

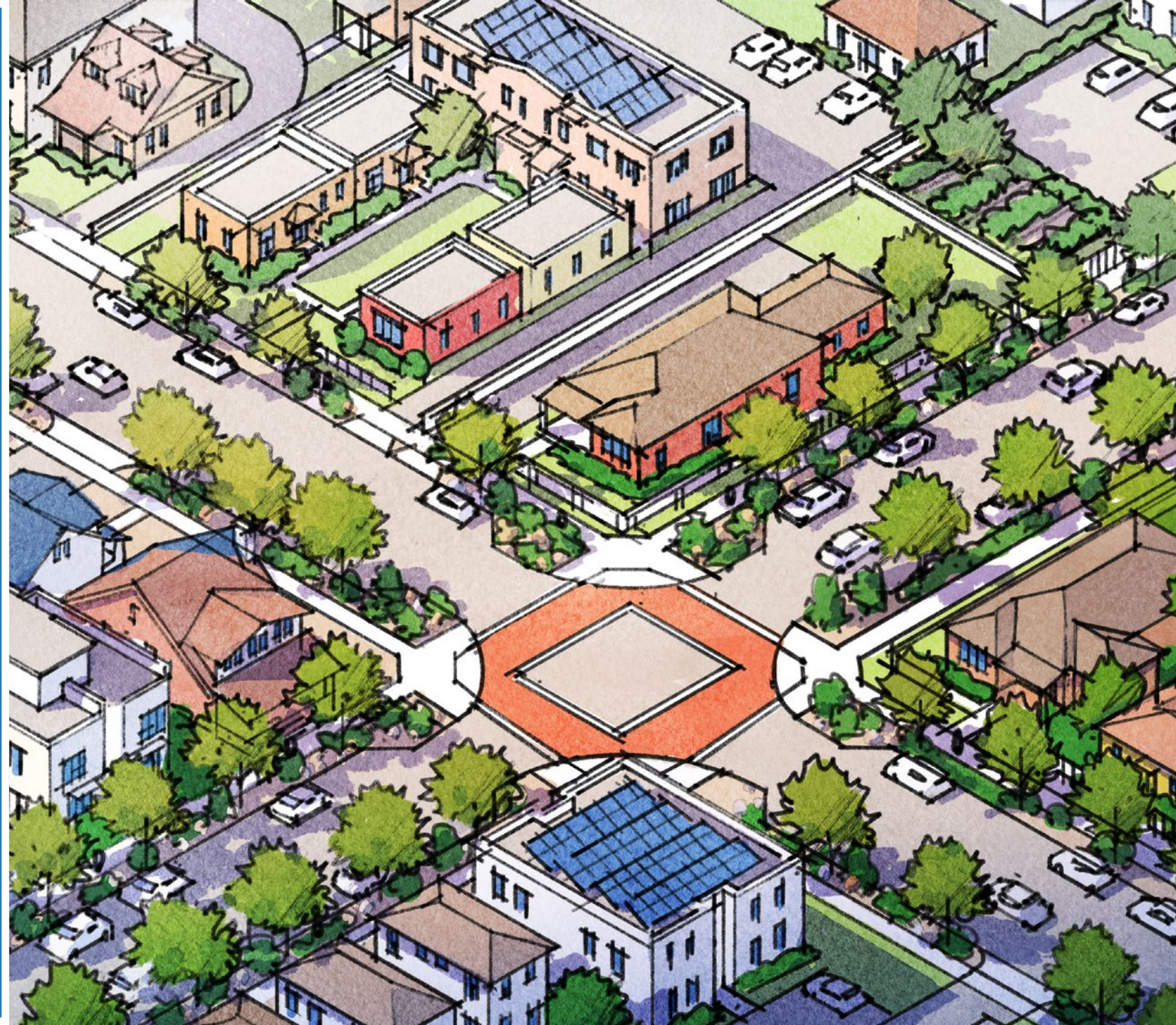
COMMUNITY MEETING #6 RESIDENTIAL

Pomona Zoning Update

Draft Code Overview



August 19, 2023



TONIGHT'S MEETING

Section 1 Introduction

Section 2 How to Use the Code

Section 3 Tools in Residential
Neighborhoods

Section 4 Added Flexibility in
Residential
Neighborhoods

Section 5 Next Steps



FINAL MEETING TOPIC (TODAY)

S	M	T	W	T	F	S
30	31	1	2	3	4	5
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



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



DESIGN #1 English/Spanish	Tuesday, August 15, 2023	6pm	DA Center for the Arts 252 S Main St D Pomona, CA 91766
USES #1 English/Spanish	Wednesday, August 16, 2023	6pm	Palomares Park Community Center 499 E Arrow Hwy, Pomona, CA 91767
SESSION RESIDENTIAL #2 English/Spanish	DATE Saturday, August 19, 2023	TIME 10am	LOCATION Simons Middle School - Cafeteria 900 East Franklin Pomona CA 91766



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



WE HAVE A PUBLIC REVIEW DRAFT!



Appendix I City of Pomona Zoning & Development Code


DRAFT
July 24, 2023

CONTENTS

Part 1. Introductory Provisions	1-1	4-31	Specific Plans, & Overlay Districts ..	8-1
Sec. 100. Legal Requirements	1-2	4-32	8-2
Sec. 110. Orientation	1-6	4-43	8-34
.....		4-45	8-36
Part 2. Summary of Zoning Districts	2-1	4-52	9-1
Sec. 200. Zoning Districts	2-2	4-67	9-3
.....		4-77	9-4
Part 3. Form	3-1	5-1	9-5
Part 3A. Form Introduction	3-3	5-3	9-6
Sec. 300. Orientation	3-4	5-4	9-9
Sec. 310. General Provisions	3-7	5-7	9-10
Part 3B. Form Modules	3-9	5-8	10-1
Sec. 320. House Form Modules	3-10	5-11	10-2
Sec. 330. Low-Rise Form Modules	3-16	5-19	10-4
Sec. 340. Mid-Rise Form Modules	3-22	5-20	10-10
Sec. 350. Special Form Modules	3-26	5-45	11-1
Part 3C. Form Rules	3-33	5-62	11-4
Sec. 360. Lot Size	3-34	5-69	11-8
Sec. 370. Coverage	3-36	6-1	11-23
Sec. 380. Amenity	3-41	6-3	11-26
Sec. 390. Building	3-44	6-4	11-28
Part 4. Frontage	4-1	6-7	11-32
Part 4A. Frontage Introduction	4-3	6-8	11-33
Sec. 400. Orientation	4-4	6-39	11-41
Sec. 410. General Provisions	4-5	6-67	11-51
Part 4B. Frontage Modules	4-11	6-67	11-54
Sec. 420. Neighborhood Yard Frontage Modules	4-12	7-1	11-55
Sec. 430. Multi-Unit Frontage Modules	4-16	7-3	11-57
Sec. 440. General Frontage Modules	4-18	7-4	12-1
Sec. 450. Shopfront Frontage Modules	4-22	7-7	12-2
Sec. 460. Special Frontage Modules	4-24	7-8	
.....		7-14	
.....		7-19	
.....		7-20	

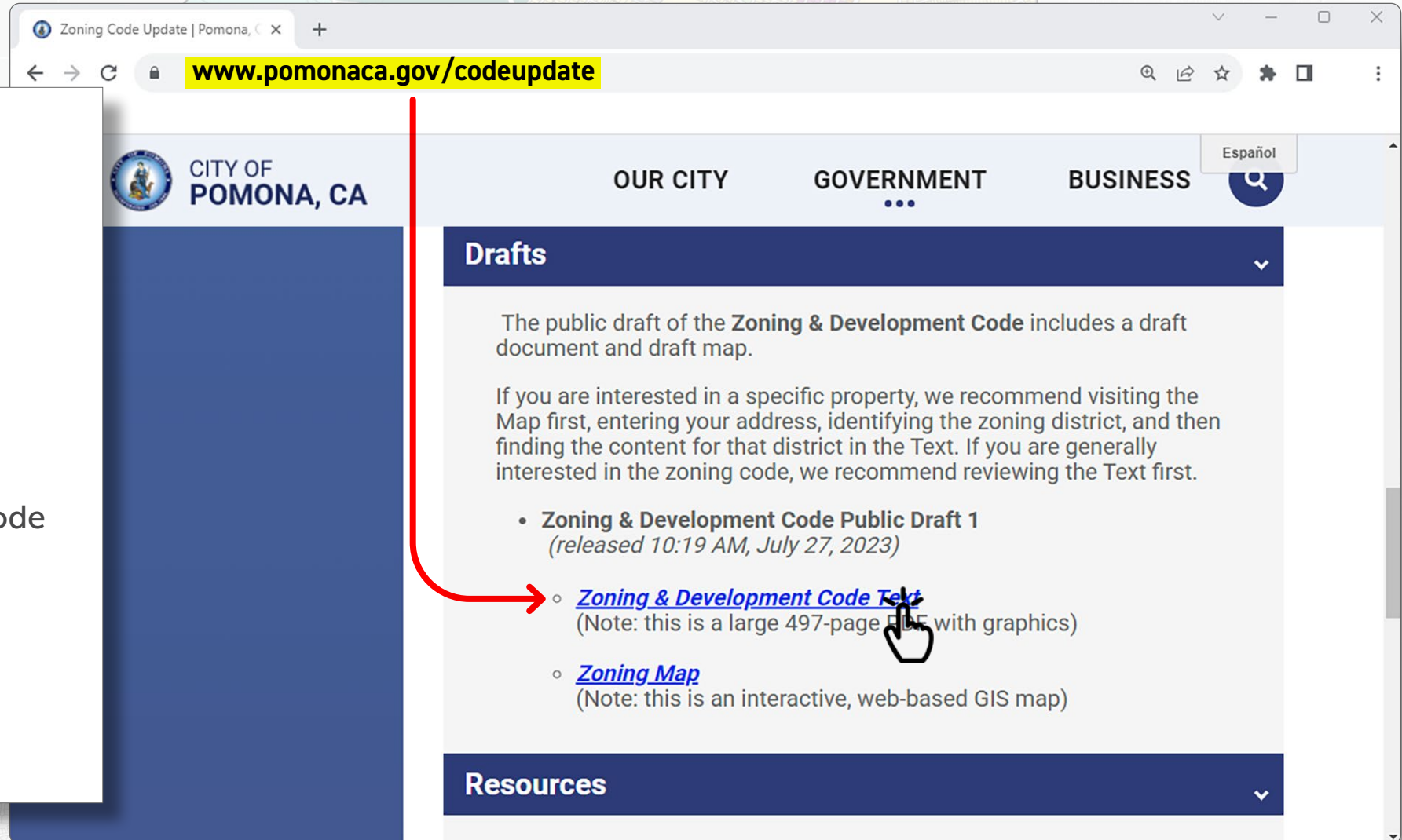


WE HAVE A PUBLIC REVIEW DRAFT!



Appendix I
City of Pomona
Zoning & Development Code

DRAFT
July 24, 2023



Zoning Code Update | Pomona, CA

www.pomonaca.gov/codeupdate

CITY OF POMONA, CA

OUR CITY GOVERNMENT BUSINESS

Spanish

Drafts

The public draft of the **Zoning & Development Code** includes a draft document and draft map.

If you are interested in a specific property, we recommend visiting the Map first, entering your address, identifying the zoning district, and then finding the content for that district in the Text. If you are generally interested in the zoning code, we recommend reviewing the Text first.

- **Zoning & Development Code Public Draft 1**
(released 10:19 AM, July 27, 2023)
 - [Zoning & Development Code Text](#)
(Note: this is a large 497-page PDF with graphics)
 - [Zoning Map](#)
(Note: this is an interactive, web-based GIS map)

Resources



SECTION 2

[How to Use the Code]



HOW TO USE THE CODE

DOCUMENT CONTENTS

CONTENTS

Part 1. Introductory Provisions..... 1-1
 Sec. 100. Legal Requirements 1-2
 Sec. 110. Orientation 1-6

Part 2. Summary of Zoning Districts..... 2-1
 Sec. 200. Zoning Districts 2-2

Part 3. Form 3-1
Part. 3A. Form Introduction..... 3-3
 Sec. 300. Orientation 3-4
 Sec. 310. General Provisions 3-7

Part. 3B. Form Modules..... 3-9
 Sec. 320. House Form Modules 3-10
 Sec. 330. Low-Rise Form Modules 3-16
 Sec. 340. Mid-Rise Form Modules 3-22
 Sec. 350. Special Form Modules 3-26

Part. 3C. Form Rules..... 3-33
 Sec. 360. Lot Size 3-34
 Sec. 370. Coverage 3-36
 Sec. 380. Amenity 3-41
 Sec. 390. Building 3-44

Part 4. Frontage 4-1
Part. 4A. Frontage Introduction..... 4-3
 Sec. 400. Orientation 4-4
 Sec. 410. General Provisions 4-5

Part. 4B. Frontage Modules..... 4-11
 Sec. 420. Neighborhood Yard Frontage Modules 4-12
 Sec. 430. Multi-Unit Frontage Modules 4-16
 Sec. 440. General Frontage Modules 4-18
 Sec. 450. Shopfront Frontage Modules 4-22
 Sec. 460. Special Frontage Modules 4-24

Part. 4C. Frontage Rules..... 4-31
 Sec. 470. Build-To 4-32
 Sec. 480. Parking Location 4-43
 Sec. 490. Landscaping 4-45
 Sec. 4100. Transparency 4-52
 Sec. 4110. Entrances 4-67
 Sec. 4120. Ground Story 4-77

Part 5. Use 5-1
Part. 5A. Use Introduction..... 5-3
 Sec. 500. General Provisions 5-4

Part. 5B. Use Modules..... 5-7
 Sec. 510. Use Modules 5-8
 Sec. 520. Allowed Uses 5-11

Part. 5C. Use Rules..... 5-19
 Sec. 530. Use Definitions 5-20
 Sec. 540. Use Standards 5-45
 Sec. 550. Accessory Uses and Structures 5-62
 Sec. 560. Temporary Uses and Structures 5-69

Part 6. Site..... 6-1
Part. 6A. Site Introduction..... 6-3
 Sec. 600. General Provisions 6-4

Part. 6B. Site Rules..... 6-7
 Sec. 610. Parking & Access 6-8
 Sec. 620. Landscaping & Screening 6-39
 Sec. 630. Signs 6-67
 Sec. 640. Environmental Protection 6-67

Part 7. Alternate Typologies..... 7-1
Part. 7A. Alternate Typologies Introduction..... 7-3
 Sec. 700. General Provisions 7-4

Part. 7B. Alternate Typologies..... 7-7
 Sec. 710. Open Lot 7-8
 Sec. 720. Manufactured Housing Park 7-14

Part. 7C. Alternate Typology Rules..... 7-19
 Sec. 730. Alternate Typology Rules 7-20

Part 8. Historic Preservation, Specific Plans, & Overlay Districts.. 8-1
 Sec. 800. Historic Preservation 8-2
 Sec. 810. Specific Plans 8-34
 Sec. 820. Overlay Districts 8-36

Part 9. Streets 9-1
Part. 9A. Streets Introduction..... 9-3
 Sec. 900. General Provisions 9-4

Part. 9B. Street Types..... 9-5
 Sec. 900. Street Type 9-6

Part. 9C. Street Rules..... 9-9
 Sec. 910. Street Types 9-10

Part 10. Division of Land..... 10-1
 Sec. 1000. General Provisions 10-2
 Sec. 1010. Subdivision Design Standards 10-4
 Sec. 1020. Subdivision Map Standards 10-10

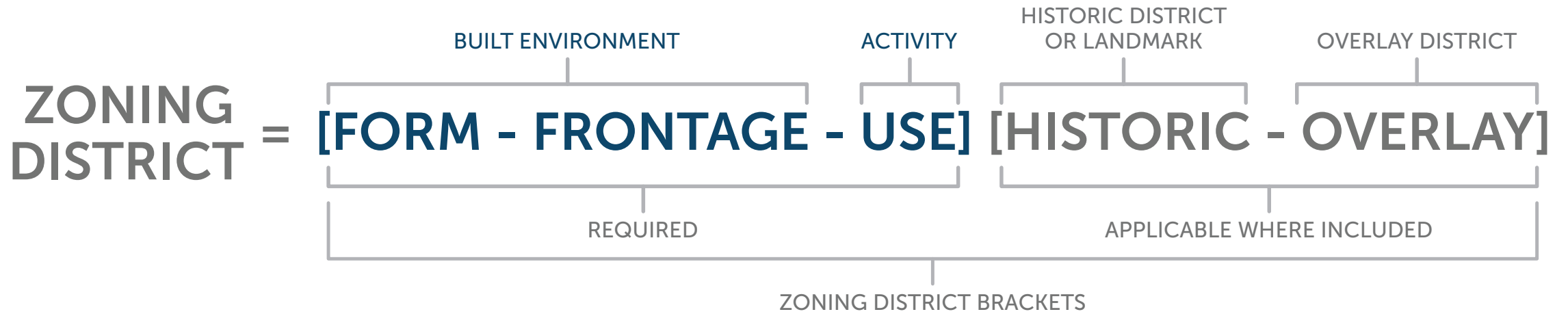
Part 11. Administration 11-1
 Sec. 1100. Authority 11-4
 Sec. 1110. Application Filing and Processing 11-8
 Sec. 1120. Public Hearings 11-23
 Sec. 1130. Appeals 11-26
 Sec. 1140. Modification or Revocation by City 11-28
 Sec. 1150. Performance Guarantees 11-32
 Sec. 1160. Legislative Review 11-33
 Sec. 1170. Discretionary Review 11-41
 Sec. 1180. Administrative Review 11-51
 Sec. 1190. Subdivision Review 11-54
 Sec. 11100. Historic Preservation Review 11-55
 Sec. 11110. Nonconformities 11-57
 Sec. 11120. Violations and Enforcement 11-70

Part 12. General Rules..... 12-1
 Sec. 1200. General Standards & Measurement 12-2



MODULAR ZONING SYSTEM

POMONA'S ZONING DISTRICTS



MODULAR ZONING SYSTEM

POMONA'S ZONING DISTRICTS

ZONING DISTRICT = [FORM - FRONTAGE - USE]

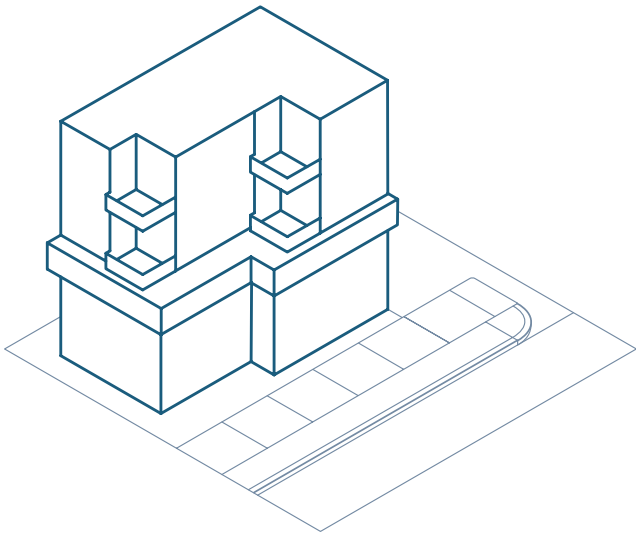
Name DIRECTLY ties back to the General Plan.



MODULAR ZONING SYSTEM

POMONA'S ZONING DISTRICTS

ZONING DISTRICT = [**FORM** - FRONTAGE - USE]



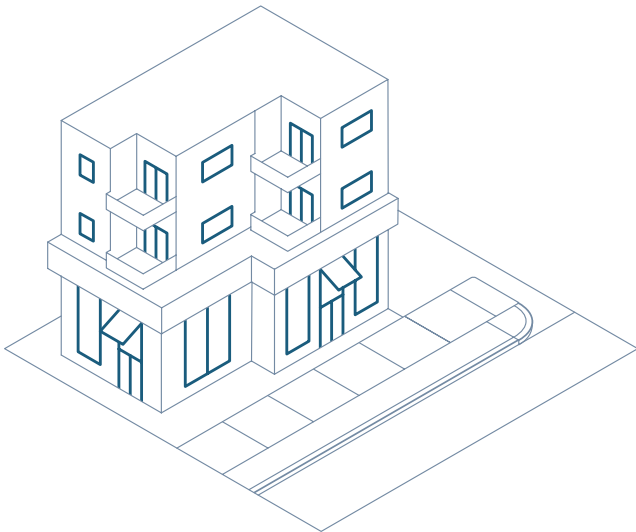
Regulates the placement, scale, and intensity of buildings and structures on a lot.



MODULAR ZONING SYSTEM

POMONA'S ZONING DISTRICTS

ZONING DISTRICT = [FORM - FRONTAGE - USE]



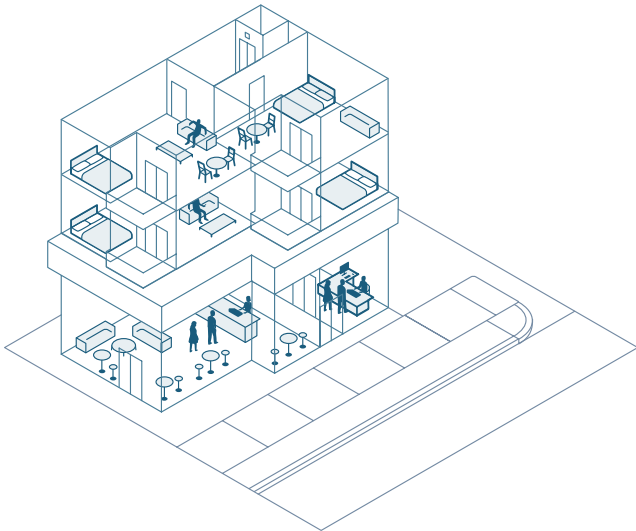
Regulates portions of a lot and building facades that impact the public realm.



MODULAR ZONING SYSTEM

POMONA'S ZONING DISTRICTS

ZONING DISTRICT = [FORM - FRONTAGE - USE]



Regulates activities on a lot and mitigates potential related impacts within and surrounding a property.



ZONING DISTRICTS NAMES

+ **8** TOTAL
zoning district
names



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



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)

- RND1** Residential Neighborhood District 1
- RND2** Residential Neighborhood District 2
- RND3** Residential Neighborhood District 3
- RND4** Residential Neighborhood District 4
- RND5** Residential Neighborhood District 5

NEIGHBORHOOD EDGE DISTRICTS (NED)

- NED1** Neighborhood Edge District 1
- NED2** Neighborhood Edge District 2
- NED3** Neighborhood Edge District 3
- NED4** Neighborhood Edge District 4
- NED5** Neighborhood Edge District 5

URBAN NEIGHBORHOOD DISTRICTS (UND)

- UND1** Urban Neighborhood District 1
- UND2** Urban Neighborhood District 2
- UND3** Urban Neighborhood District 3

ACTIVITY CENTER DISTRICTS (ACD)

- ACD1** Activity Center District 1
- ACD2** Activity Center District 2
- ACD3** Activity Center District 3

TRANSIT ORIENTED DISTRICTS (TOD)

- TOD1** Transit Oriented District 1
- TOD2** Transit Oriented District 2
- TOD3** Transit Oriented District 3
- TOD4** Transit Oriented District 4
- TOD5** Transit Oriented District 5
- TOD6** Transit Oriented District 6

WORKPLACE DISTRICTS (WD)

- WD1** Workplace District 1
- WD2** Workplace District 2
- WD3** Workplace District 3
- WD4** Workplace District 4
- WD5** Workplace District 5

SPECIAL CAMPUS DISTRICTS (SCD)

- SCD1** Special Campus District 1
- SCD2** Special Campus District 2
- SCD3** Special Campus District 3

PARKLAND DISTRICTS (PLD)

- PLD1** Parkland District 1
- PLD2** Parkland District 2

ZONING DISTRICTS VARIATIONS

+ 8 TOTAL zoning district names

+ 32 TOTAL zoning district variations



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



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)

- RND1** Residential Neighborhood District 1
- RND2** Residential Neighborhood District 2
- RND3** Residential Neighborhood District 3
- RND4** Residential Neighborhood District 4
- RND5** Residential Neighborhood District 5

NEIGHBORHOOD EDGE DISTRICTS (NED)

- NED1** Neighborhood Edge District 1
- NED2** Neighborhood Edge District 2
- NED3** Neighborhood Edge District 3
- NED4** Neighborhood Edge District 4
- NED5** Neighborhood Edge District 5

URBAN NEIGHBORHOOD DISTRICTS (UND)

- UND1** Urban Neighborhood District 1
- UND2** Urban Neighborhood District 2
- UND3** Urban Neighborhood District 3

ACTIVITY CENTER DISTRICTS (ACD)

- ACD1** Activity Center District 1
- ACD2** Activity Center District 2
- ACD3** Activity Center District 3

TRANSIT ORIENTED DISTRICTS (TOD)

- TOD1** Transit Oriented District 1
- TOD2** Transit Oriented District 2
- TOD3** Transit Oriented District 3
- TOD4** Transit Oriented District 4
- TOD5** Transit Oriented District 5
- TOD6** Transit Oriented District 6

WORKPLACE DISTRICTS (WD)

- WD1** Workplace District 1
- WD2** Workplace District 2
- WD3** Workplace District 3
- WD4** Workplace District 4
- WD5** Workplace District 5

SPECIAL CAMPUS DISTRICTS (SCD)

- SCD1** Special Campus District 1
- SCD2** Special Campus District 2
- SCD3** Special Campus District 3

PARKLAND DISTRICTS (PLD)

- PLD1** Parkland District 1
- PLD2** Parkland District 2

SECTION 3

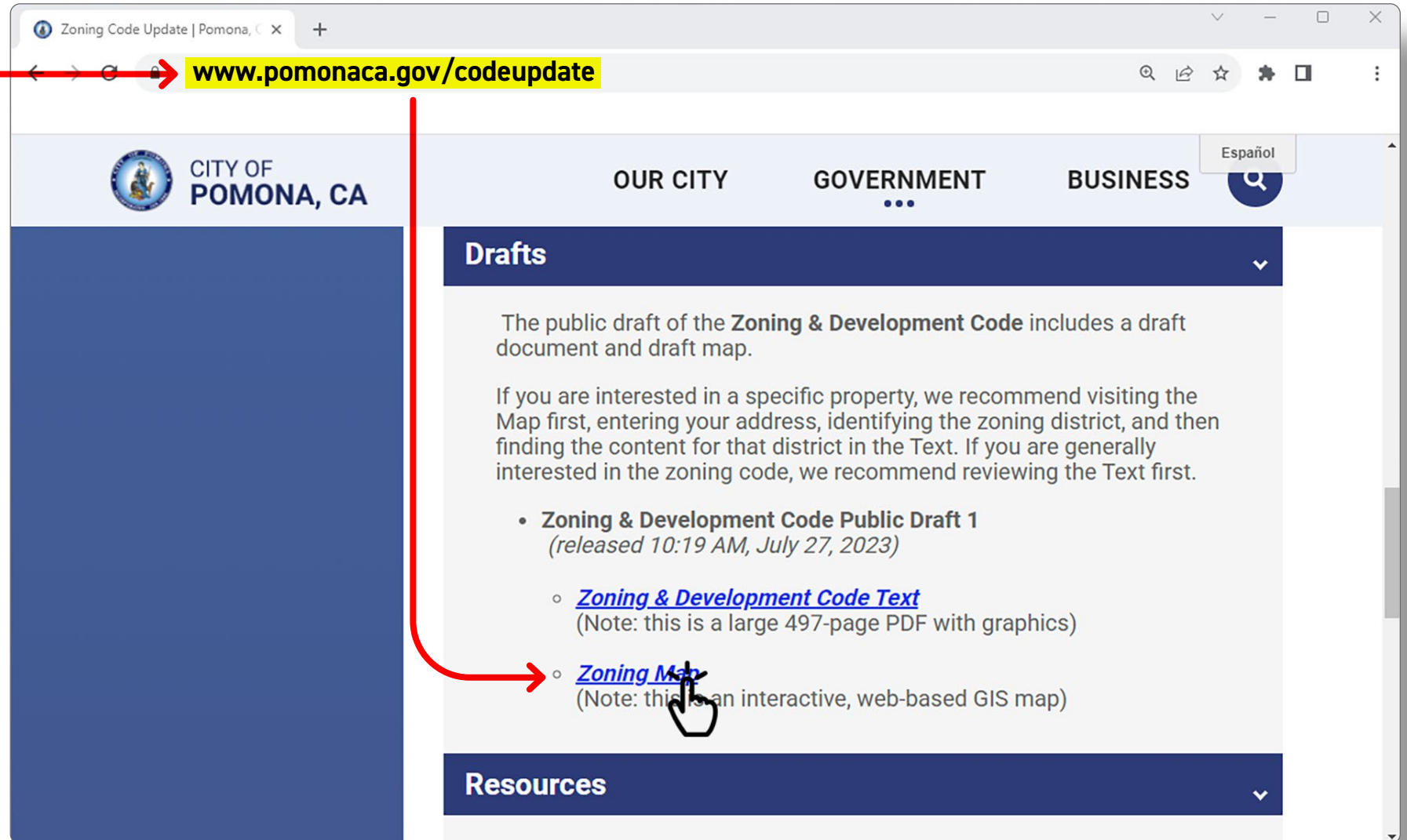
[Tools in Residential Neighborhoods]



WHAT'S MY NEW ZONING DISTRICT?

LOOKING UP YOUR DISTRICT

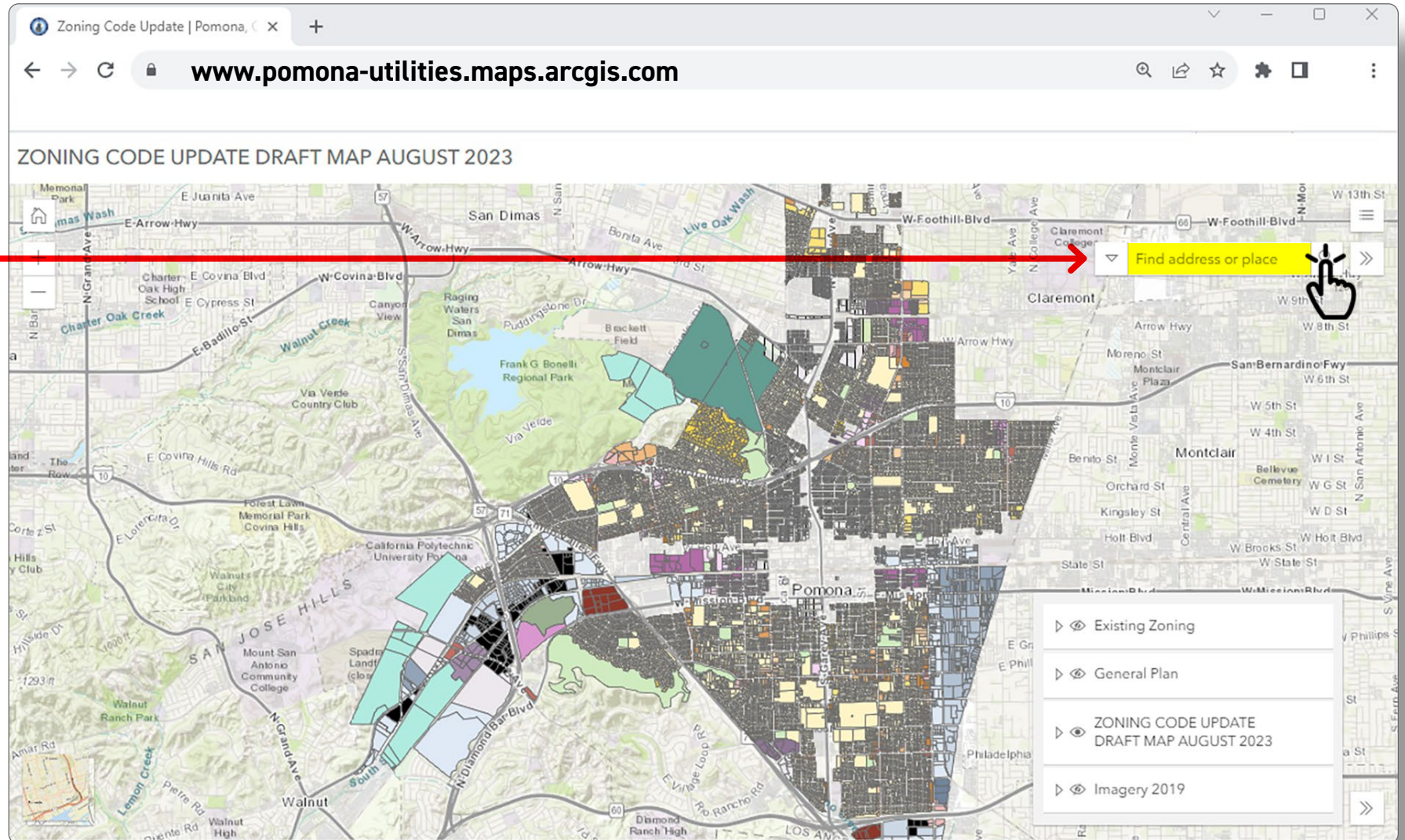
+ Use the interactive map on the project website



WHAT'S MY NEW ZONING DISTRICT?

LOOKING UP YOUR DISTRICT

+ Enter the property's address in the search bar



WHAT'S MY NEW ZONING DISTRICT?

LOOKING UP YOUR DISTRICT

+ Zoning district
and zoning
modules listed

ZONING CODE UPDATE DRAFT MAP AUGUST 2023

Zoom to

Parcel: 8328008912

Zoning District Name	RND1
Form Module	HM1
Frontage Module	N1
Use Module	R1
Historic Overlay	
Cannabis Overlay	
AB 2097 Overlay	
Combined Zone and Overlay String	[HM1-N1-R1]
District Name and Combined String	

Existing Zoning

General Plan

ZONING CODE UPDATE DRAFT MAP AUGUST 2023

Imagery 2019

WHAT'S MY NEW ZONING DISTRICT?

LOOKING UP YOUR DISTRICT

Part 2 | Summary of Zoning Districts

PART 2.
SUMMARY OF ZONING DISTRICTS

Sec. 200. Zoning Districts.....	2-2
200.A. Zoning Districts Established.....	2-2
200.B. Residential Neighborhood Districts (RND).....	2-4
200.C. Neighborhood Edge Districts (NED).....	2-6
200.D. Urban Neighborhood Districts (UND).....	2-8
200.E. Activity Center Districts (ACD).....	2-10
200.F. Transit Oriented Districts (TOD).....	2-12
200.G. Workplace Districts (WD).....	2-14
200.H. Special Campus Districts (SCD).....	2-16
200.I. Parkland Districts (PLD).....	2-18

DRAFT July 24, 2023

Pomona, California | Zoning & Development Code 2-1

Part 2 | Summary of Zoning Districts

200.B. RESIDENTIAL NEIGHBORHOOD DISTRICTS (RND)

1. GENERAL INTENT

- a. A walkable neighborhood environment intended to accommodate a variety of lower-intensity housing options—up to 2.5 stories tall—including single-unit homes, cottage courts, duplexes, triplexes, fourplexes, and other small multifamily development.
- b. Residential Neighborhood Districts (RND) implement the Residential Neighborhood Place Type established in the *General Plan*.

2-4 Zoning & Development Code | Pomona, California

DRAFT July 24, 2023

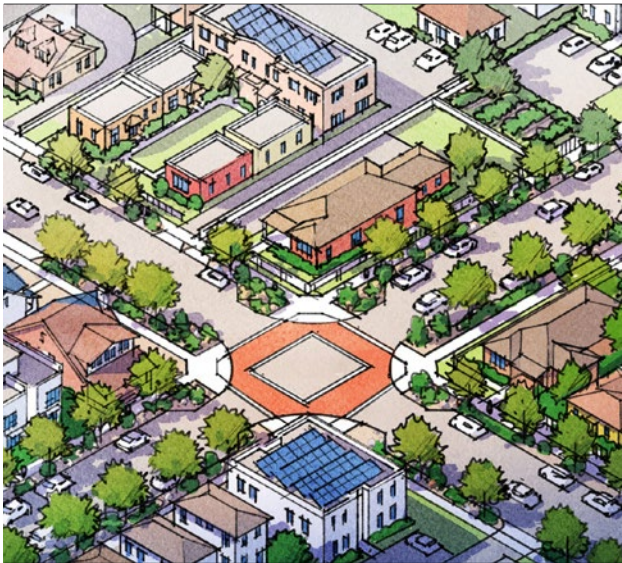


WHAT'S MY NEW ZONING DISTRICT?

LOOKING UP YOUR DISTRICT

Part 2 | Summary of Zoning Districts

200.B. RESIDENTIAL NEIGHBORHOOD DISTRICTS (RND)



1. GENERAL INTENT

- a. A walkable neighborhood environment intended to accommodate a variety of lower-intensity housing options—up to 2.5 stories tall—including single-unit homes, cottage courts, duplexes, triplexes, fourplexes, and other small multifamily development.
- b. Residential Neighborhood Districts (RND) implement the Residential Neighborhood Place Type established in the *General Plan*.

2. DISTRICTS

There are 5 Residential Neighborhood Districts (RNDs). The first bracket set [] of each RND zoning district is summarized below:

Zoning District	First Bracket Set		
	Form Module	Frontage Module	Use Module
Residential Neighborhood District 1 (RND1)	House Medium1 (HM1) Sec. 320.C	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C
Residential Neighborhood District 2 (RND2)	House Narrow 1 (HN1) Sec. 320.A	Neighborhood Yard 2 (N2) Sec. 420.B	Residential 1 (R1) Sec. 520.C
Residential Neighborhood District 3 (RND3)	Low-Rise Medium 1 (LM1) Sec. 330.A	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C
Residential Neighborhood District 4 (RND4)	House Broad 1 (HB1) Sec. 320.D	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C
Residential Neighborhood District 5 (RND5)	House Medium1 (HM1) Sec. 320.C	Neighborhood Yard 1 (N1) Sec. 420.A	Residential Mixed 1 (RX1) Sec. 520.C

2. DISTRICTS

There are 5 Residential Neighborhood Districts (RNDs). The first bracket set [] of each RND zoning district is summarized below:

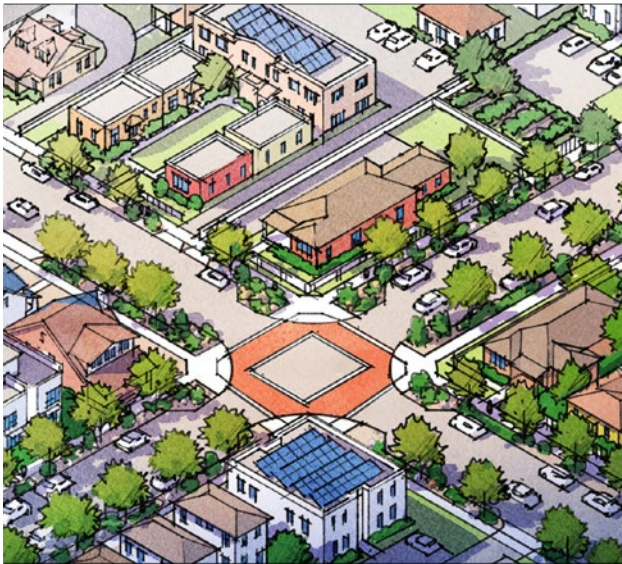
Zoning District	Form Module	Frontage Module	Use Module	Zoning District Description
Residential Neighborhood District 1 (RND1)	House Medium1 (HM1) Sec. 320.C	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C	Sites with house-scale buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 2 (RND2)	House Narrow 1 (HN1) Sec. 320.A	Neighborhood Yard 2 (N2) Sec. 420.B	Residential 1 (R1) Sec. 520.C	Sites with narrow house-scale buildings up to 2.5 stories tall, shallow frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 3 (RND3)	Low-Rise Medium 1 (LM1) Sec. 330.A	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C	Sites with low-rise buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 4 (RND4)	House Broad 1 (HB1) Sec. 320.D	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C	Sites with wide house-scale buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 5 (RND5)	House Medium1 (HM1) Sec. 320.C	Neighborhood Yard 1 (N1) Sec. 420.A	Residential Mixed 1 (RX1) Sec. 520.C	Sites with house-scale buildings up to 2.5 stories tall, frontyards, and residential and limited nonresidential primary uses.

WHAT'S MY NEW ZONING DISTRICT?

LOOKING UP YOUR RULES

Part 2 | Summary of Zoning Districts

200.B. RESIDENTIAL NEIGHBORHOOD DISTRICTS (RND)



1. GENERAL INTENT

- a. A walkable neighborhood environment intended to accommodate a variety of lower-intensity housing options—up to 2.5 stories tall—including single-unit homes, cottage courts, duplexes, triplexes, fourplexes, and other small multifamily development.
- b. Residential Neighborhood Districts (RND) implement the Residential Neighborhood Place Type established in the *General Plan*.

2. DISTRICTS

There are 5 Residential Neighborhood Districts (RNDs). The first bracket set [] of each RND zoning district is summarized below:

Zoning District	First Bracket Set		
	Form Module	Frontage Module	Use Module
Residential Neighborhood District 1 (RND1)	House Medium1 (HM1) Sec. 320.C	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C
Residential Neighborhood District 2 (RND2)	House Narrow 1 (HN1) Sec. 320.A	Neighborhood Yard 2 (N2) Sec. 420.B	Residential 1 (R1) Sec. 520.C
Residential Neighborhood District 3 (RND3)	Low-Rise Medium 1 (LM1) Sec. 330.A	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C
Residential Neighborhood District 4 (RND4)	House Broad 1 (HB1) Sec. 320.D	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C
Residential Neighborhood District 5 (RND5)	House Medium1 (HM1) Sec. 320.C	Neighborhood Yard 1 (N1) Sec. 420.A	Residential Mixed 1 (RX1) Sec. 520.C

2. DISTRICTS

There are 5 Residential Neighborhood Districts (RNDs). The first bracket set [] of each RND zoning district is summarized below:

Zoning District	Form Module	Frontage Module	Use Module	Zoning District Description
Residential Neighborhood District 1 (RND1)	House Medium1 (HM1) Sec. 320.C	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C	Sites with house-scale buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 2 (RND2)	House Narrow 1 (HN1) Sec. 320.A	Neighborhood Yard 2 (N2) Sec. 420.B	Residential 1 (R1) Sec. 520.C	Sites with narrow house-scale buildings up to 2.5 stories tall, shallow frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 3 (RND3)	Low-Rise Medium 1 (LM1) Sec. 330.A	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C	Sites with low-rise buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 4 (RND4)	House Broad 1 (HB1) Sec. 320.D	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C	Sites with wide house-scale buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 5 (RND5)	House Medium1 (HM1) Sec. 320.C	Neighborhood Yard 1 (N1) Sec. 420.A	Residential Mixed 1 (RX1) Sec. 520.C	Sites with house-scale buildings up to 2.5 stories tall, frontyards, and residential and limited nonresidential primary uses.

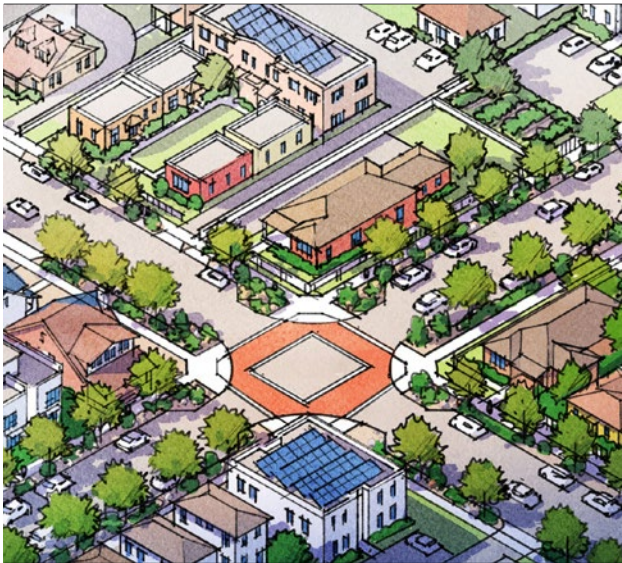
Form Rules

WHAT'S MY NEW ZONING DISTRICT?

LOOKING UP YOUR RULES

Part 2 | Summary of Zoning Districts

200.B. RESIDENTIAL NEIGHBORHOOD DISTRICTS (RND)



1. GENERAL INTENT

- a. A walkable neighborhood environment intended to accommodate a variety of lower-intensity housing options—up to 2.5 stories tall—including single-unit homes, cottage courts, duplexes, triplexes, fourplexes, and other small multifamily development.
- b. Residential Neighborhood Districts (RND) implement the Residential Neighborhood Place Type established in the *General Plan*.

2. DISTRICTS

There are 5 Residential Neighborhood Districts (RNDs). The first bracket set [] of each RND zoning district is summarized below:

Zoning District	Form Module	Frontage Module	Use Module
Residential Neighborhood District 1 (RND1)	House Medium1 (HM1) Sec. 320.C	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C
Residential Neighborhood District 2 (RND2)	House Narrow 1 (HN1) Sec. 320.A	Neighborhood Yard 2 (N2) Sec. 420.B	Residential 1 (R1) Sec. 520.C
Residential Neighborhood District 3 (RND3)	Low-Rise Medium 1 (LM1) Sec. 330.A	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C
Residential Neighborhood District 4 (RND4)	House Broad 1 (HB1) Sec. 320.D	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C
Residential Neighborhood District 5 (RND5)	House Medium1 (HM1) Sec. 320.C	Neighborhood Yard 1 (N1) Sec. 420.A	Residential Mixed 1 (RX1) Sec. 520.C

2. DISTRICTS

There are 5 Residential Neighborhood Districts (RNDs). The first bracket set [] of each RND zoning district is summarized below:

Zoning District	Form Module	Frontage Module	Use Module	Zoning District Description
Residential Neighborhood District 1 (RND1)	House Medium1 (HM1) Sec. 320.C	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C	Sites with house-scale buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 2 (RND2)	House Narrow 1 (HN1) Sec. 320.A	Neighborhood Yard 2 (N2) Sec. 420.B	Residential 1 (R1) Sec. 520.C	Sites with narrow house-scale buildings up to 2.5 stories tall, shallow frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 3 (RND3)	Low-Rise Medium 1 (LM1) Sec. 330.A	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C	Sites with low-rise buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 4 (RND4)	House Broad 1 (HB1) Sec. 320.D	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C	Sites with wide house-scale buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 5 (RND5)	House Medium1 (HM1) Sec. 320.C	Neighborhood Yard 1 (N1) Sec. 420.A	Residential Mixed 1 (RX1) Sec. 520.C	Sites with house-scale buildings up to 2.5 stories tall, frontyards, and residential and limited nonresidential primary uses.

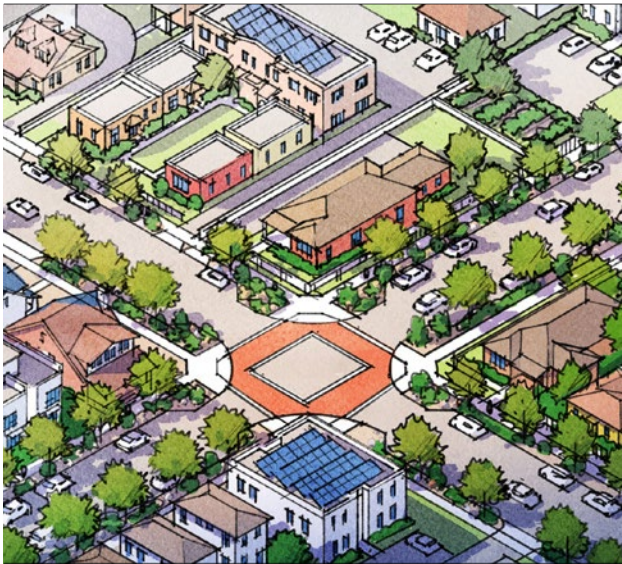
Frontage Rules

WHAT'S MY NEW ZONING DISTRICT?

LOOKING UP YOUR RULES

Part 2 | Summary of Zoning Districts

200.B. RESIDENTIAL NEIGHBORHOOD DISTRICTS (RND)



1. GENERAL INTENT

- a. A walkable neighborhood environment intended to accommodate a variety of lower-intensity housing options—up to 2.5 stories tall—including single-unit homes, cottage courts, duplexes, triplexes, fourplexes, and other small multifamily development.
- b. Residential Neighborhood Districts (RND) implement the Residential Neighborhood Place Type established in the *General Plan*.

2. DISTRICTS

There are 5 Residential Neighborhood Districts (RNDs). The first bracket set [] of each RND zoning district is summarized below:

Zoning District	Form Module	Frontage Module	Use Module
Residential Neighborhood District 1 (RND1)	House Medium1 (HM1) Sec. 320.C	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C
Residential Neighborhood District 2 (RND2)	House Narrow 1 (HN1) Sec. 320.A	Neighborhood Yard 2 (N2) Sec. 420.B	Residential 1 (R1) Sec. 520.C
Residential Neighborhood District 3 (RND3)	Low-Rise Medium 1 (LM1) Sec. 330.A	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C
Residential Neighborhood District 4 (RND4)	House Broad 1 (HB1) Sec. 320.D	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C
Residential Neighborhood District 5 (RND5)	House Medium1 (HM1) Sec. 320.C	Neighborhood Yard 1 (N1) Sec. 420.A	Residential Mixed 1 (RX1) Sec. 520.C

2. DISTRICTS

There are 5 Residential Neighborhood Districts (RNDs). The first bracket set [] of each RND zoning district is summarized below:

Zoning District	Form Module	Frontage Module	Use Module	Zoning District Description
Residential Neighborhood District 1 (RND1)	House Medium1 (HM1) Sec. 320.C	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C	Sites with house-scale buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 2 (RND2)	House Narrow 1 (HN1) Sec. 320.A	Neighborhood Yard 2 (N2) Sec. 420.B	Residential 1 (R1) Sec. 520.C	Sites with narrow house-scale buildings up to 2.5 stories tall, low frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 3 (RND3)	Low-Rise Medium 1 (LM1) Sec. 330.A	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C	Sites with low-rise buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 4 (RND4)	House Broad 1 (HB1) Sec. 320.D	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C	Sites with wide house-scale buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 5 (RND5)	House Medium1 (HM1) Sec. 320.C	Neighborhood Yard 1 (N1) Sec. 420.A	Residential Mixed 1 (RX1) Sec. 520.C	Sites with house-scale buildings up to 2.5 stories tall, frontyards, and residential and limited nonresidential primary uses.

Use Rules

WHICH RULES APPLY?

LOOKING UP PROJECT ACTIVITIES

Refer to Project Activity Tables

Part 3 | Form

Sec. 310. **General Provisions**

310.A. **Form Intent**

The intent of Part 3 is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that support community goals.

310.B. **Form Applicability**

1. **General**

All projects filed after the effective date of this Zoning & Development Code must comply with the Form Module standards in Part 3, as further specified below. For vested rights, see Sec. 13.X (Vested Rights), and for continuance of existing development, see Sec. 13.X (Continuance of Existing Development).

2. **Project Activities**

a. Categories of Form rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Form Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	○	○	○	○	○	○
Sec. 380.	Amenity	●	●	○	○	○	○	○
Sec. 390.	Building	●	○	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	○	○	○	○	○
Sec. 610.C.	Required Parking	●	○	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in Sec. 1400.X (Project Activities).

DRAFT July 24, 2023

Form Rules

Part 4 | Frontage

Sec. 410. **General Provisions**

410.A. **Frontage Intent**

Frontage Modules regulate the portions of a lot and exterior building facades that impact the public realm to ensure that projects respond to the public realm appropriately. Modules range from minimal standards for Park Frontages to more robust standards for Shopfront Frontages which require projects to support a high-quality public realm that is active, comfortable, safe, and visually interesting, with strong connections between the public realm and uses inside buildings.

410.B. **Frontage Applicability**

1. **Project Applicability**

All projects filed after the effective date of this Zoning & Development Code must comply with the Frontage Module standards and rules in Part 4, as further specified below. For vested rights, see Sec. XX (Vested Rights), and for continuance of existing development, see Sec. 13.X (Continuance of Existing Development).

2. **Project Activities**

a. Categories of Frontage rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, a street-facing addition concealing a portion of an existing building facade includes both new construction and a facade modification).

b. For all Frontage Modules, Frontage rule categories apply to project activities as shown in the table below:

Frontage Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 470.	Build-To	●	●	○	○	○	○	○
Sec. 480.	Parking Location	●	●	○	○	○	○	○
Sec. 490.	Landscaping	●	●	○	○	○	○	○
Sec. 4100.	Transparency	●	○	○	○	○	○	○
Sec. 4110.	Entrances	●	○	○	○	○	○	○
Sec. 4120.	Ground Story	●	○	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

c. Project activities are defined in Sec. 1400.X (Project Activities).

DRAFT July 24, 2023

Frontage Rules

Part 5 | Use

Sec. 500. **General Provisions**

500.A. **Use Intent**

The intent of Part 5 is to establish the Use Modules, use standards, and use definitions in order to regulate the activities on a lot, and to mitigate any potential impacts within a lot and on surrounding property as a result of those activities.

500.B. **Use Applicability**

1. **General**

a. Most lots, operations, and facilities will contain more than 1 use. Any combination of uses permitted by the Use Module will be allowed unless specified within the use standards of an eligible Alternate Typology (Sec. XX).

b. All projects filed after the effective date of this Zoning & Development Code must comply with the Use Module standards and all other provisions in Part 5, as further specified below. For vested rights, see Sec. XX (Vested Rights), and for continuance of existing development, see Sec. XX (Continuance of Existing Development).

2. **Project Activities**

a. Categories of use rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition will also include a use modification).

Use Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 520.	Allowed Uses	●	●	○	○	○	○	○
Sec. 530.	Use Definitions	●	●	○	○	○	○	○
Sec. 540.	Use Standards	●	●	○	○	○	○	○
Sec. 550.	Accessory Uses and Structures	●	○	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in Sec. 1400.X (Project Activities).

DRAFT July 24, 2023

Use Rules

Part 6 | Site

2. **Project Activities**

Categories of Site rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Site Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A.	Vehicle Access	●	○	○	○	○	○	○
Sec. 610.B.	Pedestrian Access	●	○	○	○	○	○	○
Sec. 610.C.	Automobile Parking	●	○	○	○	○	○	○
Sec. 610.D.	Motor Vehicle Use Areas	●	○	○	○	○	○	○
Sec. 610.E.	Bicycle Parking	●	○	○	○	○	○	○
Sec. 620.A.	Parking Lots	●	○	○	○	○	○	○
Sec. 620.A.	Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C.	Frontage Screens	●	○	○	○	○	○	○
Sec. 620.D.	Structural Screens	●	○	○	○	○	○	○
Sec. 620.E.	Fence & Wall Standards	●	○	○	○	○	○	○
Sec. 620.F.	Planting Standards	●	○	○	○	○	○	○
Sec. 620.G.	Retaining Walls	●	○	○	○	○	○	○
Sec. 630.	Signs	●	○	○	○	○	○	○
Sec. 640.A.	Outdoor Lighting	●	○	○	○	○	○	○
Sec. 640.B.	Recycling and Solid Waste Disposal	●	○	○	○	○	○	○
Sec. 640.C.	Floodplains	●	○	○	○	○	○	○
Sec. 640.D.	Operational Performance Standards	●	○	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

a. Project activities are defined in Sec. 1400.X (Project Activities).

b. Where a category of Site rules is listed as generally applicable in the table above, the project activity must meet all applicable Site standards within the Section. This general applicability may be further specified for each standard in the applicability provisions for each Site standard. Project applicability may also be modified by Sec. XX (Nonconformities). Where a category of Site rules is listed as not applicable in the table above, no standards from that Site rule category apply to the project activity.

DRAFT July 24, 2023

Site Rules



WHICH RULES APPLY?

LOOKING UP PROJECT ACTIVITIES

Refer to Project Activity Tables

PROJECT ACTIVITIES DEFINED IN PART 12

Form Rules **Frontage Rules** **Use Rules** **Site Rules**



WHICH RULES APPLY?

LOOKING UP PROJECT ACTIVITIES

Example: Electrical Repair

Sec. 310. General Provisions

310.A. Form Intent

The intent of Part 3 is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that support community goals.

310.B. Form Applicability

1. General

All projects filed after the effective date of the Planning & Development Code must comply with the Form Module standards in Part 3, as further specified below. For vested rights, see Sec. 13.X (Vested Rights), and for continuance of existing development, see Sec. 13.X (Continuance of Existing Development).

2. Project Activities

a. Categories of form rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Form Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	○	○	○	○	○
Sec. 390.	Building	●	○	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

Form Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	○	○	○	○	○
Sec. 390.	Building	●	○	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in Sec. 1400.X. (Project Activities).

Project Activities

Categories of Site rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Site Rule Categories	Project Activities						
	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A.	Vehicle Access	●	○	○	○	○	○
Sec. 610.B.	Pedestrian Access	●	○	○	○	○	○
Sec. 610.C.	Automobile Parking	●	○	○	○	○	○
Sec. 610.D.	Motor Vehicle Use Areas	●	○	○	○	○	○
Sec. 610.E.	Bicycle Parking	●	○	○	○	○	○
Sec. 620.A.	Parking Lots	●	○	○	○	○	○
Sec. 620.A.	Transition Buffers	●	○	○	○	○	○
Sec. 620.C.	Frontage Screens	●	○	○	○	○	○
Sec. 620.D.	Structural Screens	●	○	○	○	○	○
Sec. 620.E.	Fence & Wall Standards	●	○	○	○	○	○
Sec. 620.F.	Planting Standards	●	○	○	○	○	○
Sec. 620.G.	Retaining Walls	●	○	○	○	○	○
Sec. 630.	Signs	●	○	○	○	○	○
Sec. 640.A.	Outdoor Lighting	●	○	○	○	○	○
Sec. 640.B.	Recycling and Solid Waste Disposal	●	○	○	○	○	○
Sec. 640.C.	Floodplains	●	○	○	○	○	○
Sec. 640.D.	Operational Performance Standards	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

a. Project activities are defined in Sec. 1400.X. (Project Activities).

b. Where a category of Site rules is listed as generally applicable in the table above, the project activity must meet all applicable Site standards within the Section. This general applicability may be further specified for each standard in the applicability provisions for each Site standard. Project applicability may also be modified by Sec. XX. (Nonconformities). Where a category of Site rules is listed as not applicable in the table above, no standards from that Site rule category apply to the project activity.

Form Rules

Frontage Rules

Use Rules

Site Rules



WHICH RULES APPLY?

LOOKING UP PROJECT ACTIVITIES

Example: Bathroom Remodel

Sec. 310. General Provisions

310.A. Form Intent

The intent of Part 3 is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that support community goals.

310.B. Form Applicability

1. General

All projects filed after the effective date of the Planning & Development Code must comply with the Form Module standards in Part 3, as further specified below. For vested rights, see Sec. 13.X (Vested Rights), and for continuance of existing development, see Sec. 13.X (Continuance of Existing Development).

2. Project Activities

a. Categories of form rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Form Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	○	○	○	○	○
Sec. 390.	Building	●	○	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

● = Standards may apply ○ = Standards are not applicable

Form Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	●	○	●	○	○
Sec. 390.	Building	●	●	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

b. Project activities are defined in Sec. 1400.X. (Project Activities).

Project Activities

Categories of Site rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Site Rule Categories	Project Activities						
	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A. Vehicle Access	●	○	○	○	○	○	○
Sec. 610.B. Pedestrian Access	●	○	○	○	○	○	○
Sec. 610.C. Automobile Parking	●	○	○	○	○	○	○
Sec. 610.D. Motor Vehicle Use Areas	●	○	○	○	○	○	○
Sec. 610.E. Bicycle Parking	●	○	○	○	○	○	○
Sec. 620.A. Parking Lots	●	○	○	○	○	○	○
Sec. 620.A. Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C. Frontage Screens	●	○	○	○	○	○	○
Sec. 620.D. Structural Screens	●	○	○	○	○	○	○
Sec. 620.E. Fence & Wall Standards	●	○	○	○	○	○	○
Sec. 620.F. Planting Standards	●	○	○	○	○	○	○
Sec. 620.G. Retaining Walls	●	○	○	○	○	○	○
Sec. 630. Signs	●	○	○	○	○	○	○
Sec. 640.A. Outdoor Lighting	●	○	○	○	○	○	○
Sec. 640.B. Recycling and Solid Waste Disposal	●	○	○	○	○	○	○
Sec. 640.C. Floodplains	●	○	○	○	○	○	○
Sec. 640.D. Operational Performance Standards	●	○	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

a. Project activities are defined in Sec. 1400.X. (Project Activities).

b. Where a category of Site rules is listed as generally applicable in the table above, the project activity must meet all applicable Site standards within the Section. This general applicability may be further specified for each standard in the applicability provisions for each Site standard. Project applicability may also be modified by Sec. XX. (Nonconformities). Where a category of Site rules is listed as not applicable in the table above, no standards from that Site rule category apply to the project activity.

Form Rules

Frontage Rules

Use Rules

Site Rules



WHICH RULES APPLY?

LOOKING UP PROJECT ACTIVITIES

Example: Window Replacement

Sec. 310. General Provisions

310.A. Form Intent

The intent of Part 3 is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that support community goals.

310.B. Form Applicability

1. General

All projects filed after the effective date of the Zoning & Development Code must comply with the Form Module standards in Part 3, as further specified below. For vested rights, see Sec. 13.X (Vested Rights), and for continuance of existing development, see Sec. 13.X (Continuance of Existing Development).

2. Project Activities

a. Categories of form rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Form Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	○	○	○	○	○
Sec. 390.	Building	●	○	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

Form Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	○	○	○	○	○
Sec. 390.	Building	●	○	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

Project Activities

Categories of site rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Site Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A.	Vehicle Access	●	○	○	○	○	○	○
Sec. 610.B.	Pedestrian Access	●	○	○	○	○	○	○
Sec. 610.C.	Automobile Parking	●	○	○	○	○	○	○
Sec. 610.D.	Motor Vehicle Use Areas	●	○	○	○	○	○	○
Sec. 610.E.	Bicycle Parking	●	○	○	○	○	○	○
Sec. 620.A.	Parking Lots	●	○	○	○	○	○	○
Sec. 620.A.	Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C.	Frontage Screens	●	○	○	○	○	○	○
Sec. 620.D.	Structural Screens	●	○	○	○	○	○	○
Sec. 620.E.	Fence & Wall Standards	●	○	○	○	○	○	○
Sec. 620.F.	Planting Standards	●	○	○	○	○	○	○
Sec. 620.G.	Retaining Walls	●	○	○	○	○	○	○
Sec. 630.	Signs	●	○	○	○	○	○	○
Sec. 640.A.	Outdoor Lighting	●	○	○	○	○	○	○
Sec. 640.B.	Recycling and Solid Waste Disposal	●	○	○	○	○	○	○
Sec. 640.C.	Floodplains	●	○	○	○	○	○	○
Sec. 640.D.	Operational Performance Standards	●	○	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

a. Project activities are defined in Sec. 1400.X (Project Activities).

b. Where a category of Site rules is listed as generally applicable in the table above, the project activity must meet all applicable Site standards within the Section. This general applicability may be further specified for each standard in the applicability provisions for each Site standard. Project applicability may also be modified by Sec. XX (Nonconformities). Where a category of Site rules is listed as not applicable in the table above, no standards from that Site rule category apply to the project activity.

b. Project activities are defined in Sec. 1400.X. (Project Activities).

Form Rules

Frontage Rules

Use Rules

Site Rules



WHICH RULES APPLY?

LOOKING UP PROJECT ACTIVITIES

Example: Adding a Porch, Patio, Fence, Wall, or Driveway

Sec. 310. General Provisions

310.A. Form Intent

The intent of Part 3 is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that support community goals.

310.B. Form Applicability

1. General

All projects filed after the effective date of the Zoning & Development Code must comply with the Form Module standards in Part 3, as further specified below. For vested rights, see Sec. 13.X (Vested Rights), and for continuance of existing development, see Sec. 13.X (Continuance of Existing Development).

2. Project Activities

a. Categories of form rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Form Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	○	○	○	○	○
Sec. 390.	Building	●	○	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

● = Standards may apply ○ = Standards are not applicable

Form Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	●	○	●	○	○
Sec. 390.	Building	●	●	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

b. Project activities are defined in Sec. 1400.X. (Project Activities).

Project Activities

Categories of Site rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Site Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A.	Vehicle Access	●	○	○	○	○	○	○
Sec. 610.B.	Pedestrian Access	●	○	○	○	○	○	○
Sec. 610.C.	Automobile Parking	●	○	○	○	○	○	○
Sec. 610.D.	Motor Vehicle Use Areas	●	○	○	○	○	○	○
Sec. 610.E.	Bicycle Parking	●	○	○	○	○	○	○
Sec. 620.A.	Parking Lots	●	○	○	○	○	○	○
Sec. 620.A.	Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C.	Frontage Screens	●	○	○	○	○	○	○
Sec. 620.D.	Structural Screens	●	○	○	○	○	○	○
Sec. 620.E.	Fence & Wall Standards	●	○	○	○	○	○	○
Sec. 620.F.	Planting Standards	●	○	○	○	○	○	○
Sec. 620.G.	Retaining Walls	●	○	○	○	○	○	○
Sec. 630.	Signs	●	○	○	○	○	○	○
Sec. 640.A.	Outdoor Lighting	●	○	○	○	○	○	○
Sec. 640.B.	Recycling and Solid Waste Disposal	●	○	○	○	○	○	○
Sec. 640.C.	Floodplains	●	○	○	○	○	○	○
Sec. 640.D.	Operational Performance Standards	●	○	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

a. Project activities are defined in Sec. 1400.X. (Project Activities).

b. Where a category of Site rules is listed as generally applicable in the table above, the project activity must meet all applicable Site standards within the Section. This general applicability may be further specified for each standard in the applicability provisions for each Site standard. Project applicability may also be modified by Sec. XX. (Nonconformities). Where a category of Site rules is listed as not applicable in the table above, no standards from that Site rule category apply to the project activity.

Form Rules

Frontage Rules

Use Rules

Site Rules



WHICH RULES APPLY?

LOOKING UP PROJECT ACTIVITIES

Example: Home Addition

Sec. 310. General Provisions

310.A. Form Intent

The intent of Part 3 is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote conditions that support community goals.

310.B. Form Applicability

1. General

All projects filed after the effective date of the Planning & Development Code must comply with the Form Module standards in Part 3, as further specified below. For vested rights, see Sec. 13.X (Vested Rights), and for continuance of existing development, see Sec. 13.X (Continuance of Existing Development).

2. Project Activities

a. Categories of form rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Form Rule Categories	Project Activities						
	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360. Lot Size	●	○	●	○	○	○	○
Sec. 370. Coverage	●	●	○	○	○	○	○
Sec. 380. Amenity	●	●	○	○	○	○	○
Sec. 390. Building	●	●	○	○	○	○	○
Sec. 620.E. Fences & Walls	●	●	○	○	○	○	○
Sec. 610.C. Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in Sec. 1400.X (Project Activities).

Form Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	○	○	○	○	○
Sec. 390.	Building	●	●	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	○	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in Sec. 1400.X (Project Activities).

Project Activities

Categories of Site rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Site Rule Categories	Project Activities						
	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A. Vehicle Access	●	○	○	○	○	○	○
Sec. 610.B. Pedestrian Access	●	○	○	○	○	○	○
Sec. 610.C. Automobile Parking	●	○	○	○	○	○	○
Sec. 610.D. Motor Vehicle Use Areas	●	○	○	○	○	○	○
Sec. 610.E. Bicycle Parking	●	○	○	○	○	○	○
Sec. 620.A. Parking Lots	●	○	○	○	○	○	○
Sec. 620.A. Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C. Frontage Screens	●	○	○	○	○	○	○
Sec. 620.D. Structural Screens	●	○	○	○	○	○	○
Sec. 620.E. Fence & Wall Standards	●	○	○	○	○	○	○
Sec. 620.F. Planting Standards	●	○	○	○	○	○	○
Sec. 620.G. Retaining Walls	●	○	○	○	○	○	○
Sec. 630. Signs	●	○	○	○	○	○	○
Sec. 640.A. Outdoor Lighting	●	○	○	○	○	○	○
Sec. 640.B. Recycling and Solid Waste Disposal	●	○	○	○	○	○	○
Sec. 640.C. Floodplains	●	○	○	○	○	○	○
Sec. 640.D. Operational Performance Standards	●	○	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

a. Project activities are defined in Sec. 1400.X (Project Activities).

b. Where a category of Site rules is listed as generally applicable in the table above, the project activity must meet all applicable Site standards within the Section. This general applicability may be further specified for each standard in the applicability provisions for each Site standard. Project applicability may also be modified by Sec. XX (Nonconformities). Where a category of Site rules is listed as not applicable in the table above, no standards from that Site rule category apply to the project activity.

Form Rules

Frontage Rules

Use Rules

Site Rules



WHICH RULES APPLY? LOOKING UP PROJECT ACTIVITIES

Example: Adding a New Detached Garage or ADU

Sec. 310. General Provisions

310.A. Form Intent

The intent of Part 3 is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that support community goals.

310.B. Form Applicability

1. General

All projects filed after the effective date of the Planning & Development Code must comply with the Form Module standards in Part 3, as further specified below. For vested rights, see Sec. 13.X (Vested Rights), and for continuance of existing development, see Sec. 13.X (Continuance of Existing Development).

2. Project Activities

a. Categories of form rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Form Rule Categories	Project Activities						
	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360. Lot Size	●	○	●	○	○	○	○
Sec. 370. Coverage	●	●	○	○	○	○	○
Sec. 380. Amenity	●	●	○	○	○	○	○
Sec. 390. Building	●	○	○	○	○	○	○
Sec. 620.E. Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C. Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in Sec. 1400.X (Project Activities).

Form Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	●	○	●	○	○
Sec. 390.	Building	●	●	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in Sec. 1400.X (Project Activities).

Project Activities

Categories of Site rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Site Rule Categories	Project Activities						
	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A. Vehicle Access	●	○	○	○	○	○	○
Sec. 610.B. Pedestrian Access	●	○	○	○	○	○	○
Sec. 610.C. Automobile Parking	●	○	○	○	○	○	○
Sec. 610.D. Motor Vehicle Use Areas	●	○	○	○	○	○	○
Sec. 610.E. Bicycle Parking	●	○	○	○	○	○	○
Sec. 620.A. Parking Lots	●	○	○	○	○	○	○
Sec. 620.A. Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C. Frontage Screens	●	○	○	○	○	○	○
Sec. 620.D. Structural Screens	●	○	○	○	○	○	○
Sec. 620.E. Fence & Wall Standards	●	○	○	○	○	○	○
Sec. 620.F. Planting Standards	●	○	○	○	○	○	○
Sec. 620.G. Retaining Walls	●	○	○	○	○	○	○
Sec. 630. Signs	●	○	○	○	○	○	○
Sec. 640.A. Outdoor Lighting	●	○	○	○	○	○	○
Sec. 640.B. Recycling and Solid Waste Disposal	●	○	○	○	○	○	○
Sec. 640.C. Floodplains	●	○	○	○	○	○	○
Sec. 640.D. Operational Performance Standards	●	○	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

a. Project activities are defined in Sec. 1400.X (Project Activities).
b. Where a category of Site rules is listed as generally applicable in the table above, the project activity must meet all applicable Site standards within the Section. This general applicability may be further specified for each standard in the applicability provisions for each Site standard. Project applicability may also be modified by Sec. XX (Nonconformities). Where a category of Site rules is listed as not applicable in the table above, no standards from that Site rule category apply to the project activity.

Form Rules

Frontage Rules

Use Rules

Site Rules



NEW RULE HIGHLIGHTS

COVERAGE (TOTAL BUILDING FOOTPRINTS + PAVED AREAS)

Sec. 310. General Provisions

310.A. Form Intent

The intent of Part 3 is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that support community goals.

310.B. Form Applicability

1. General

All projects filed after the effective date of the Zoning & Development Code must comply with the Form Module standards in Part 3, as further specified below. For vested rights, see Sec. 13.X (Vested Rights), and for continuation of existing development, see Sec. 13.X (Continuance of Existing Development).

2. Project Activities

a. Categories of form rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Form Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	○	○	○	○	○
Sec. 390.	Building	●	○	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

Form Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	●	○	○	○	○
Sec. 390.	Building	●	○	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in Sec. 1400.X. (Project Activities).

Project Activities

Categories of Site rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Site Rule Categories	Project Activities						
	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A. Vehicle Access	●	○	○	○	○	○	○
Sec. 610.B. Pedestrian Access	●	○	○	○	○	○	○
Sec. 610.C. Automobile Parking	●	○	○	○	○	○	○
Sec. 610.D. Motor Vehicle Use Areas	●	○	○	○	○	○	○
Sec. 610.E. Bicycle Parking	●	○	○	○	○	○	○
Sec. 620.A. Parking Lots	●	○	○	○	○	○	○
Sec. 620.A. Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C. Frontage Screens	●	○	○	○	○	○	○
Sec. 620.D. Structural Screens	●	○	○	○	○	○	○
Sec. 620.E. Fence & Wall Standards	●	○	○	○	○	○	○
Sec. 620.F. Planting Standards	●	○	○	○	○	○	○
Sec. 620.G. Retaining Walls	●	○	○	○	○	○	○
Sec. 630. Signs	●	○	○	○	○	○	○
Sec. 640.A. Outdoor Lighting	●	○	○	○	○	○	○
Sec. 640.B. Recycling and Solid Waste Disposal	●	○	○	○	○	○	○
Sec. 640.C. Floodplains	●	○	○	○	○	○	○
Sec. 640.D. Operational Performance Standards	●	○	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

a. Project activities are defined in Sec. 1400.X. (Project Activities).

b. Where a category of Site rules is listed as generally applicable in the table above, the project activity must meet all applicable Site standards within the Section. This general applicability may be further specified for each standard in the applicability provisions for each Site standard. Project applicability may also be modified by Sec. XX. (Nonconformities). Where a category of Site rules is listed as not applicable in the table above, no standards from that Site rule category apply to the project activity.

Form Rules

Frontage Rules

Use Rules

Site Rules



NEW RULE HIGHLIGHTS

COVERAGE (IMPERVIOUS COVERAGE + BUILDING COVERAGE)

Coverage Standards

Part 3 | Form

Sec. 370. **Coverage**

370.A. **Impervious Coverage**

The percentage of lot area that is covered by buildings, structures and impervious pavement.

1. **Intent**

To ensure that the amount of impervious ground coverage on a lot is limited to minimize stormwater runoff during extreme flooding events and improve the overall environmental health of the City.

2. **Applicability**

The maximum impervious coverage requirements apply to all lots.

3. **Standards**

A lot must have no more than the maximum impervious coverage specified by the applied Form Module (*Part 3B*).

4. **Measurement**

a. Impervious coverage is calculated by dividing the cumulative area of all impervious surfaces by the lot area, and is represented as a percentage of the lot area.

b. Impervious surfaces, for the purpose of impervious coverage calculation include, but are not limited to, the following:

- Roads;
- Buildings, sheds, and similar structures;
- Flatwork including concrete slabs, sidewalks, patios, parking areas, pool coping and driveways;
- Mechanical equipment;
- Impermeable construction covering the natural land surface; and
- For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50% of the horizontal area of the deck.

3-36 Zoning & Development Code | Pomona, California DRAFT July 24, 2023

Part 3 | Form

5. **Relief**

- Up to a 10% increase to the total allowed area of impervious surfaces on a lot may be requested in accordance with Sec. 13.X. (*Adjustments*).
- Increased impervious coverage may be requested as a variance in accordance with Sec. 13.X. (*Variance*).

370.B. **Building Coverage**

The percentage of lot area that is covered by buildings or structures.

1. **Intent**

To preserve open area and reduce the bulk of buildings on a lot by limiting the amount of buildings or structures that cover a lot.

2. **Applicability**

The maximum building coverage requirements apply to all lots.

3. **Standards**

Covered structures on the lot must not exceed the maximum building coverage specified by the applied Form Module (*Part 3B*).

4. **Measurement**

a. Building coverage is calculated by dividing the cumulative area of all buildings or structures on the lot by the lot area.

3-37 Pomona, California | Zoning & Development Code DRAFT July 24, 2023

3. **Standards**

A lot must have no more than the maximum impervious coverage specified by the applied Form Module (*Part 3B*).



NEW RULE HIGHLIGHTS

COVERAGE (IMPERVIOUS COVERAGE + BUILDING COVERAGE)

Coverage Standards

Part 3 | Form

Sec. 370. Coverage

370.A. Impervious Coverage

The percentage of lot area that is covered by buildings, structures and impervious pavement.

- 1. Intent**
To ensure that the amount of impervious ground coverage on a lot is limited to minimize stormwater runoff during extreme flooding events and improve the overall environmental health of the City.
- 2. Applicability**
The maximum impervious coverage requirements apply to all lots.
- 3. Standards**
A lot must have no more than the maximum impervious coverage specified by the applied Form Module (*Part 3B*).
- 4. Measurement**
 - Impervious coverage is calculated by dividing the cumulative area of all impervious surfaces by the lot area, and is represented as a percentage of the lot area.
 - Impervious surfaces, for the purpose of impervious coverage calculation include, but are not limited to, the following:
 - Roads;
 - Buildings, sheds, and similar structures;
 - Flatwork including concrete slabs, sidewalks, patios, parking areas, pool coping and driveways;
 - Mechanical equipment;
 - Impermeable construction covering the natural land surface; and
 - For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50% of the horizontal area of the deck.

3-36 Zoning & Development Code | Pomona, California

Part 3 | Form

- 5. Relief**
 - Up to a 10% increase to the total allowed area of impervious surfaces on a lot may be requested in accordance with *Sec. 13.X. (Adjustments)*.
 - Increased impervious coverage may be requested as a variance in accordance with *Sec. 13.X. (Variance)*.

370.B. Building Coverage

The percentage of lot area that is covered by buildings or structures.

- 1. Intent**
To preserve open area and reduce the bulk of buildings on a lot by limiting the amount of buildings or structures that cover a lot.
- 2. Applicability**
The maximum building coverage requirements apply to all lots.
- 3. Standards**
Covered structures on a lot must not have a cumulative area in excess of the maximum building coverage specified by the applied Form Module (*Part 3B*).
- 4. Measurement**
 - Building coverage is measured by dividing the cumulative area of all buildings and roofed structures on the lot by the lot area.

3-37

3. Standards

Covered structures on a lot must not have a cumulative area in excess of the maximum building coverage specified by the applied Form Module (*Part 3B*).



NEW RULE HIGHLIGHTS

COVERAGE (IMPERVIOUS COVERAGE + BUILDING COVERAGE)

Coverage Specifications

Part 3 | Form

Sec. 370. Coverage

370.A. Impervious Coverage

The percentage of lot area that is covered by buildings, structures and impervious pavement.

- Intent**
To ensure that the amount of impervious ground coverage on a lot is limited to minimize stormwater runoff during extreme flooding events and improve the overall environmental health of the City.
- Applicability**
The maximum impervious coverage requirements apply to all lots.
- Standards**
A lot must have no more than the maximum impervious coverage specified by the applied Form Module (Part 3B).
- Measurement**
 - Impervious coverage is calculated by dividing the cumulative area of all impervious surfaces by the lot area, and is represented as a percentage of the lot area.
 - Impervious surfaces, for the purpose of impervious coverage calculation include, but are not limited to, the following:
 - Roads;
 - Buildings, sheds, and similar structures;
 - Flatwork including concrete slabs, sidewalks, patios, parking areas, pool coping and driveways;
 - Mechanical equipment;
 - Impermeable construction covering the natural land surface; and
 - For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50% of the horizontal area of the deck.

3-36 Zoning & Development Code | Pomona, California DRAFT July 24, 2023

320.C. House Medium 1 (HM1)

1. BUILDING PLACEMENT

2. BUILDING FORM

Part 3 | Form

LOT SIZE		Sec. 360.
Lot Area (min)	n/a	
A Lot Width	n/a	
Front access (min)	45'	

BUILDING		Sec. 390.
G Building Height (max stories/feet)	2.5/32'	
H Building width (max)	60'	
Building break (min)	n/a	
I Building depth (max)	n/a	

COVERAGE		Sec. 370.
Impervious coverage (max)	75%	
B Building coverage (max)	40%	
Building setbacks		
C Primary street lot line (min)	15'	
D Side street lot line (min)	5'	
E Side lot line (min)	5'	
Rear lot line (min)	10'	
Alley setbacks		
F Alley lot line (min)	3' or 20'	
Alley centerline (min)	13' or 30'	

FENCES & WALLS		Sec. 620.E
Front yard type	See Frontage Module	
Side/rear yard type	Type VI	

REQUIRED PARKING		Sec. 610.C.
Residential		
1-3 dwelling units (min)	Not required	
4+ dwelling units (min)	1 parking space per dwelling unit required after 3rd dwelling unit	
Nonresidential		
<15,000 square feet (min)	Not required	
≥15,000 square feet (min)	Parking study required	

AMENITY SPACE		Sec. 600.C.
Outdoor amenity space (min)	n/a	

3-13 Pomona, California | Zoning & Development Code DRAFT July 24, 2023

COVERAGE		Sec. 370.
Impervious coverage (max)	75%	
B Building coverage (max)	40%	
Building setbacks		
C Primary street lot line (min)	15'	
D Side street lot line (min)	5'	
E Side lot line (min)	5'	
Rear lot line (min)	10'	
Alley setbacks		
F Alley lot line (min)	3' or 20'	
Alley centerline (min)	13' or 30'	



NEW RULE HIGHLIGHTS

COVERAGE (IMPERVIOUS COVERAGE + BUILDING COVERAGE)

Part 3 | Form

Sec. 370. Coverage

320.C. House Medium 1 (HM1)

370.A. Impervious Coverage

The percentage of lot area that is covered by impervious surfaces shall be limited to the following:

- 1. Intent**
To ensure that the amount of impervious surfaces on a lot does not result in excessive stormwater runoff during extreme weather events in the City.
- 2. Applicability**
The maximum impervious coverage shall be limited to the following:
- 3. Standards**
A lot must have no more than the maximum impervious coverage specified in the Standards Module (Part 3B).
- 4. Measurement**
 - Impervious coverage is calculated as the percentage of the lot area, and is represented by the following:
 - Impervious surfaces, for the purposes of this section, shall be limited to, the following:
 - Roads;
 - Buildings, sheds, and similar structures;
 - Flatwork including concrete driveways;
 - Mechanical equipment;
 - Impermeable construction;
 - For an uncovered wood deck or porch located over a pervious surface.

3-36 Zoning & Development Code | Pomona, California

DRAFT July 24, 2023

DRAFT July 24, 2023

Pomona, California | Zoning & Development Code 3-13

Coverage Specifications

**RELATIONSHIP
BETWEEN STANDARDS
TABLES + RULES**

	Sec. 370.
	75%
	40%
	15'
	5'
	5'
	10'
	Alley setbacks
F	Alley lot line (min) 3' or 20'
	Alley centerline (min) 13' or 30'



NEW RULE HIGHLIGHTS

COVERAGE (IMPERVIOUS COVERAGE + BUILDING COVERAGE)

**MWELO: 50% OF
FRONT YARD MUST BE
LANDSCAPING
 ...EXCEPT DRIVEWAYS
 NARROWER THAN 14' WIDE**

Part 5 | Form

Sec. 370. Cove

370.A. Impervious

The percentage of lot area that is impervious shall be limited to the following:

- 1. Intent**
To ensure that the amount of stormwater runoff during the City.
- 2. Applicability**
The maximum impervious coverage shall be limited to the following:
- 3. Standards**
A lot must have no more than 50% impervious coverage (Part 3B).
- 4. Measurement**
 - Impervious coverage shall be measured over the lot area, and is restricted to the following:
 - Roads;
 - Buildings, sheds, and other structures;
 - Flatwork including driveways;
 - Mechanical equipment;
 - Impermeable concrete;
 - For an uncovered area, the measurement shall be taken over a 14-foot wide alleyway.

3-36 Zoning & Development Code | Pomona, California

ifications

Sec. 370.
75%
40%
15'
5'
5'
10'
3' or 20'
13' or 30'

Alley centerline (min)



NEW RULE HIGHLIGHTS

PARKING LOCATION

Part 3 | Form

Sec. 310. General Provisions

310.A. Form Intent

The intent of Part 3 is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that support community goals.

310.B. Form Applicability

1. General

All projects filed after the effective date of this Zoning & Development Code must comply with the Form Module standards in Part 3, as further specified below. For vested rights, see Sec. 13.X (Vested Rights), and for continuance of existing development, see Sec. 13.X (Continuance of Existing Development).

2. Project Activities

a. Categories of Form rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Form Rule Categories	Project Activities						
	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360. Lot Size	●	○	○	○	○	○	○
Sec. 370. Coverage	●	○	○	○	○	○	○
Sec. 380. Amenity	●	●	○	○	○	○	○
Sec. 390. Building	●	○	○	○	○	○	○
Sec. 620.E. Fences & Walls	●	○	○	○	○	○	○
Sec. 610.C. Required Parking	●	○	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in Sec. 1400.X. (Project Activities).

Part 4 | Frontage

Sec. 410. General Provisions

410.A. Frontage Intent

Frontage Modules regulate the portions of a lot and exterior building facades that impact the public realm to ensure that projects respond to the public realm appropriately. Modules range from minimal standards for Park Frontages to more robust standards for Shopfront Frontages which require projects to support a high-quality public realm that is active, comfortable, safe, and visually interesting, with strong connections between the public realm and uses inside buildings.

410.B. Frontage Applicability

1. Project Applicability

All projects filed after the effective date of this Zoning & Development Code must comply with the Frontage Module standards and rules in Part 4, as further specified below. For vested rights, see Sec. XX (Vested Rights), and for continuance of existing development, see Sec. 13.X (Continuance of Existing Development).

2. Project Activities

a. Categories of Frontage rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, a street-facing addition concealing a portion of an existing building facade includes both new construction and a facade modification).

b. For all Frontage Modules, Frontage rule categories apply to project activities as shown in the table below.

Frontage Rule Categories	Project Activities						
	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 470. Build-To	●	●	○	○	○	○	○
Sec. 480. Parking Location	●	●	○	○	○	○	○
Sec. 490. Landscaping	●	●	●	○	○	○	○
Sec. 4100. Transparency	●	○	○	○	○	○	○
Sec. 4110. Entrances	●	●	○	○	○	○	○
Sec. 4120. Ground Story	●	○	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

c. Project activities are defined in Sec. 1400.X. (Project Activities).

Part 5 | Use

Sec. 500. General Provisions

2. Project Activities

Frontage Rule Categories	Project Activities						
	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 470. Build-To	●	●	○	○	○	○	○
Sec. 480. Parking Location	●	●	●	○	○	○	○
Sec. 490. Landscaping	●	●	●	○	○	○	○
Sec. 4100. Transparency	●	○	○	○	○	○	○
Sec. 4110. Entrances	●	●	○	○	○	○	○
Sec. 4120. Ground Story	●	○	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

c. Project activities are defined in Sec. 1400.X. (Project Activities).

Form Rules

Frontage Rules



NEW RULE HIGHLIGHTS

PARKING LOCATION

Parking Location Standards

Part 4 | Frontage

Sec. 480. Parking Location

480.A. Parking Between Building & Street

The location of parking and motor vehicle use areas between a building and the public realm.

1. Intent

To control the impact of motor vehicle-dominated areas on the pedestrian experience especially where buildings do not line the majority of the public realm, and to promote a comfortable, safe, engaging, and attractive streetscape, with pedestrian access to active uses and landscaping between the public realm and street-oriented buildings.

2. Applicability

Where specified by the applied Frontage Module (*Part 4B*), parking between the building and the street requirements apply to frontage yards and frontage applicable building depth (Sec. 3A.2.2.C.4) on the ground story.

3. Standards

a. Where the applied Frontage Module (*Part 4B*) specifies "Not allowed":

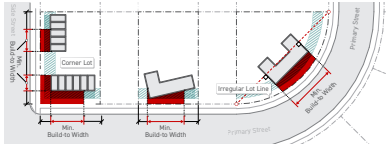
1. No motor vehicle use area may be located between a building that occupies the build-to zone and the applicable street lot line, for the portion of the building width provided to comply with a build-to width requirement.
2. No motor vehicle use area may be located on the ground story of a building or structure within the frontage applicable building depth for the portion of the building width provided to comply with a build-to width requirement.

b. Where the applied Frontage Module (*Part 4B*) specifies "Allowed", no additional limitations to the location of motor vehicle use areas are required to comply with parking between the building and street standards.

Part 4 | Frontage

4. Measurement

a. The area between a building width and the street is determined as the entire area on a lot bordered by the applicable street-facing facade (Sec. XX.) and street lot line, for the applicable building width. For corner lots, the area between the building and the street also includes the portion of the lot beyond the width of the building nearest to the intersection, up to the intersecting street lot line.



3. Standards

a. Where the applied Frontage Module (*Part 4B*) specifies "Not allowed":

1. No motor vehicle use area may be located between a building that occupies the build-to zone and the applicable street lot line, for the portion of the building width provided to comply with a build-to width requirement.
2. No motor vehicle use area may be located on the ground story of a building or structure within the frontage applicable building depth for the portion of the building width provided to comply with a build-to width requirement.

b. Where the applied Frontage Module (*Part 4B*) specifies "Allowed", no additional limitations to the location of motor vehicle use areas are required to comply with parking between the building and street standards.

DRAFT July 24, 2023

Pomona, California | Zoning & Development Code 4-43

4-44 Zoning & Development Code | Pomona, California



NEW RULE HIGHLIGHTS

PARKING LOCATION

Part 4 | Frontage

Part 4 | Frontage

Sec. 480. **Parking Location**

480.A. **Parking Between Buildings**

The location of parking and motor vehicle use areas shall be as follows:

1. **Intent**

To control the impact of motor vehicle use areas on the streetscape, where buildings do not line the majority of the street, the location of parking and motor vehicle use areas shall be engaging, and attractive streetscape, with the public realm and street-oriented buildings.

2. **Applicability**

Where specified by the applied Frontage Module, the street requirements apply to frontage yards on the ground story.

3. **Standards**

a. Where the applied Frontage Module specifies "Allowed", the location of motor vehicle use areas shall be as follows:

1. No motor vehicle use area may be located within the frontage applicable building depth for the portion of the building width provided to comply with a build-to width requirement.
2. No motor vehicle use area may be located within the frontage applicable building depth for the portion of the building width provided to comply with a build-to width requirement.

b. Where the applied Frontage Module (*Part 4B*) specifies "Allowed", no additional limitations to the location of motor vehicle use areas are required to comply with parking between the building and street standards.

ing Location Standards

ies the build-to width provided to

ing or structure within the frontage applicable building depth for the portion of the building width provided to comply with a build-to width requirement.

b. Where the applied Frontage Module (*Part 4B*) specifies "Allowed", no additional limitations to the location of motor vehicle use areas are required to comply with parking between the building and street standards.

DRAFT July 24, 2023

Pomona, California | Zoning & Development Code 4-43

4-44 Zoning & Development Code | Pomona, California

DRAFT July 24, 2023

NO NEW PARKING ALLOWED BETWEEN THE BUILDING AND STREET



NEW RULE HIGHLIGHTS

VEHICLE ACCESS (DRIVEWAY DESIGN)

Sec. 310. General Provisions

310.A. Form Intent

The intent of Part 3 is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that support community goals.

310.B. Form Applicability

1. General

All projects filed after the effective date of this Zoning & Development Code must comply with the Form Module standards in Part 3, as further specified below. For vested rights, see Sec. 13.X (Vested Rights), and for continuance of existing development, see Sec. 13.X (Continuance of Existing Development).

2. Project Activities

a. Categories of Form rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Form Rule Categories	Project Activities						
	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360. Lot Size	●	○	●	○	○	○	○
Sec. 370. Coverage	●	●	○	○	○	○	○
Sec. 380. Amenity	●	●	○	○	○	○	○
Sec. 390. Building	●	○	○	○	○	○	○
Sec. 620.E. Fences & Walls	●	●	○	○	○	○	○
Sec. 610.C. Required Parking	●	○	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in Sec. 1400.X. (Project Activities).

Form Rules

Site Rule Categories	Project Activities						
	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A. Vehicle Access	●	○	●	○	○	○	○
Sec. 610.B. Pedestrian Access	●	○	●	○	○	○	○
Sec. 610.C. Automobile Parking	●	●	●	○	○	○	○
Sec. 610.D. Motor Vehicle Use Areas	●	●	●	○	○	○	○
Sec. 610.E. Bicycle Parking	●	●	●	○	○	○	○
Sec. 620.A. Parking Lots	●	○	●	○	○	○	○
Sec. 620.A. Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C. Frontage Screens	●	○	●	○	●	○	○
Sec. 620.D. Structural Screens	●	○	○	○	○	○	○
Sec. 620.E. Fence & Wall Standards	●	○	●	○	●	●	○
Sec. 620.F. Planting Standards	●	●	●	○	○	○	○
Sec. 620.G. Retaining Walls	●	●	●	○	○	○	○
Sec. 630. Signs	●	○	●	●	●	●	○
Sec. 640.A. Outdoor Lighting	●	○	●	●	○	●	○
Sec. 640.B. Recycling and Solid Waste Disposal	●	○	●	●	○	●	○
Sec. 640.C. Floodplains	●	●	●	○	○	○	○
Sec. 640.D. Operational Performance Standards	●	●	●	●	●	●	●

● = Standards may apply ○ = Standards are not applicable

a. Project activities are defined in Sec. 1400.X. (Project Activities).

2. Project Activities

Categories of Site rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Site Rule Categories	Project Activities						
	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A. Vehicle Access	●	○	●	○	○	○	○
Sec. 610.B. Pedestrian Access	●	○	●	○	○	○	○
Sec. 610.C. Automobile Parking	●	●	●	○	○	○	○
Sec. 610.D. Motor Vehicle Use Areas	●	●	●	○	○	○	○
Sec. 610.E. Bicycle Parking	●	●	●	○	○	○	○
Sec. 620.A. Parking Lots	●	○	●	○	○	○	○
Sec. 620.A. Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C. Frontage Screens	●	○	●	○	●	○	○
Sec. 620.D. Structural Screens	●	○	○	○	○	○	○
Sec. 620.E. Fence & Wall Standards	●	○	●	○	●	●	○
Sec. 620.F. Planting Standards	●	●	●	○	○	○	○
Sec. 620.G. Retaining Walls	●	●	●	○	○	○	○
Sec. 630. Signs	●	○	●	●	●	●	○
Sec. 640.A. Outdoor Lighting	●	○	●	●	○	●	○
Sec. 640.B. Recycling and Solid Waste Disposal	●	○	●	●	○	●	○
Sec. 640.C. Floodplains	●	●	●	○	○	○	○
Sec. 640.D. Operational Performance Standards	●	●	●	●	●	●	●

● = Standards may apply ○ = Standards are not applicable

a. Project activities are defined in Sec. 1400.X. (Project Activities).

activity must meet all applicable Site standards within the Section. This general applicability may be further specified for each standard in the applicability provisions for each Site standard. Project applicability may also be modified by Sec. XX (Nonconformities). Where a category of Site rules is listed as not applicable in the table above, no standards from that Site rule category apply to the project activity.

Site Rules

NEW RULE HIGHLIGHTS

VEHICLE ACCESS (DRIVEWAY DESIGN)

Vehicle Access Standards

Part 6 | Site

Sec. 610. Parking & Access

610.A. Vehicle Access

1. Intent

To ensure motor vehicle access to sites to support the safety of all users by minimizing conflicts with pedestrians, cyclists, emergency service vehicles, transit vehicles, micro-mobility devices, and motor vehicles on the abutting public right-of-way, and to avoid detrimental effects on the surrounding public realm, while providing sufficient access to structures, vehicle parking and other motor vehicle use areas.

2. Applicability

- Any lot that provides access to motor vehicles.
- A permit is required for any cutting of the curb or pavement of a public right-of-way to provide vehicle access to a property. A driveway may only be installed with a permit issued by the Public Works Director.

3. General

- All existing and proposed development that provides on-site parking must provide a satisfactory means of motor vehicle access to and from a street or alley.
- Each lot is permitted at least one driveway or one fire apparatus access road unless otherwise modified by the Development Services Director.
- Driveways and fire apparatus access roads must be located to minimize conflicts with pedestrians, cyclists, and motor vehicles on the abutting public right-of-way.
- Driveways and fire apparatus access roads near intersections must comply with city standard A-27-10.
- No new driveway is allowed within six feet of fire hydrant.
- On corner lots, driveways and fire apparatus access roads must be placed along a side street or alley, unless otherwise permitted by the Development Services Director.

4. Access Road Spacing

The minimum spacing requirements between driveway and fire apparatus access road curb cuts along a public street.

a. Applicability

- All driveways serving an on-site parking area with 5 or more parking spaces.
- All fire apparatus access roads.

6-8 Zoning & Development Code | Pomona, California DRAFT July 24, 2023

Part 6 | Site

b. Standards

No new driveway serving 5 or more parking spaces or new fire apparatus access road is permitted to be located closer to any other driveway on the site than the minimum spacing listed below. The table provides criteria that will be used in making a determination. Additional driveways or fire apparatus roads may be considered by the Development Services Director.

ROADWAY CLASSIFICATION	SPACING (MIN)
Major Arterial	250'
Minor Arterial	200'
Collector	150'
Local	100'
Alley	Unlimited

c. Measurement

Driveway and fire apparatus access road spacing is measured along the street lot line from edge of pavement to edge of pavement from existing and proposed driveways located on-site.

5. Driveway Design

a. Applicability

All driveways serving an on-site parking area of any size, except for driveways that take access from an alley.

b. Standards

1. General Provisions

All driveways must meet the following standards.

Driveway Type	DRIVEWAY STANDARDS		Lane width (min/max)	
	Number of driveways per lot (max)	Number of lanes per driveway (max)	Primary St.	Side St.
Driveway serving up to 10 on-site parking spaces	1	1	8'/10'	8'/11'
Driveway serving 11 to 50 on-site parking spaces	1	2	8'/11'	8'/12'
Driveway serving more than 51 to 100 on-site parking spaces	2	2	9'/12'	9'/12'
Driveway serving more than 100 on-site parking spaces	3	3	9'/12'	9'/12'
Driveway serving an off-street loading facility (of any size parking area)	--	2	12'/20'	12'/20'

Pomona, California | Zoning & Development Code 6-9

Part 6 | Site

2. Hollywood Driveway

For driveways serving up to 5 on-site parking spaces, a Hollywood driveway is allowed as an alternative to a fully paved driveway.

- The concrete strips in a Hollywood driveway must be at least 2 feet in width. When the

Part 6 | Site

7. Measurement

- Driveway lane width is measured separately for each driveway lane.
- Driveway lane width is measured for each driveway lane from edge of designated lane to edge of designated lane along the street lot line.

b. Standards

1. General Provisions

All driveways must meet the following standards.

Driveway Type	Number of driveways per lot (max)	Number of lanes per driveway (max)	Lane width (min/max)	
			Primary St.	Side St.
Driveway serving up to 10 on-site parking spaces	1	1	8'/10'	8'/11'
Driveway serving 11 to 50 on-site parking spaces	1	2	8'/11'	8'/12'
Driveway serving more than 51 to 100 on-site parking spaces	2	2	9'/12'	9'/12'
Driveway serving more than 100 on-site parking spaces	3	3	9'/12'	9'/12'
Driveway serving an off-street loading facility (of any size parking area)	--	2	12'/20'	12'/20'



NEW RULE HIGHLIGHTS

FENCES & WALLS

Sec. 310. General Provisions

310.A. Form Intent

The intent of Part 3 is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that support community goals.

310.B. Form Applicability

1. General

All projects filed after the effective date of the Planning & Development Code must comply with the Form Module standards in Part 3, as further specified below. For vested rights, see Sec. 13.X (Vested Rights), and for continuation of existing development, see Sec. 13.X (Continuance of Existing Development).

2. Project Activities

a. Categories of form rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Form Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	○	○	○	○	○
Sec. 390.	Building	●	○	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in Sec. 1400.X. (Project Activities).

Form Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	○	○	○	○	○
Sec. 390.	Building	●	○	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in Sec. 1400.X. (Project Activities).

Project Activities

Categories of Site rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Site Rule Categories	Project Activities						
	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A. Vehicle Access	●	○	○	○	○	○	○
Sec. 610.B. Pedestrian Access	●	○	○	○	○	○	○
Sec. 610.C. Automobile Parking	●	○	○	○	○	○	○
Sec. 610.D. Motor Vehicle Use Areas	●	○	○	○	○	○	○
Sec. 610.E. Bicycle Parking	●	○	○	○	○	○	○
Sec. 620.A. Parking Lots	●	○	○	○	○	○	○
Sec. 620.A. Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C. Frontage Screens	●	○	○	○	○	○	○
Sec. 620.D. Structural Screens	●	○	○	○	○	○	○
Sec. 620.E. Fence & Wall Standards	●	○	○	○	○	○	○
Sec. 620.F. Planting Standards	●	○	○	○	○	○	○
Sec. 620.G. Retaining Walls	●	○	○	○	○	○	○
Sec. 630. Signs	●	○	○	○	○	○	○
Sec. 640.A. Outdoor Lighting	●	○	○	○	○	○	○
Sec. 640.B. Recycling and Solid Waste Disposal	●	○	○	○	○	○	○
Sec. 640.C. Floodplains	●	○	○	○	○	○	○
Sec. 640.D. Operational Performance Standards	●	○	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

a. Project activities are defined in Sec. 1400.X. (Project Activities).

b. Where a category of Site rules is listed as generally applicable in the table above, the project activity must meet all applicable Site standards within the Section. This general applicability may be further specified for each standard in the applicability provisions for each Site standard. Project applicability may also be modified by Sec. XX. (Nonconformities). Where a category of Site rules is listed as not applicable in the table above, no standards from that Site rule category apply to the project activity.

Form Rules

Frontage Rules

Use Rules

Site Rules



NEW RULE HIGHLIGHTS

FENCES & WALLS

Fence & Wall Standards

Part 6 | Site

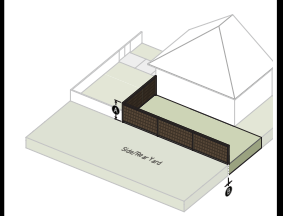
620.E. Fence & Wall Standards

- Intent**
To balance the needs for natural surveillance and visual interest along the public realm and security and privacy for private ground story uses in a manner appropriate to context.
- Applicability**
 - The wall and fence height standards apply to all zoning lots.
 - Allowed wall and fences types are set in *Part 3B (Farm Modules)* and *Part 4B (Frontage Modules)*.
 - Where a buffering or screening requirement requires a taller wall or fence, the buffer or screening requirements supersede.
- Standards**
 - Front/Side Street Yard Fence and Wall Types**
See Sec. 490.B.3.b. (*Frontage Yard Fence & Wall Types*).

6-58 Zoning & Development Code | Pomona, California DRAFT July 24, 2023

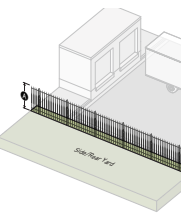
b. Side/Rear Yard Fence & Wall Types

1. Fence Type VI
Intended for typical side and rear yards.



STANDARDS	
A Wall/fence height (max)	6'
B Setback from lot line (min)	0.5'

2. Fence Type VII
Intended for industrial side and rear yards with additional screening and security might be required.

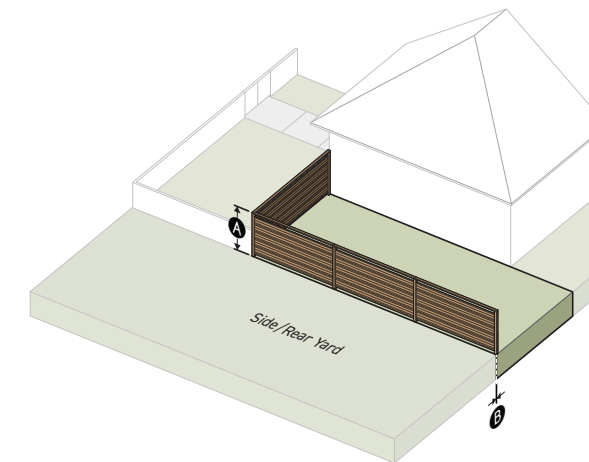


SCREENING AREA	
A Wall/fence height (max)	
B Setback from lot line (min)	

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

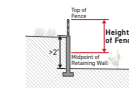
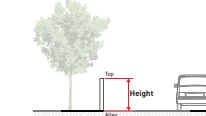
1. Fence Type VI

Intended for typical side and rear yards.



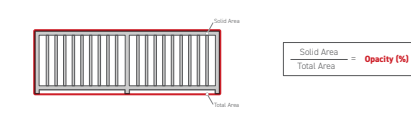
STANDARDS	
A Wall/fence height (max)	6'
B Setback from lot line (min)	0.5'

Part 6 | Site

- When a wall or fence is located within 3 feet of the exterior face of a retaining wall and the retaining wall is 2 feet in height or greater, height is measured from the top of the wall or fence to the midpoint of the retaining wall.
 
- Fences and walls located in a rear or side yard abutting an alley are measured from the surface of the adjacent alley, vertically to the topmost point of the wall or fence.
 

b. Opacity

- Opacity is measured as a percentage, calculated by dividing the solid portion of the fence or wall by the total area of the fence or wall.
- The total area of the fence or wall is measured as the smallest regular shape containing all elements of the fence or wall.



5. Relief
A change to a wall or fence dimensional standard of up to 10% may be requested in accordance with Sec. 15.X. (*Adjustments*).

DRAFT July 24, 2023 Pomona, California | Zoning & Development Code 6-61



NEW RULE HIGHLIGHTS

FENCES & WALLS

Fence & Wall Standards

c. Design and Installation

1. Material

- i. Fences, walls, and gates must be constructed of standard building materials that are customarily used for wall and fence construction, such as brick, stone, concrete masonry, stucco, concrete, or wood. Scrap or "recycled" material may not be used. Tires, junk, recycled garage doors, sheet metal, or plywood are not allowed as fencing material.
- ii. Chain-linked fences are not allowed in front or side yards.
- iii. Barbed wire and concertina wire are not allowed.

2. Location

- i. The finished side of a wall or fence must be placed on the outside of the property.
- ii. Walls, fences and gates must be set back from the lot line in accordance with Sec. 7B.720.B. (Transition Buffers), Sec. 7B.720.C. (Frontage Screens), Sec. 4C.490.B.3.b. (Frontage Yard Fence & Wall Types) and Sec. 7B.720.E.3.b. (Side/Rear Yard Fence & Wall Types).
- iii. No wall or fence is allowed within any required drainage or utility easement.
- iv. All walls, fences and gates including their sub-grade elements, such as footings or foundation, must be located on-site.

3. Maintenance

All walls, fences and gates must be maintained in good repair and must be kept vertical, structurally sound and protected from deterioration.

Part 6 | Site

c. Design and Installation

1. Material

- i. Fences, walls, and gates must be constructed of standard building materials that are customarily used for wall and fence construction, such as brick, stone, concrete masonry, stucco, concrete, or wood. Scrap or "recycled" material may not be used. Tires, junk, recycled garage doors, sheet metal, or plywood are not allowed as fencing material.
- ii. Chain-linked fences are not allowed in front or side yards.
- iii. Barbed wire and concertina wire are not allowed.

2. Location

- i. The finished side of a wall or fence must be placed on the outside of the property.
- ii. Walls, fences and gates must be set back from the lot line in accordance with Sec. 7B.720.B. (Transition Buffers), Sec. 7B.720.C. (Frontage Screens), Sec. 4C.490.B.3.b. (Frontage Yard Fence & Wall Types) and Sec. 7B.720.E.3.b. (Side/Rear Yard Fence & Wall Types).
- iii. No wall or fence is allowed within any required drainage or utility easement.
- iv. All walls, fences and gates including their sub-grade elements, such as footings or foundation, must be located on-site.

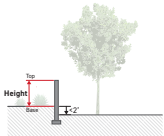
3. Maintenance

All walls, fences and gates must be maintained in good repair and must be kept vertical, structurally sound and protected from deterioration.

4. Measurement

a. Height: Side/Rear Yards

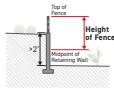
1. Where the difference in grade on either side of a wall or fence is less than 2 feet, height is measured from at the base of the wall or fence on the side with the highest grade.



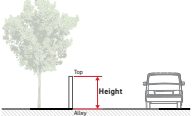
6-60 Zoning & Development Code | Pomona, California DRAFT July 24, 2023

Part 6 | Site

2. When a wall or fence is located within 3 feet of the exterior face of a retaining wall and the retaining wall is 2 feet in height or greater, height is measured from the top of the wall or fence to the midpoint of the retaining wall.

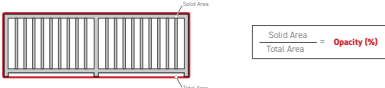


3. Fences and walls located in a rear or side yard abutting an alley are measured from the surface of the adjacent alley, vertically to the topmost point of the wall or fence.



b. Opacity

1. Opacity is measured as a percentage, calculated by dividing the solid portion of the fence or wall by the total area of the fence or wall.
2. The total area of the fence or wall is measured as the smallest regular shape containing all elements of the fence or wall.



5. Relief

A change to a wall or fence dimensional standard of up to 10% may be requested in accordance with Sec. 13.X. (Adjustments).

DRAFT July 24, 2023 Pomona, California | Zoning & Development Code 6-61



NEW RULE HIGHLIGHTS

FENCES & WALLS

Fence & Wall Standards

c. Design and Installation

1. Material

- i. Fences, walls, and gates are customarily used masonry, stucco, concrete block, brick, stone, metal, junk, recycled galvanized steel, or other materials.
- ii. Chain-linked fences shall be made of galvanized steel.
- iii. Barbed wire and other sharp-edged materials shall not be used.

2. Location

- i. The finished side of a wall or fence shall be on the site.
- ii. Walls, fences and gates shall be located in accordance with 7B.720.B. (Transitions) and 7B.720.C. (Frontage Yard Fence Types).
- iii. No wall or fence is allowed within any required drainage or utility easement.
- iv. All walls, fences and gates including their sub-grade elements, such as footings or foundations, must be located on-site.

3. Maintenance

All walls, fences and gates must be maintained in good repair and must be kept vertical, structurally sound and protected from deterioration.

CURRENT MATERIAL REQUIREMENTS TO BE INCLUDED IN NEXT DRAFT



NEW RULE HIGHLIGHTS

PLANTING STANDARDS (LANDSCAPING)

Sec. 310. General Provisions

310.A. Form Intent

The intent of Part 3 is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that support community goals.

310.B. Form Applicability

1. General

All projects filed after the effective date of this Zoning & Development Code must comply with the Form Module standards in Part 3, as further specified below. For vested rights, see Sec. 13.X (Vested Rights), and for continuance of existing development, see Sec. 13.X (Continuance of Existing Development).

2. Project Activities

a. Categories of Form rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Form Rule Categories	Project Activities						
	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360. Lot Size	●	○	○	○	○	○	○
Sec. 370. Coverage	●	○	○	○	○	○	○
Sec. 380. Amenity	●	●	○	○	○	○	○
Sec. 390. Building	●	○	○	○	○	○	○
Sec. 620.E. Fences & Walls	●	○	○	○	○	○	○
Sec. 610.C. Required Parking	●	○	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in Sec. 1400.X. (Project Activities).

Form Rules

Site Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A.	Vehicle Access	●	○	●	○	○	○	○
Sec. 610.B.	Pedestrian Access	●	○	●	○	○	○	○
Sec. 610.C.	Automobile Parking	●	●	●	○	○	○	○
Sec. 610.D.	Motor Vehicle Use Areas	●	●	●	○	○	○	○
Sec. 610.E.	Bicycle Parking	●	●	●	○	○	○	○
Sec. 620.A.	Parking Lots	●	○	●	○	○	○	○
Sec. 620.A.	Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C.	Frontage Screens	●	○	●	○	●	○	○
Sec. 620.D.	Structural Screens	●	○	○	○	○	○	○
Sec. 620.E.	Fence & Wall Standards	●	○	●	○	●	●	○
Sec. 620.F.	Planting Standards	●	●	●	○	○	○	○
Sec. 620.G.	Retaining Walls	●	●	●	○	○	○	○
Sec. 630.	Signs	●	○	●	○	●	●	○
Sec. 640.A.	Outdoor Lighting	●	○	●	●	○	●	○
Sec. 640.B.	Recycling and Solid Waste Disposal	●	○	●	●	○	●	○
Sec. 640.C.	Floodplains	●	●	●	○	○	○	○
Sec. 640.D.	Operational Performance Standards	●	●	●	●	●	●	●

● = Standards may apply ○ = Standards are not applicable

a. Project activities are defined in Sec. 1400.X. (Project Activities).

2. Project Activities

Categories of Site rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Site Rule Categories	Project Activities						
	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A. Vehicle Access	●	○	●	○	○	○	○
Sec. 610.B. Pedestrian Access	●	○	●	○	○	○	○
Sec. 610.C. Automobile Parking	●	●	●	○	○	○	○
Sec. 610.D. Motor Vehicle Use Areas	●	●	●	○	○	○	○
Sec. 610.E. Bicycle Parking	●	●	●	○	○	○	○
Sec. 620.A. Parking Lots	●	○	●	○	○	○	○
Sec. 620.A. Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C. Frontage Screens	●	○	●	○	●	○	○
Sec. 620.D. Structural Screens	●	○	○	○	○	○	○
Sec. 620.E. Fence & Wall Standards	●	○	●	○	●	●	○
Sec. 620.F. Planting Standards	●	●	●	○	○	○	○
Sec. 620.G. Retaining Walls	●	●	●	○	○	○	○
Sec. 630. Signs	●	○	●	○	●	●	○
Sec. 640.A. Outdoor Lighting	●	○	●	●	○	●	○
Sec. 640.B. Recycling and Solid Waste Disposal	●	○	●	●	○	●	○
Sec. 640.C. Floodplains	●	●	●	○	○	○	○
Sec. 640.D. Operational Performance Standards	●	●	●	●	●	●	●

● = Standards may apply ○ = Standards are not applicable

a. Project activities are defined in Sec. 1400.X. (Project Activities).

activity must meet all applicable Site standards within the Section. This general applicability may be further specified for each standard in the applicability provisions for each Site standard. Project applicability may also be modified by Sec. XX (Nonconformities). Where a category of Site rules is listed as not applicable in the table above, no standards from that Site rule category apply to the project activity.

Site Rules

NEW RULE HIGHLIGHTS

PLANTING STANDARDS (LANDSCAPING)



<p>Part 6 Site</p> <p>620.F. Planting Standards</p> <p>1. Intent To provide the necessary elements to support a healthy urban ecological system.</p> <p>2. Applicability All plants used to meet a requirement of this Ordinance.</p> <p>3. Standards</p> <p>a. General</p> <ol style="list-style-type: none"> No invasive species can be planted. Any plant listed by the California Invasive Plant Inventory as an invasive or watch plant (including the ratings of "limited", "moderate", "high" or "watch") is considered an invasive species. (https://www.cal-ipc.org/plants/inventory/) Plants must not interfere with visibility at intersections and driveways. No artificial plants, trees, or other plants may be installed as required planting. <p>b. Plant Materials</p> <ol style="list-style-type: none"> Plant materials must be able to survive on natural rainfall once established with no loss of health, or be supported by an irrigation system meeting the <i>California Model Water Efficient Landscape Ordinance (Ch. 2)</i>. Irrigation systems must be continuously maintained in working order and be designed to prevent overlap of water zones and to prevent watering of impervious areas. <p>c. Planting Areas</p> <p>1. General</p> <ol style="list-style-type: none"> Area that includes structures, foundation walls, footings or flatwork cannot count toward any planting area requirement with the following exceptions: <ol style="list-style-type: none"> Planters located within 10 feet of a building can count toward required planting area. Planters located on or above a structure (examples include: roofs, terraces, bridges, balconies, and above or below ground parking structures) can count toward required planting area. Planting areas must have no horizontal dimension less than 3 feet. Planting areas must have a minimum plant coverage of 75 percent. All plants required to meet the minimum plant coverage standard must meet the applicable plant type planting specification standards in <i>Sec. 7B.X (Plant Type)</i>. When rooftop planting area standards (<i>Sec. 7B.X</i>) conflict with the plant type planting specifications, rooftop planting area standards supersede. <p>6-62 Zoning & Development Code Pomona, California DRAFT July 24, 2023</p>	<p>Part 6 Site</p> <p>v. Planting areas must include 1 large species tree or 2 small species trees for each 500</p> <p>3. Standards</p> <p>a. General</p> <ol style="list-style-type: none"> No invasive species can be planted. Any plant listed by the California Invasive Plant Inventory as an invasive or watch plant (including the ratings of "limited", "moderate", "high" or "watch") is considered an invasive species. (https://www.cal-ipc.org/plants/inventory/) Plants must not interfere with visibility at intersections and driveways. No artificial plants, trees, or other plants may be installed as required planting. <p>b. Plant Materials</p> <ol style="list-style-type: none"> Plant materials must be able to survive on natural rainfall once established with no loss of health, or be supported by an irrigation system meeting the <i>California Model Water Efficient Landscape Ordinance (Ch. 2)</i>. Irrigation systems must be continuously maintained in working order and be designed to prevent overlap of water zones and to prevent watering of impervious areas. <p>c. Planting Areas</p> <p>1. General</p> <ol style="list-style-type: none"> Area that includes structures, foundation walls, footings or flatwork cannot count toward any planting area requirement with the following exceptions: <ol style="list-style-type: none"> Planters located within 10 feet of a building can count toward required planting area. Planters located on or above a structure (examples include: roofs, terraces, bridges, balconies, and above or below ground parking structures) can count toward required planting area. Planting areas must have no horizontal dimension less than 3 feet. Planting areas must have a minimum plant coverage of 75 percent. All plants required to meet the minimum plant coverage standard must meet the applicable plant type planting specification standards in <i>Sec. 7B.X (Plant Type)</i>. When rooftop planting area standards (<i>Sec. 7B.X</i>) conflict with the plant type planting specifications, rooftop planting area standards supersede. <p>2. Screening Plants</p> <ol style="list-style-type: none"> Screening plants must be perennial. Screening plants must be planted so as to form a continuous screen within the transition area except for breaks for required trees. Screening plants must be at least 18 inches in height at planting. Screening plants must be able to reach at least 3 feet in height at maturity. <p>6-63 Pomona, California Zoning & Development Code DRAFT July 24, 2023</p>	<p>Part 6 Site</p> <p>v. Screening plants must be maintained at no less than their height at maturity.</p> <p>e. Maintenance See Article V. (<i>Landscape Maintenance</i>).</p> <p>4. Measurement For the measurement, see the "Methods of Measurement" section of the latest version of the American Standard for Nursery Stock (ANSI).</p> <p>5. Relief</p> <ol style="list-style-type: none"> An alternative to a planting standard may be requested in accordance with <i>Sec. 13.X (Alternative Compliance)</i>. A change to a planting standard of up to 10% may be requested in accordance with <i>Sec. 13.X (Adjustments)</i>. <p>6-64 Zoning & Development Code Pomona, California DRAFT July 24, 2023</p>
--	---	---

3. Standards

a. General

- No invasive species can be planted. Any plant listed by the California Invasive Plant Inventory as an invasive or watch plant (including the ratings of "limited", "moderate", "high" or "watch") is considered an invasive species. (<https://www.cal-ipc.org/plants/inventory/>)
- Plants must not interfere with visibility at intersections and driveways.
- No artificial plants, trees, or other plants may be installed as required planting.



NEW RULE HIGHLIGHTS

PLANTING STANDARDS (LANDSCAPING)

Planting Standards

Part 6 | Site

620.F. Planting Standards

- 1. Intent**
To provide the necessary elements to support a healthy urban ecological system.
- 2. Applicability**
All provisions to meet a requirement of this Ordinance.
- 3. Standards**
 - a. General**
 1. No invasive species can be planted. Any plant listed by the California Invasive Plant Inventory as an invasive or watch plant (including the ratings of "limited", "moderate", "high" or "watch") is considered an invasive species. (<https://www.cal-ipc.org/plants/inventory/>)
 2. Plants must not interfere with visibility at intersections and driveways.
 3. No artificial plants, trees, or other plants may be installed as required planting.

6-42 Zoning & Development Code | Pomona, California

THOMSON REUTERS
WESTLAW California Code of Regulations Home Updates Search Help

Home » Title 23. Waters » Division 2. Department of Water Resources

Chapter 2.7. Model Water Efficient Landscape Ordinance

- [§ 490. Purpose.](#)
- [§ 490.1. Applicability.](#)
- [§ 491. Definitions.](#)
- [§ 492. Provisions for New Construction or Rehabilitated Landscapes.](#)
 - [§ 492.1. Compliance with Landscape Documentation Package.](#)
 - [§ 492.2. Penalties.](#)
 - [§ 492.3. Elements of the Landscape Documentation Package.](#)
 - [§ 492.4. Water Efficient Landscape Worksheet.](#)
 - [§ 492.5. Soil Management Report.](#)
 - [§ 492.6. Landscape Design Plan.](#)
 - [§ 492.7. Irrigation Design Plan.](#)
 - [§ 492.8. Grading Design Plan.](#)
 - [§ 492.9. Certificate of Completion.](#)

Will include more existing rules that supplement 'MWELO'



NEW RULE HIGHLIGHTS

PLANTING STANDARDS (LANDSCAPING)

Planting Standards

<p>Part 6 Site</p> <p>620.F. Planting Standards</p> <p>1. Intent To provide the necessary elements to support a healthy urban ecology.</p> <p>2. Applicability All plants used to meet a requirement of this Ordinance.</p> <p>3. Standards</p> <p>a. General</p> <ol style="list-style-type: none"> No invasive species can be planted. Any plant listed by the California Invasive Plant Council (CAL-IPC) as an invasive or watch plant (including the ratings of "limited" or "moderate") is considered an invasive species. (https://www.cal-ipc.org/plant/) Plants must not interfere with visibility at intersections and driveways. No artificial plants, trees, or other plants may be installed as replacements for natural plants. <p>b. Plant Materials</p> <ol style="list-style-type: none"> Plant materials must be able to survive on natural rainfall once established, or be supported by an irrigation system meeting the City of Pomona Landscape Ordinance (Ch. 279). Irrigation systems must be continuously maintained to prevent prevent overlap of water zones and to prevent watering of non-plant areas. <p>c. Planting Areas</p> <p>1. General</p> <ol style="list-style-type: none"> Area that includes structures, foundation walls, footings or any planting area requirement with the following exceptions: <ol style="list-style-type: none"> Planters located within 10 feet of a building can count as part of the required planting area. Planters located on or above a structure (examples include balconies, and above or below ground parking structures) are not required planting area. Planting areas must have no horizontal dimension less than 3 feet. Planting areas must have a minimum plant coverage of 75 percent. All plants required to meet the minimum plant coverage standard must meet the applicable plant type planting specification standards in Sec. 7B.X (Plant Type). When rooftop planting area standards (Sec. 7B.X) conflict with the plant type planting specifications, rooftop planting area standards supersede. <p>6-62 Zoning & Development Code Pomona, California DRAFT July 24, 2023</p>	<p>Part 6 Site</p> <p>2. Screening Plants</p> <ol style="list-style-type: none"> Screening plants must be perennial. Screening plants must be planted so as to form a continuous screen within the transition area except for breaks for required trees. Screening plants must be at least 18 inches in height at time of planting. Screening plants must be able to reach at least 3 feet in height at maturity. <p>Pomona, California Zoning & Development Code 6-63</p>	<p>Part 6 Site</p> <p><small>American standard for Nursery Stock (ANSI)</small></p> <p>5. Relief</p> <ol style="list-style-type: none"> An alternative to a planting standard may be requested in accordance with Sec. 13.X (Alternative Compliance). A change to a planting standard of up to 10% may be requested in accordance with Sec. 13.X (Adjustments). <p>6-64 Zoning & Development Code Pomona, California DRAFT July 24, 2023</p>
--	--	--

EXISTING REGULATIONS TO BE INCLUDED IN NEXT DRAFT

Inventory ("watch")



NEW RULE HIGHLIGHTS

PLANTING STANDARDS (LANDSCAPING)

Planting Standards

<p>Part 6 Site</p> <p>620.F. Planting Standards</p> <p>1. Intent To provide the necessary elements to support a healthy urban ecological system.</p> <p>2. Applicability All projects must meet a requirement of this Ordinance.</p> <p>3. Standards</p> <p>a. General</p> <ol style="list-style-type: none"> No invasive species can be planted. Any plant listed by the California Invasive Plant Inventory as an invasive or watch plant (including the ratings of "limited", "moderate", "high" or "watch" is considered an invasive species. (https://www.cal-ipc.org/plants/inventory/)) Plants must not interfere with visibility at intersections and driveways. No artificial plants, trees, or other plants may be installed as required planting. <p>b. Planting Materials</p> <ol style="list-style-type: none"> Planting materials must be able to survive on natural rainfall once established with no loss of health, or be supported by an irrigation system meeting the <i>California Model Water Efficient Landscape Ordinance (Ch. 22)</i>. Irrigation systems must be continuously maintained in working order and be designed to prevent overlap of water zones and to prevent watering of impervious areas. <p>c. Planting Areas</p> <p>1. General</p> <ol style="list-style-type: none"> Area that includes structures, foundation walls, footings or flatwork cannot count toward any planting area requirement with the following exceptions: <ol style="list-style-type: none"> Planters located within 10 feet of a building can count toward required planting area. Planters located on or above a structure (examples include: roofs, terraces, bridges, balconies, and above or below ground parking structures) can count toward required planting area. Planting areas must have no horizontal dimension less than 3 feet. Planting areas must have a minimum plant coverage of 75 percent. All plants required to meet the minimum plant coverage standard must meet the applicable plant type planting specification standards in Sec. 7B.X (Plant Type). When rooftop planting area standards (Sec. 7B.X) conflict with the plant type planting specifications, rooftop planting area standards supersede. 	<p>Part 6 Site</p> <p>v. Planting areas must include 1 large species tree or 2 small species trees for each 500</p> <p>7. Standards</p> <p>2. Screening Plants</p> <ol style="list-style-type: none"> Screening plants must be perennial. Screening plants must be planted so as to form a continuous screen within the transition area except for breaks for required trees. Screening plants must be at least 18 inches in height at time of planting. Screening plants must be able to reach at least 3 feet in height at maturity. 	<p>Part 6 Site</p> <p>v. Screening plants must be maintained at no less than their height at maturity.</p> <p>4. Measurement For the measurement, see the "Methods of Measurement" section of the latest version of the American Standard for Nursery Stock (ANSI).</p> <p>5. Relief</p> <ol style="list-style-type: none"> An alternative to a planting standard may be requested in accordance with Sec. 13.X (Alternative Compliance). A change to a planting standard of up to 10% may be requested in accordance with Sec. 13.X (Adjustments).
--	--	---

WHAT IF I NEED TO BREAK A RULE?...

ive Plant Inventory
e", "high" or "watch")
ory/)
nting.



NEW RULE HIGHLIGHTS

RELIEF OPTIONS

Alternative Compliance + Adjustments

<p>Part 6 Site</p> <p>620.F. Planting Standards</p> <p>1. Intent</p> <p>To provide the necessary elements to support a healthy urban ecological system.</p> <p>2. Applicability</p> <p>All plants used to meet a requirement of this Ordinance.</p> <p>3. Standards</p> <p>a. General</p> <ol style="list-style-type: none"> No invasive species can be planted. Any plant listed by the California Invasive Plant Inventory as an invasive or watch plant (including the ratings of "limited", "moderate", "high" or "watch") is considered an invasive species. (https://www.cal-ipc.org/plants/inventory/) Plants must not interfere with visibility at intersections and driveways. No artificial plants, trees, or other plants may be installed as required planting. <p>b. Irrigation</p> <ol style="list-style-type: none"> Plant materials must be able to survive on natural rainfall once established with no loss of health, or be supported by an irrigation system meeting the <i>California Model Water Efficient Landscape Ordinance (Ch. 2.7)</i>. Irrigation systems must be continuously maintained in working order and be designed to prevent overlap of water zones and to prevent watering of impervious areas. <p>c. Planting Areas</p> <p>1. General</p> <ol style="list-style-type: none"> Area that includes structures, foundation walls, footings or flatwork cannot count toward any planting area requirement with the following exceptions: <ol style="list-style-type: none"> Planters located within 10 feet of a building can count toward required planting area. Planters located on or above a structure (examples include: roofs, terraces, bridges, balconies, and above or below ground parking structures) can count toward required planting area. Planting areas must have no horizontal dimension less than 3 feet. Planting areas must have a minimum plant coverage of 75 percent. All plants required to meet the minimum plant coverage standard must meet the applicable plant type planting specification standards in <i>Sec. 7B.X (Plant Type)</i>. When rooftop planting area standards (<i>Sec. 7B.X</i>) conflict with the plant type planting specifications, rooftop planting area standards supersede. <p>6-62 Zoning & Development Code Pomona, California DRAFT July 24, 2023</p>	<p>Part 6 Site</p> <ol style="list-style-type: none"> Planting areas must include 1 large species tree or 2 small species trees for each 500 square feet of total required on-site planting area. <p>2. Rooftop Planting Areas</p> <p>Plants provided on or over a built structure, including but not limited to a roof, a bridge, a</p> <p>5. Relief</p> <ol style="list-style-type: none"> An alternative to a planting standard may be requested in accordance with <i>Sec. 13.X (Alternative Compliance)</i>. A change to a planting standard of up 10% may be requested in accordance with <i>Sec. 13.X (Adjustments)</i>. <p>d. Planting Standards</p> <p>1. Trees</p> <ol style="list-style-type: none"> All trees must be in a minimum 24-inch box container size and be a minimum caliper of 1.5 inches at time of planting. Large trees must have a minimum canopy spread at maturity of least 30 feet. Small trees must have a minimum canopy spread at maturity between 15 feet and 30 feet. Where a required large tree cannot be provided due to existing spatial conflicts, 2 small trees may be provided as an alternative to meet the requirement. <p>2. Screening Plants</p> <ol style="list-style-type: none"> Screening plants must be perennial. Screening plants must be planted so as to form a continuous screen within the transition area except for breaks for required trees. Screening plants must be at least 18 inches in height at time of planting. Screening plants must be able to reach at least 3 feet in height at maturity. <p>DRAFT July 24, 2023 Pomona, California Zoning & Development Code 6-63</p>	<p>Part 6 Site</p> <ol style="list-style-type: none"> Screening plants must be maintained at no less than their height at maturity. <p>3. Shrubs</p> <ol style="list-style-type: none"> A minimum of 75% of required shrubs installed must be evergreen. <p>e. Maintenance</p> <p>See Article V. (<i>Landscape Maintenance</i>).</p> <p>4. Measurement</p> <p>For the measurement, see the "Methods of Measurement" section of the latest version of the <i>American Standard for Nursery Stock (ANSI)</i>.</p> <p>5. Relief</p> <ol style="list-style-type: none"> An alternative to a planting standard may be requested in accordance with <i>Sec. 13.X (Alternative Compliance)</i>. A change to a planting standard of up 10% may be requested in accordance with <i>Sec. 13.X (Adjustments)</i>. <p>6-64 Zoning & Development Code Pomona, California DRAFT July 24, 2023</p>
---	--	--

5. Relief

- An alternative to a planting standard may be requested in accordance with *Sec. 13.X (Alternative Compliance)*.
- A change to a planting standard of up 10% may be requested in accordance with *Sec. 13.X (Adjustments)*.



SECTION

**Added Flexibility
in Residential
Neighborhoods**

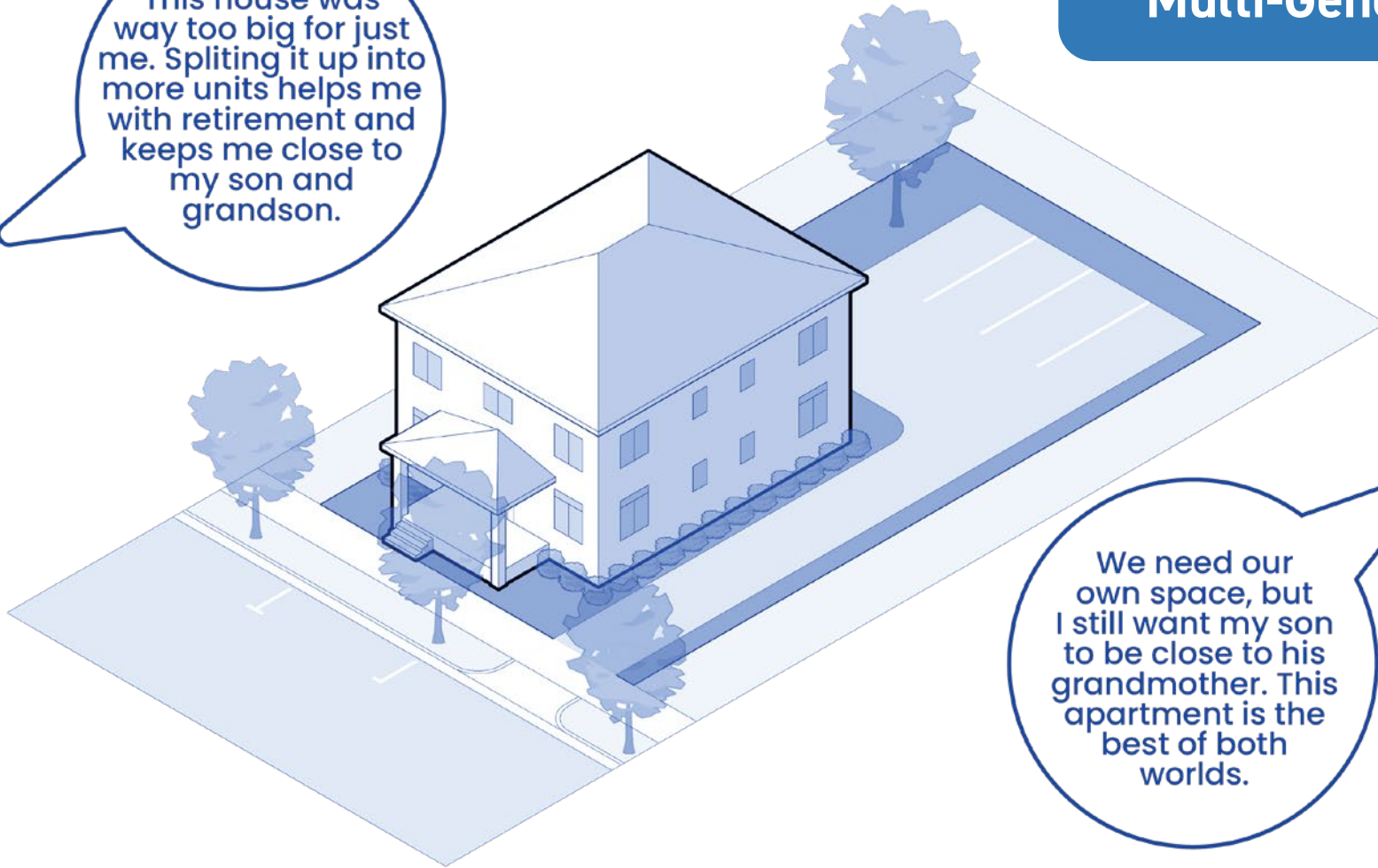


WHY? EXAMPLE

**Facilitates Aging-In-Place +
Multi-Generational Living**



This house was way too big for just me. Splitting it up into more units helps me with retirement and keeps me close to my son and grandson.

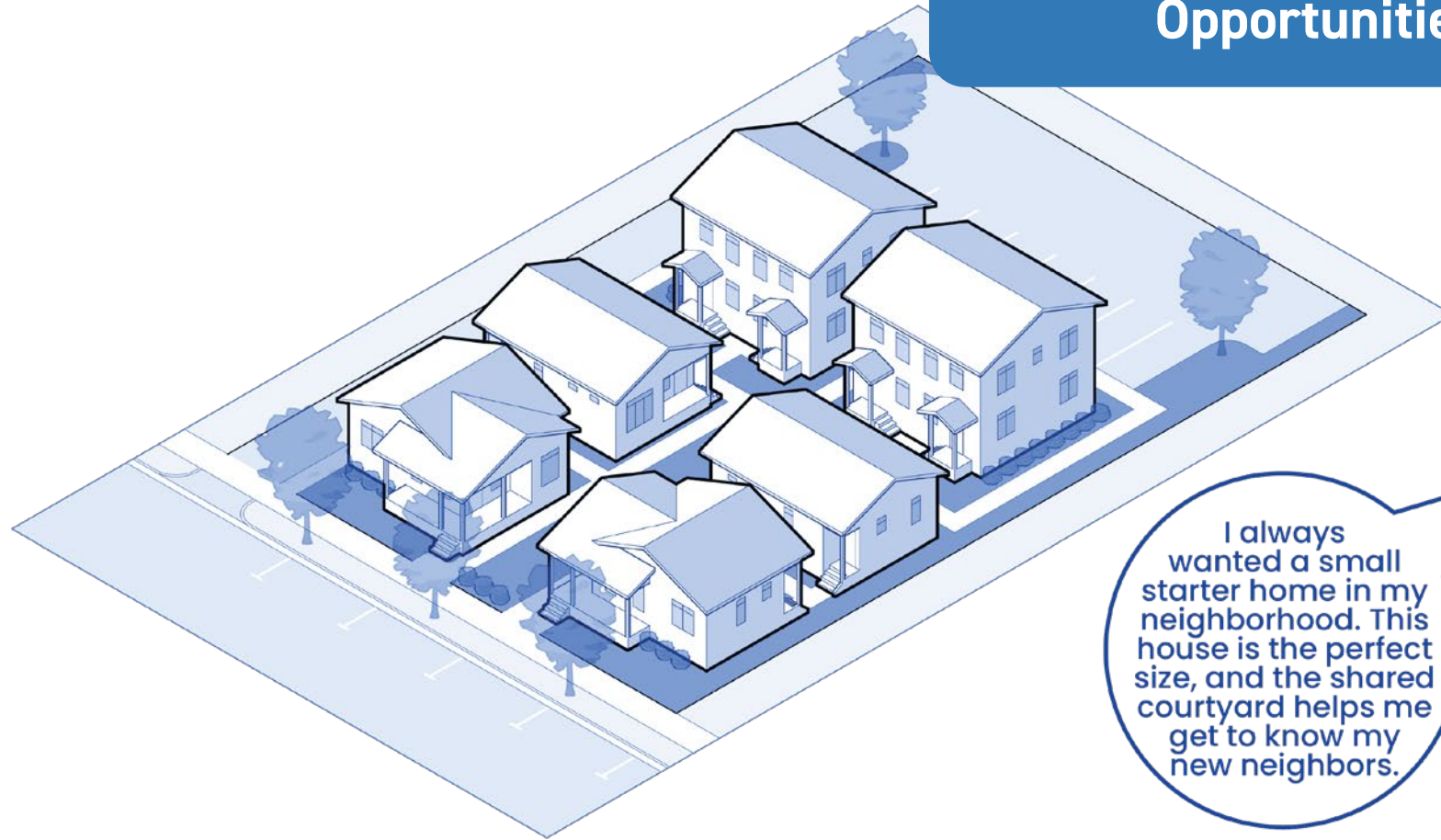


We need our own space, but I still want my son to be close to his grandmother. This apartment is the best of both worlds.



WHY? EXAMPLE

Facilitates Smaller Homes on Smaller Lots to Provide More Attainable Homeownership Opportunities for Existing Residents



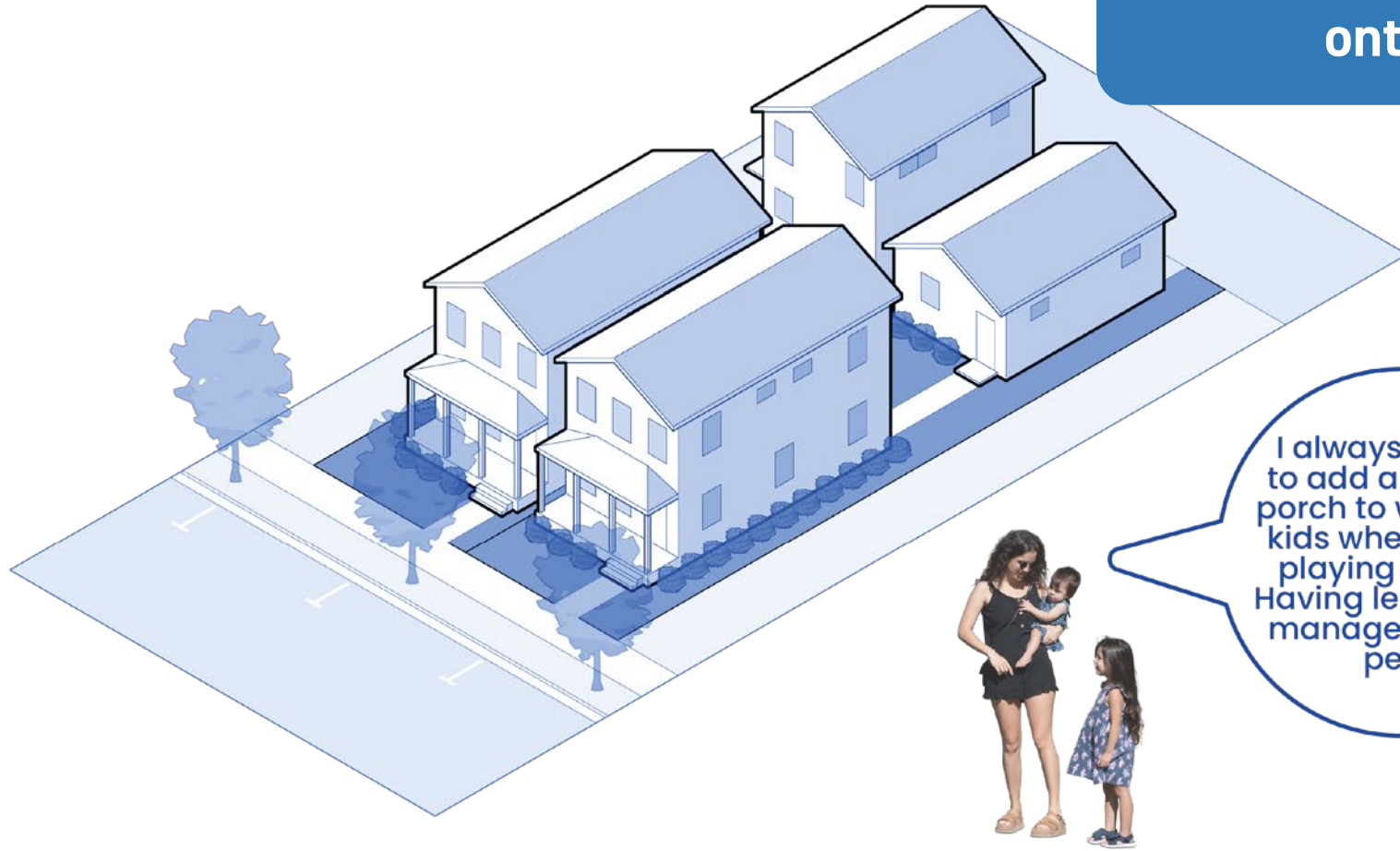
I always wanted a small starter home in my neighborhood. This house is the perfect size, and the shared courtyard helps me get to know my new neighbors.



WHY?

EXAMPLE

Facilitates More Options to Add More Building Features onto Existing Homes



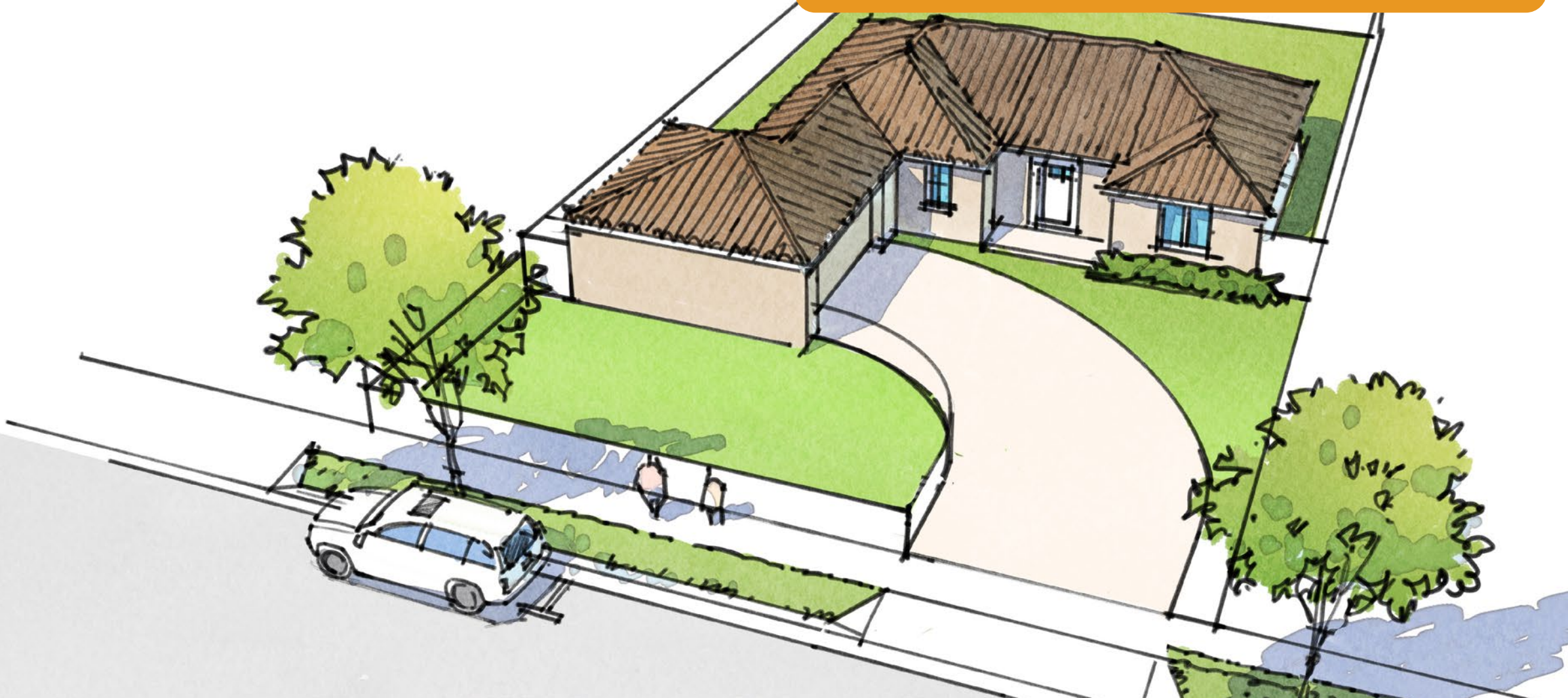
I always wanted to add a big front porch to watch my kids when they're playing outside. Having less yard to manage is also a perk!



HOW?

OLD RULES

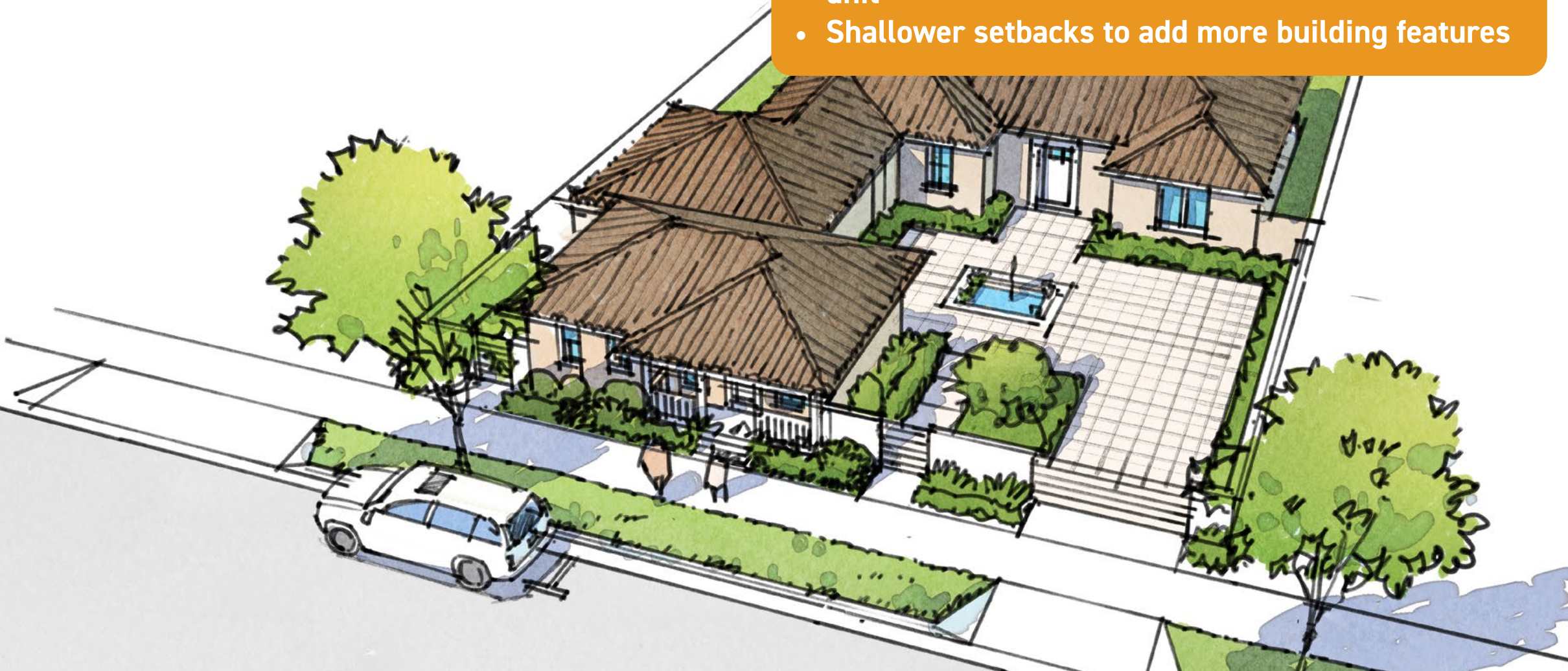
- Only 1 unit on 1 lot
- No additional units beyond ADUs or JADUs
- Garage required
- LOTS of parking required
- Setbacks too deep to add more building features



HOW?

NEW RULES

- More units allowed on 1 lot instead of just ADUs or JADUs
- Smaller homes allowed on smaller lots
- Garage NOT required
- Only 1 parking space per unit required AFTER 3rd unit
- Shallower setbacks to add more building features



SECTION 5

[Next Steps]



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)



PLEASE REACH OUT!


HOW TO CONTACT US

The screenshot shows a web browser window with the URL www.pomonaca.gov/codeupdate. The page header includes the City of Pomona logo and navigation links for 'OUR CITY', 'GOVERNMENT', and 'BUSINESS'. A 'Español' language toggle is also present. A 'Contacts' dropdown menu is open, displaying two contact options:

- For Questions or Comments regarding the Zoning Code Update please contact:
 - Alina Barron**, Associate Planner
alina.barron@pomonaca.gov
(909) 802-7729
- To Stay Involved & Join our Community Contact List please contact:
 - Monica Montanez**, Community Health Worker
monica.montanez@pomonaca.gov
(909) 643-4950

The footer contains the following information:

City Of Pomona
505 South Garey Avenue,
Pomona, California



City Hall Hours
Monday–Thursday: 7:30 AM–6:00 PM
Friday: Closed



QUESTIONS OR COMMENTS?

