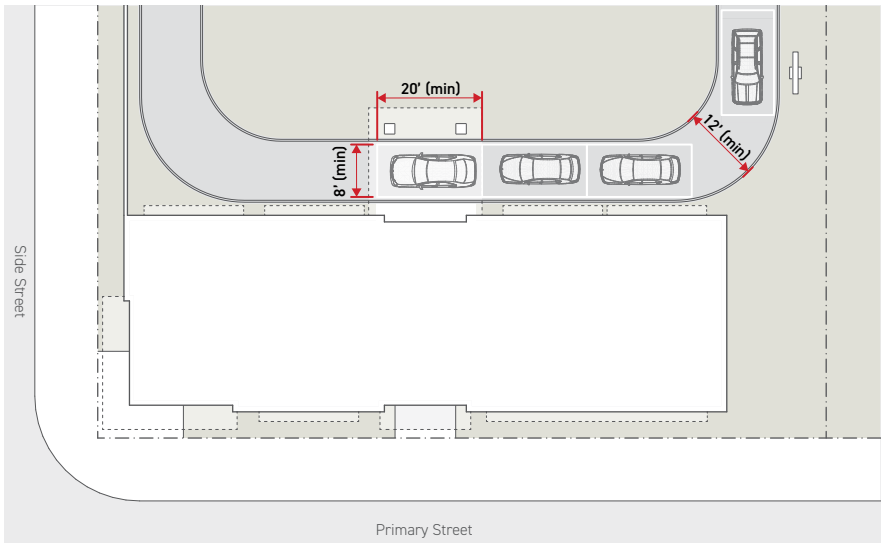




# NONCONFORMITIES DRIVE-THROUGH

b. Where an existing drive-through use is nonconforming in the applied Use Module, an expansion of existing drive-through facilities may be allowed and must meet the following standards:

1. Must not encroach on or interfere with the use of sidewalks, drive aisles or parking areas.
2. Each queuing space in a drive-through lane must be a minimum of 20 feet in length and 8 feet in width along straight segments of the drive-through lane. Drive-through lanes must be a minimum of 12 feet in width along curved segments.



3. Drive-through lanes are regulated as a motor vehicle use area and subject to the standards specified in *Sec. 480. (Parking Location)*.
4. Drive-through lanes that take access directly from the public right-of-way are regulated as a driveway and subject to the standards for driveways as specified in *Sec. 610.A. (Vehicle Access)*.
5. Require review and approval by the Public Works Director to ensure the site design does not create detrimental impacts on pedestrians, bicyclists, transit vehicles or riders, micro mobility device users, and automobile traffic and circulation on the abutting right-of-way.

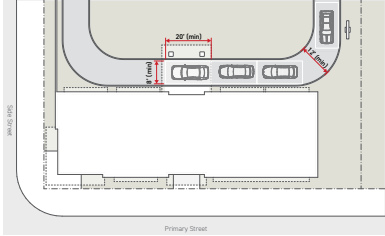
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### 11110.K. Use Exceptions

#### 1. Use Not Allowed Exceptions

- a. Where an existing use is nonconforming in the applied Use Module:
  1. It may be relocated within the existing building, provided the move does not cause a net increase in the floor area of the nonconforming use.
  2. It will not be reestablished after it has been abandoned. A nonconforming use is considered abandoned pursuant to *Sec. 1160.1.b. (Discontinuation of Use and Loss of Nonconforming Status)*.

- b. Where an existing drive-through use is nonconforming in the applied Use Module, an expansion of existing drive-through facilities may be allowed and must meet the following standards:
  1. Must not encroach on or interfere with the use of sidewalks, drive aisles or parking areas.
  2. Each queuing space in a drive-through lane must be a minimum of 20 feet in length and 8 feet in width along straight segments of the drive-through lane. Drive-through lanes must be a minimum of 12 feet in width along curved segments.



3. Drive-through lanes are regulated as a motor vehicle use area and subject to the standards specified in *Sec. 480. (Parking Location)*.
4. Drive-through lanes that take access directly from the public right-of-way are regulated as a driveway and subject to the standards for driveways as specified in *Sec. 610.A. (Vehicle Access)*.
5. Require review and approval by the Public Works Director to ensure the site design does not create detrimental impacts on pedestrians, bicyclists, transit vehicles or riders, micro mobility device users, and automobile traffic and circulation on the abutting right-of-way.

Where an existing fueling station use is nonconforming in the applied Use Module, an expansion of existing fueling facilities may be allowed and must meet the following standards:

1. Must not include more than 2 additional fuel pumps or 'multiple product dispensers'.



# SECTION

**[ Next Steps + Discussion ]**



# UPCOMING COMMUNITY MEETING

S	M	T	W	T	F	S
30	31	<del>1</del>	2	3	4	<b>5</b>
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

 <b>SMALL BUSINESS #1</b> English	Tonight August 1, 2023	6:30pm	The Village Conference Center Entrance 4 1460 E. Holt Ave Pomona CA 91767
 <b>SESSION</b> <b>RESIDENTIAL #1</b> English/Spanish	<b>DATE</b> Saturday, August 5, 2023	<b>TIME</b> 10am	<b>LOCATION</b> Palomares Park Community Center 499 E Arrow Hwy Pomona, CA 91767
<b>SMALL BUSINESS #2</b> Spanish	Tuesday, August 8, 2023	6:30pm	The Village Conference Center Entrance 4 1460 E. Holt Ave Pomona, CA 91767

<b>RESIDENTIAL #2</b> English/Spanish	Monday, August 14, 2023	6pm	Ralph Welch Park Community Center 1000 Buena Vista Ave Pomona, CA 91766
<b>DESIGN #1</b> English/Spanish	Tuesday, August 15, 2023	6pm	DA Center for the Arts 252 S Main St D Pomona, CA 91766
<b>USES #1</b> English/Spanish	Wednesday, August 16, 2023	6pm	Palomares Park Community Center 499 E Arrow Hwy, Pomona, CA 91767
<b>RESIDENTIAL #2</b> English/Spanish	Saturday, August 19, 2023	10am	Philadelphia Elementary School 600 E Philadelphia St, Pomona, CA 91766



# SCHEDULE

## NEXT STEPS

✓ PC Code Meeting 1 (7.26) Code Overview

→ **Public Comment (7.23 - 8.24) 7 Engagement Sessions**

**PC Code Meeting 2 (8.9) Code Design Tools (Form, Frontage + Site)**

**PC Code Meeting 3 (8.23) Code Use Tools and Decisions (Use + Admin)**





**QUESTIONS OR COMMENTS?**

