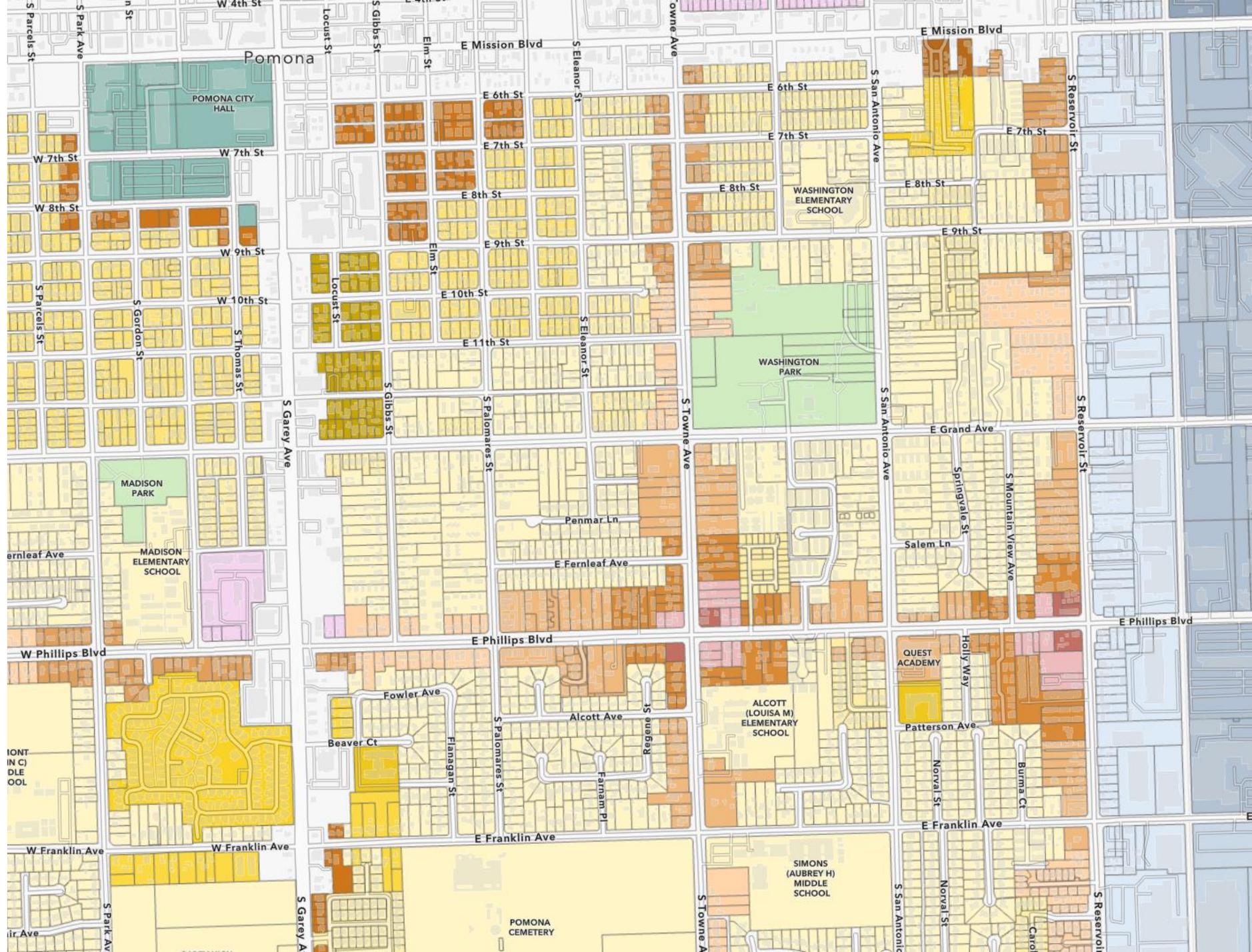




ZONING CODE UPDATE

COMMUNITY MEETING #7 USES

August 16, 2023





TONIGHT'S MEETING

Section 1

Modular Zoning -
How to Use the Code

Section 5

Use Standards

Section 2

General Plan Consistency

Section 6

Use Intent + Applicability

Section 3

Use Modules

Section 7

Nonconforming Uses

Section 4

Use Categories +
Definitions

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)

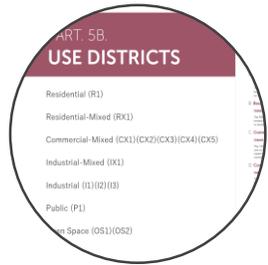
June 2022

Summary of Outreach Efforts

July 2022 - July 2023

Drafting Ordinance + Map with Additional Commission Discussions

PREVIOUS USE DISCUSSIONS



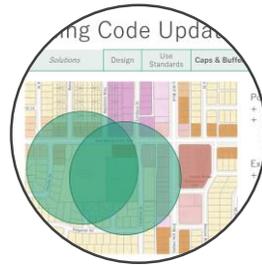
January 11, 2023

Draft Use Districts
+
Existing Use Regulations
Alcohol + Tobacco



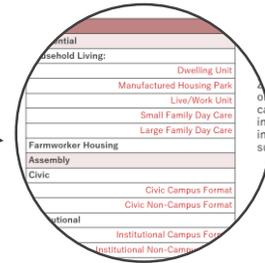
January 25, 2023

Continued
Existing Use Regulations
*Auto-Oriented Uses, Trucking Facilities,
Outdoor Storage, Waste & Recycling,
Non-Conforming Industrial, Goods Movement*



February 22, 2023

Zoning Code Update
Solutions
+
Environmental Justice
Solutions



April 12, 2023

Use Categories
+
Use Definitions



April 26, 2023

Use Permission Levels

WE HAVE A PUBLIC REVIEW DRAFT!



Appendix I City of Pomona Zoning & Development Code

DRAFT
July 24, 2023

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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 Español

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

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**Modular Zoning
How to Use the Code**

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MODULAR ZONING SYSTEM

ZONING DISTRICTS



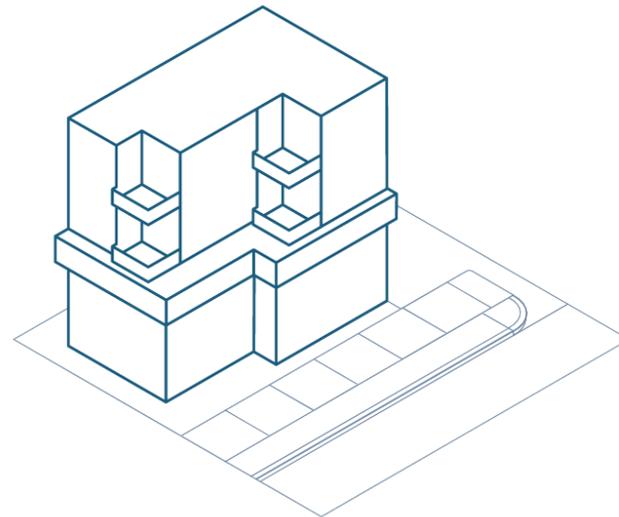
MODULAR ZONING SYSTEM

ZONING DISTRICTS



Regulates building scale and setbacks

- + Lot Size
- + Building Coverage
- + Building Height
- + Building Width



MODULAR ZONING SYSTEM

ZONING DISTRICTS

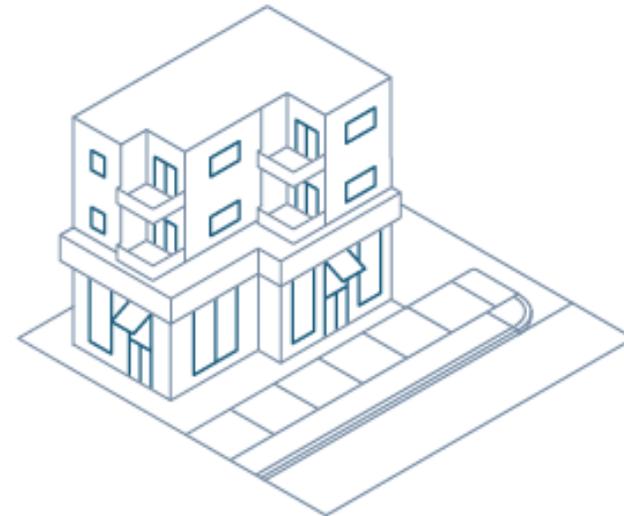
RELATIONSHIP
TO THE STREET



FRONTAGE

Regulates how a building relates to the public realm

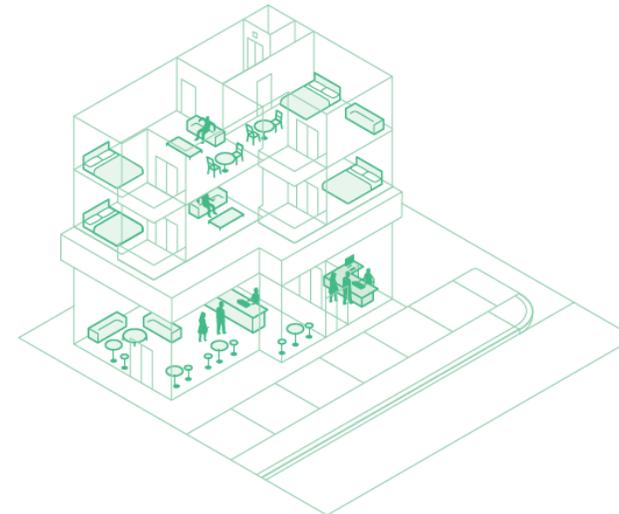
- + Build-To Zone
- + Transparency
- + Landscaping
- + Front Yard Fences



MODULAR ZONING SYSTEM

ZONING DISTRICTS

Regulates activities on a lot
+ Specifies Permission Levels
+ Sets Standards for Uses



PERMITTED
USES



USE

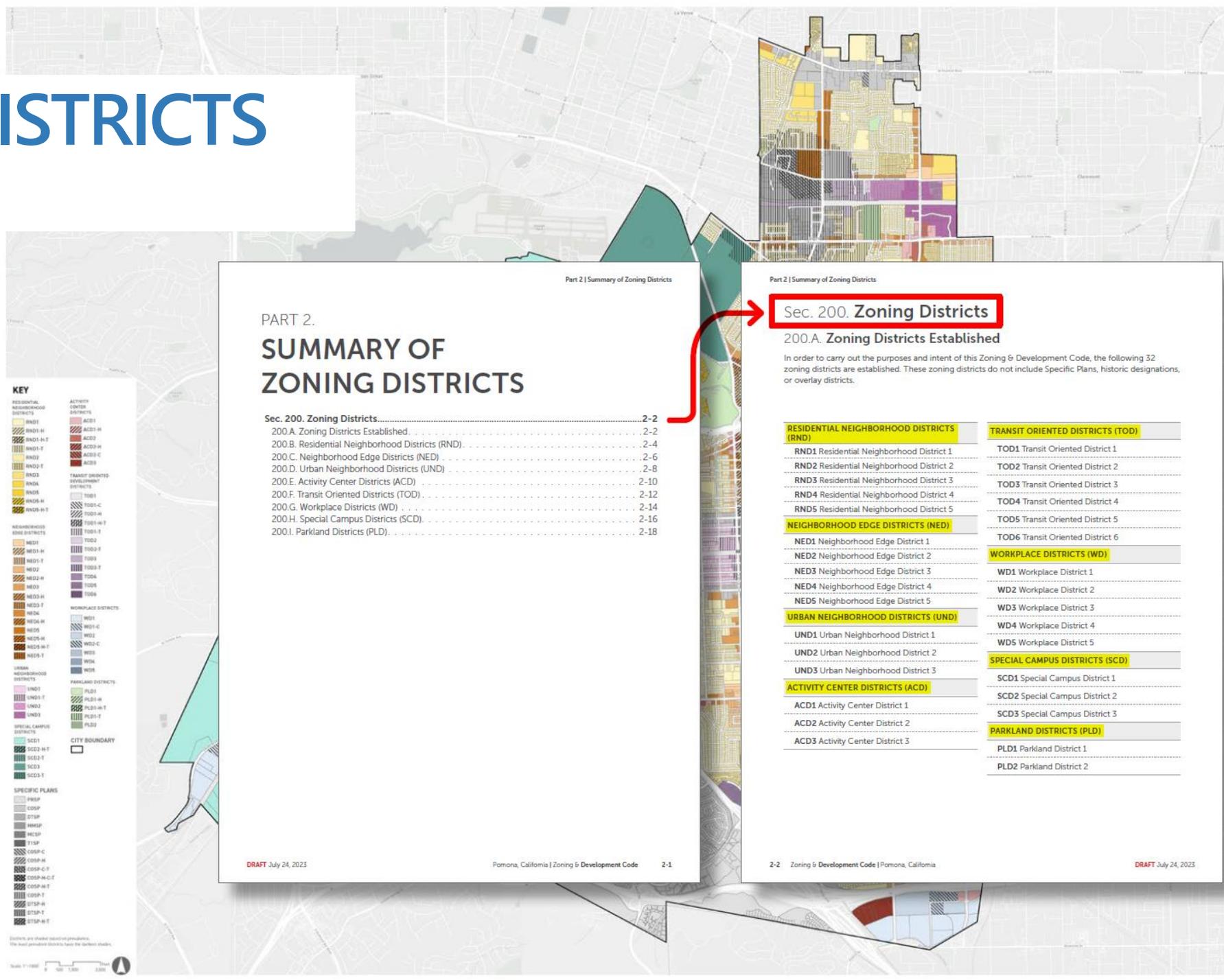
MODULAR ZONING SYSTEM

ZONING DISTRICTS



ZONING DISTRICTS NAMES

- + 8 Districts zoning district names
- + Residential Neighborhood
- + Neighborhood Edge
- + Urban Neighborhood
- + Activity Center
- + Transit Oriented
- + Workplace
- + Special Campus
- + Parkland



KEY

RESIDENTIAL NEIGHBORHOOD DISTRICTS	ACTIVITY CENTER DISTRICTS
RND1	ACD1
RND1-H	ACD1-H
RND1-H-T	ACD1-H-T
RND1-T	ACD1-T
RND2	ACD2
RND2-E	ACD2-E
RND2-T	ACD2-T
RND3	ACD3
RND4	ACD4
RND5	ACD5
RND5-H	ACD5-H
RND5-H-T	ACD5-H-T
RND5-T	ACD5-T
NEIGHBORHOOD EDGE DISTRICTS	TRANSIT ORIENTED DEVELOPMENT DISTRICTS
NED1	TOD1
NED1-H	TOD1-H
NED1-T	TOD1-T
NED2	TOD2
NED2-H	TOD2-H
NED2-T	TOD2-T
NED3	TOD3
NED3-H	TOD3-H
NED3-T	TOD3-T
NED4	TOD4
NED4-H	TOD4-H
NED4-T	TOD4-T
NED5	TOD5
NED5-H	TOD5-H
NED5-H-T	TOD5-H-T
NED5-T	TOD5-T
URBAN NEIGHBORHOOD DISTRICTS	WORKPLACE DISTRICTS
UND1	WD1
UND1-T	WD1-T
UND2	WD2
UND2-T	WD2-T
UND3	WD3
UND3-T	WD3-T
SPECIAL CAMPUS DISTRICTS	PARKLAND DISTRICTS
SCD1	PLD1
SCD1-H-T	PLD1-H-T
SCD2	PLD2
SCD2-T	PLD2-T
SCD3	PLD3
SCD3-T	PLD3-T
SPECIFIC PLANS	CITY BOUNDARY
PS1P	CB
CS1P	
TS1P	
HS1P	
CS1P-C	
CS1P-H	
CS1P-C-T	
CS1P-H-T	
CS1P-T	
TS1P-T	
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PART 2. SUMMARY OF ZONING DISTRICTS

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DRAFT July 24, 2023

Pomona, California | Zoning & Development Code 2-1

Part 2 | Summary of Zoning Districts

Sec. 200. Zoning Districts

200.A. Zoning Districts Established

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

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

DRAFT July 24, 2023

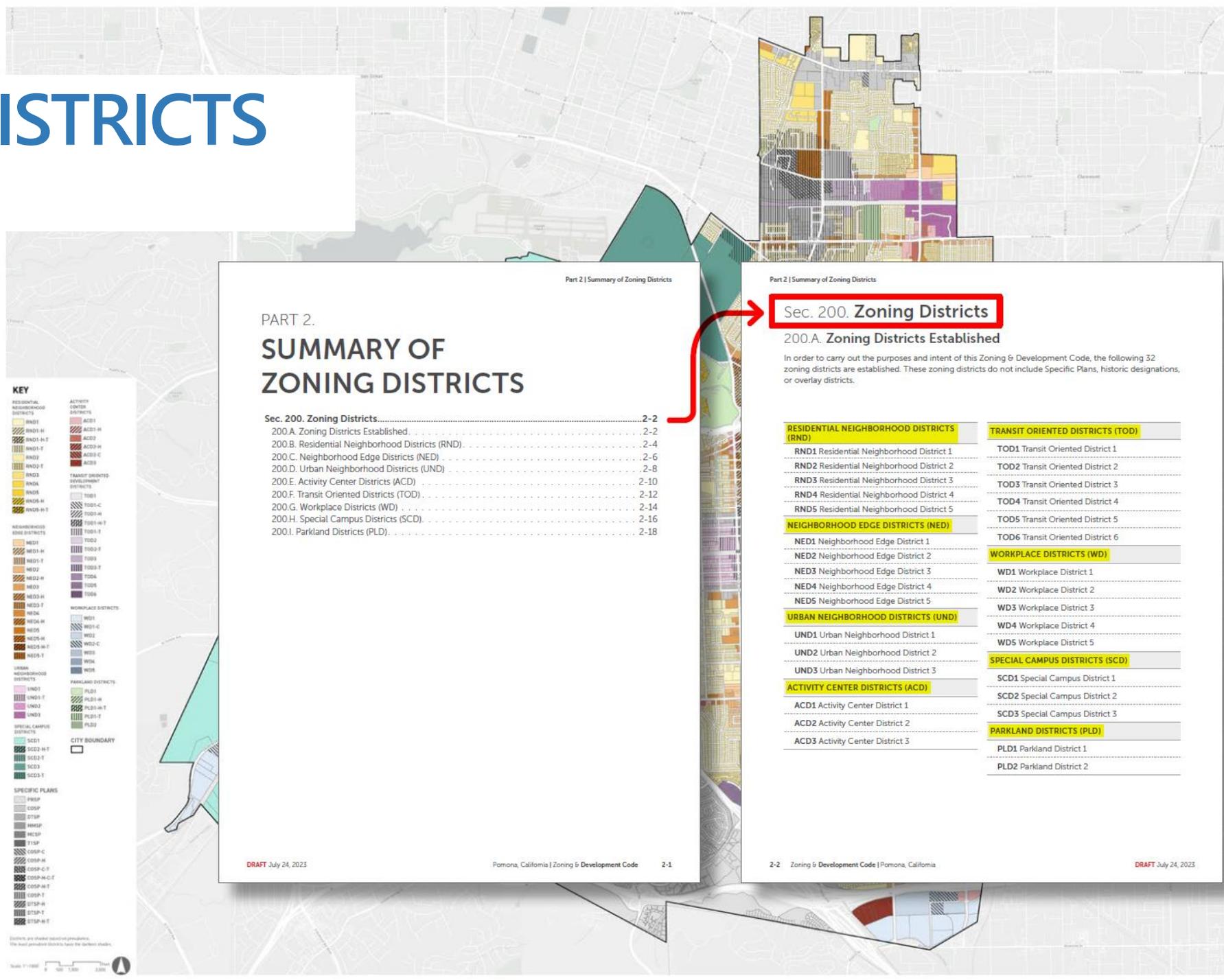
Zoning & Development Code | Pomona, California

ZONING DISTRICTS

VARIATIONS

+ **8 Districts**
zoning district
names

+ **32**
Variations
zoning district
variations



KEY

RESIDENTIAL NEIGHBORHOOD DISTRICTS	ACTIVITY CENTER DISTRICTS
RND1	ACD1
RND1-H	ACD1-H
RND1-H-T	ACD2
RND1-T	ACD2-H
RND2	ACD3
RND2-T	ACD3-H
RND3	ACD4
RND3-H	ACD4-H
RND4	ACD5
RND4-H	ACD5-H
RND5	ACD6
RND5-H	ACD6-H
RND5-H-T	ACD7
RND5-T	ACD7-H
RND6	ACD8
RND6-H	ACD8-H
RND6-H-T	ACD8-T
RND6-T	ACD8-H-T
RND7	ACD9
RND7-H	ACD9-H
RND7-H-T	ACD9-T
RND7-T	ACD9-H-T
RND8	ACD10
RND8-H	ACD10-H
RND8-H-T	ACD10-T
RND8-T	ACD10-H-T
RND9	ACD11
RND9-H	ACD11-H
RND9-H-T	ACD11-T
RND9-T	ACD11-H-T
RND10	ACD12
RND10-H	ACD12-H
RND10-H-T	ACD12-T
RND10-T	ACD12-H-T
RND11	ACD13
RND11-H	ACD13-H
RND11-H-T	ACD13-T
RND11-T	ACD13-H-T
RND12	ACD14
RND12-H	ACD14-H
RND12-H-T	ACD14-T
RND12-T	ACD14-H-T
RND13	ACD15
RND13-H	ACD15-H
RND13-H-T	ACD15-T
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RND14	ACD16
RND14-H	ACD16-H
RND14-H-T	ACD16-T
RND14-T	ACD16-H-T
RND15	ACD17
RND15-H	ACD17-H
RND15-H-T	ACD17-T
RND15-T	ACD17-H-T
RND16	ACD18
RND16-H	ACD18-H
RND16-H-T	ACD18-T
RND16-T	ACD18-H-T
RND17	ACD19
RND17-H	ACD19-H
RND17-H-T	ACD19-T
RND17-T	ACD19-H-T
RND18	ACD20
RND18-H	ACD20-H
RND18-H-T	ACD20-T
RND18-T	ACD20-H-T
RND19	ACD21
RND19-H	ACD21-H
RND19-H-T	ACD21-T
RND19-T	ACD21-H-T
RND20	ACD22
RND20-H	ACD22-H
RND20-H-T	ACD22-T
RND20-T	ACD22-H-T
RND21	ACD23
RND21-H	ACD23-H
RND21-H-T	ACD23-T
RND21-T	ACD23-H-T
RND22	ACD24
RND22-H	ACD24-H
RND22-H-T	ACD24-T
RND22-T	ACD24-H-T
RND23	ACD25
RND23-H	ACD25-H
RND23-H-T	ACD25-T
RND23-T	ACD25-H-T
RND24	ACD26
RND24-H	ACD26-H
RND24-H-T	ACD26-T
RND24-T	ACD26-H-T
RND25	ACD27
RND25-H	ACD27-H
RND25-H-T	ACD27-T
RND25-T	ACD27-H-T
RND26	ACD28
RND26-H	ACD28-H
RND26-H-T	ACD28-T
RND26-T	ACD28-H-T
RND27	ACD29
RND27-H	ACD29-H
RND27-H-T	ACD29-T
RND27-T	ACD29-H-T
RND28	ACD30
RND28-H	ACD30-H
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RND100-H-T	ACD102-T
RND100-T	ACD102-H-T

Part 2 | Summary of Zoning Districts

PART 2. SUMMARY OF ZONING DISTRICTS

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DRAFT July 24, 2023

Pomona, California | Zoning & Development Code 2-1

Part 2 | Summary of Zoning Districts

Sec. 200. Zoning Districts

200.A. Zoning Districts Established

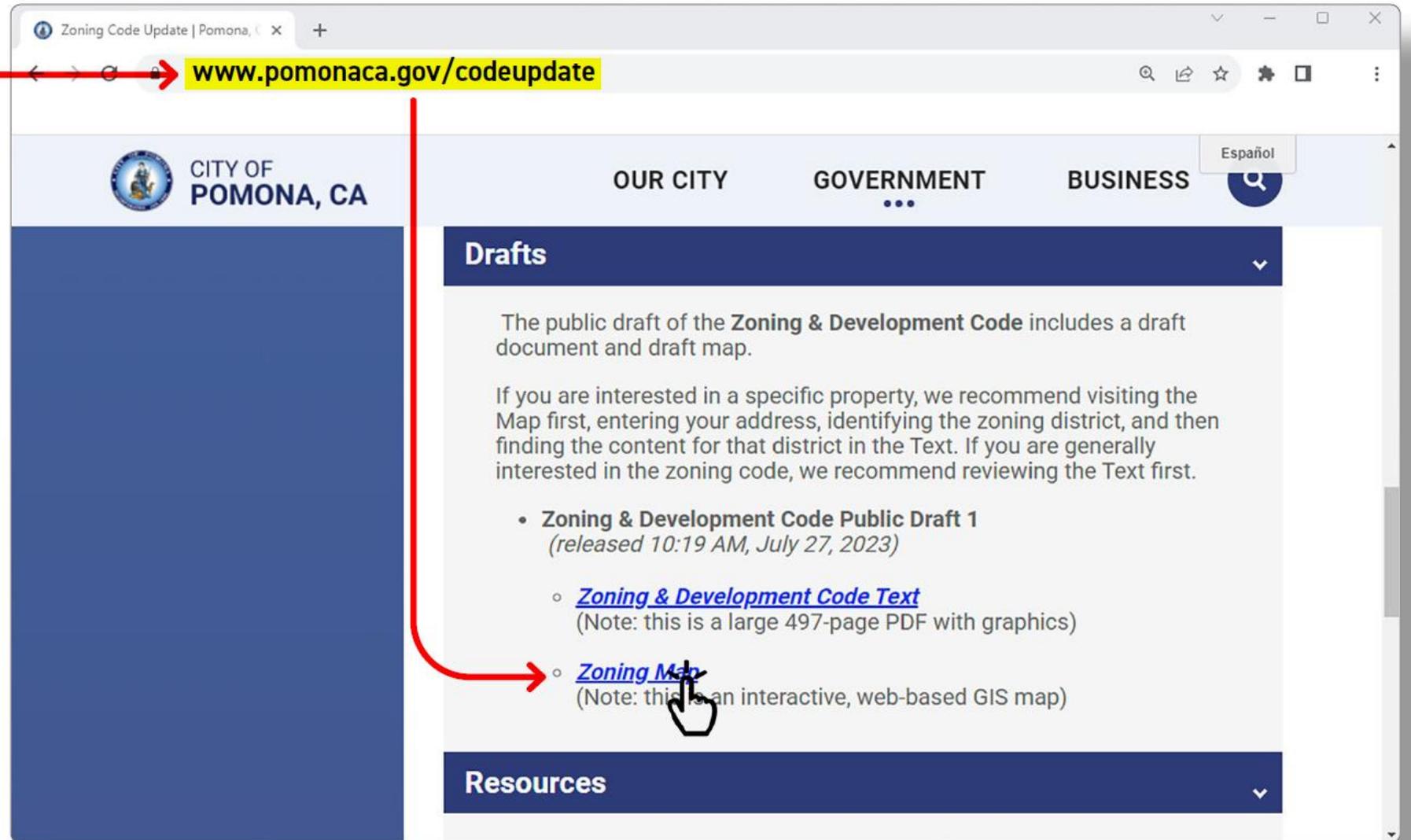
In order to carry out the purposes and intent of this Zoning & Development Code, the following 32 zoning districts are established. These zoning districts do not include Specific Plans, historic designations, or overlay districts.

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

WHAT'S MY ZONING DISTRICT?

LOOKING UP YOUR DISTRICT

+ Use the interactive map on the project website



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.

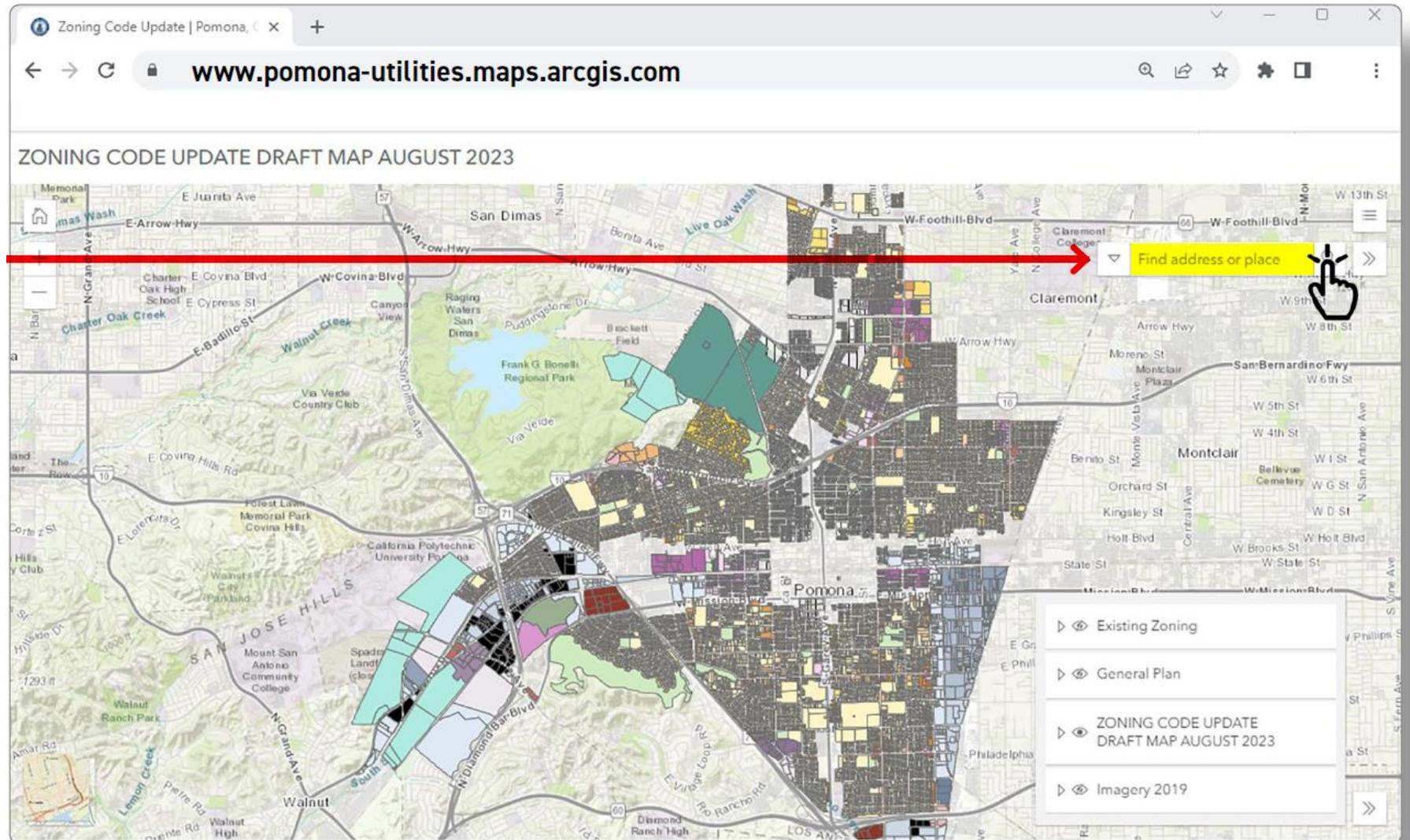
- **Zoning & Development Code Public Draft 1**
(released 10:19 AM, July 27, 2023)
 - [Zoning & Development Code Text](#)
(Note: this is a large 497-page PDF with graphics)
 - [Zoning Map](#)
(Note: this is an interactive, web-based GIS map)

Resources

WHAT'S MY ZONING DISTRICT?

LOOKING UP YOUR DISTRICT

+ Enter the property's address in the search bar



WHAT'S MY ZONING DISTRICT?

LOOKING UP YOUR DISTRICT

- + Zoning District
- + Zoning Modules



Zoning Code Update | Pomona, CA

www.pomona-utilities.maps.arcgis.com

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 ZONING DISTRICT?

LOOKING UP YOUR DISTRICT

- + Zoning District
- + Zoning Modules



Zoning Code Update | Pomona, CA

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Existing Zoning

General Plan

ZONING CODE UPDATE DRAFT MAP AUGUST 2023

Imagery 2019

WHAT'S MY ZONING DISTRICT?

LOOKING UP YOUR



- + Zoning District
- + Zoning Modules

Parcel: 8328008912

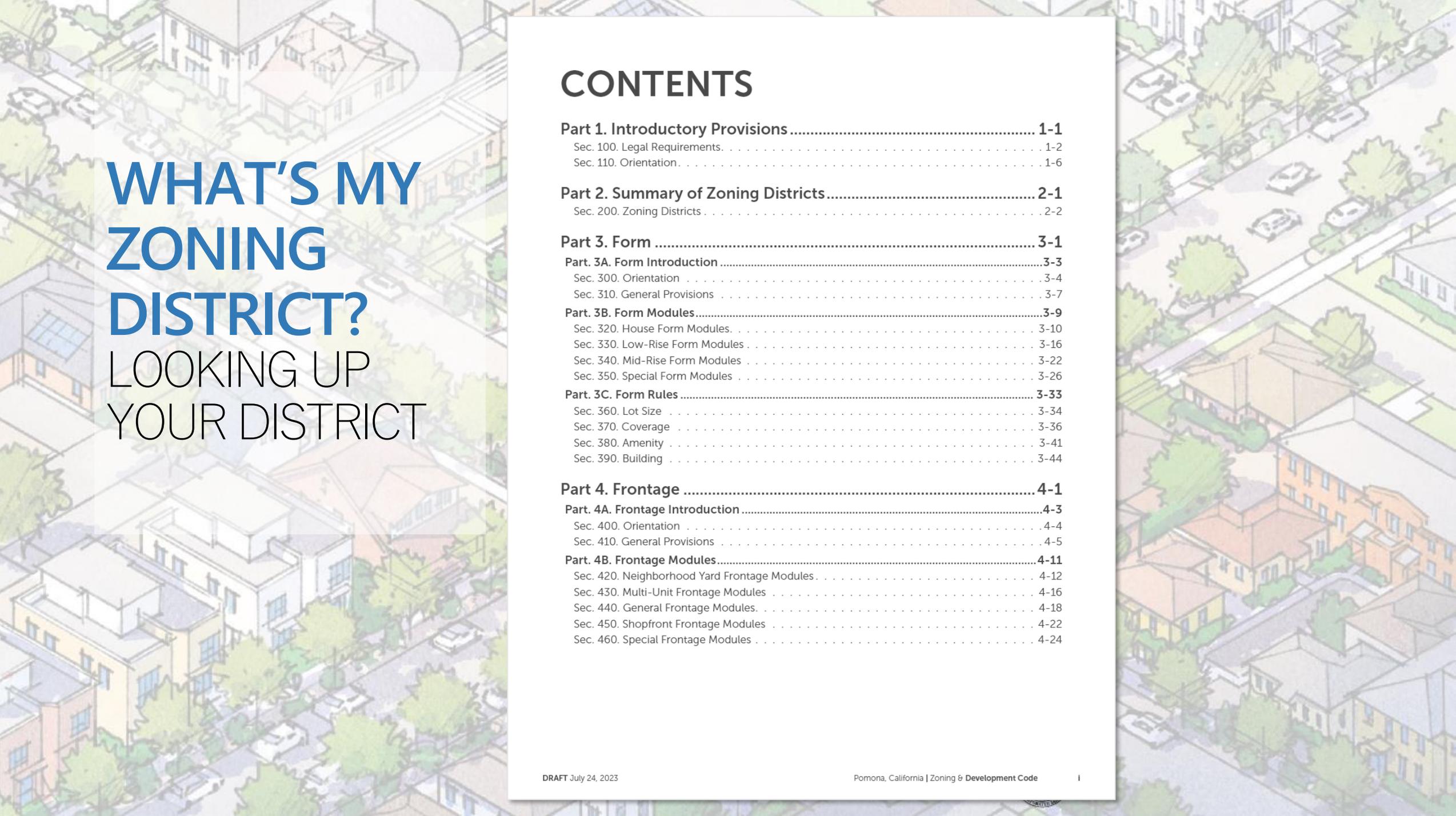
Zoning District Name	RND1
Form Module	HM1
Frontage Module	N1
Use Module	R1
Historic Overlay	
Cannabis Overlay	
AB 2097 Overlay	
ZONING DISTRICT =	[HM1 - N1 - R1]
District Name and Combined String	

Existing Zoning

General Plan

ZONING CODE UPDATE DRAFT MAP AUGUST 2023

Imagery 2019



WHAT'S MY ZONING DISTRICT? LOOKING UP YOUR DISTRICT

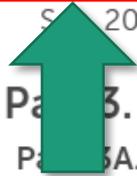
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**WHAT'S MY
ZONING
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LOOKING UP
YOUR DISTRICT**

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WHAT'S MY ZONING DISTRICT? LOOKING UP YOUR DISTRICT

PART 2. SUMMARY OF ZONING DISTRICTS

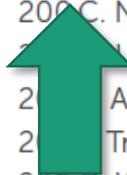
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WHAT'S MY ZONING DISTRICT?
LOOKING UP YOUR DISTRICT

PART 2. SUMMARY OF ZONING DISTRICTS

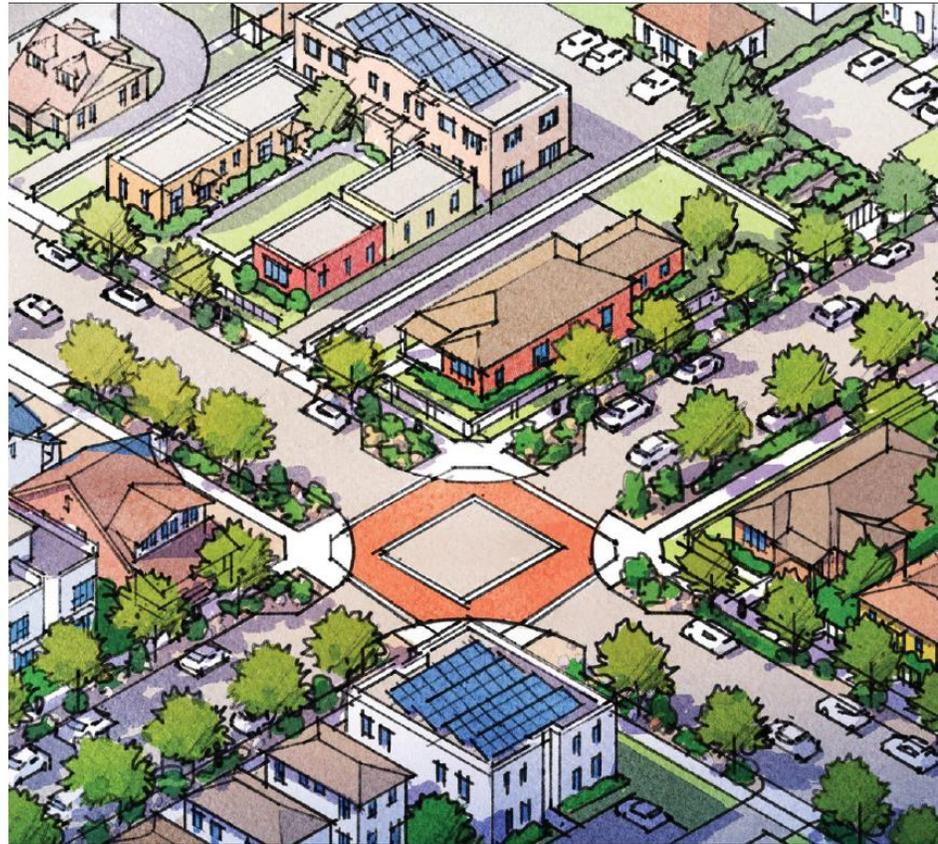
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WHAT'S MY ZONING DISTRICT?

LOOKING UP YOUR DISTRICT

200.B. RESIDENTIAL NEIGHBORHOOD DISTRICTS (RND)

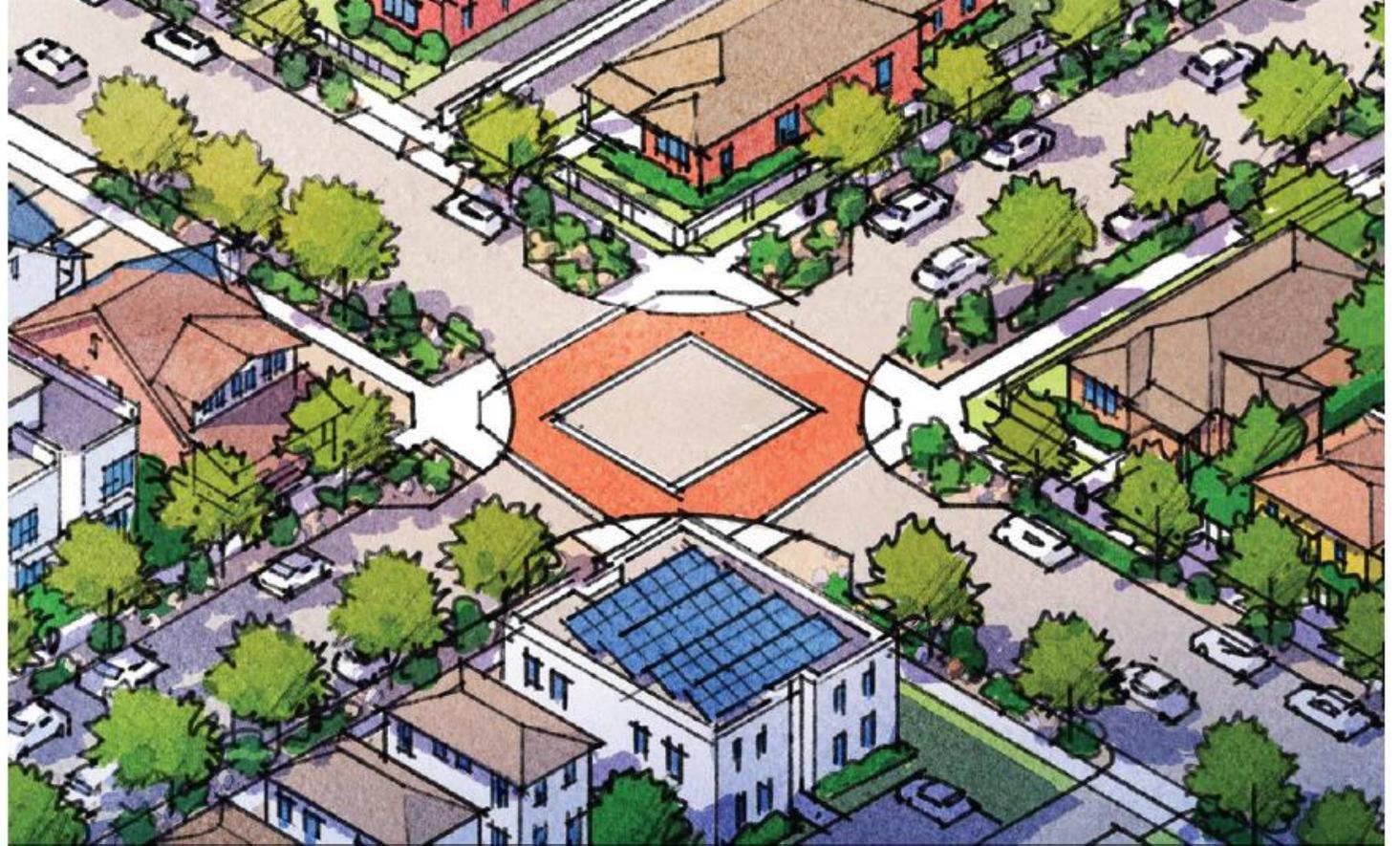


1. GENERAL INTENT

- 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*.

WHAT'S MY ZONING DISTRICT?

LOOKING UP YOUR DISTRICT



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*.

WHAT'S MY ZONING DISTRICT?

LOOKING UP YOUR DISTRICT

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			Zoning District Description
	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	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 ZONING DISTRICT?

LOOKING UP YOUR DISTRICT

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			Zoning District Description
	[Form Module	- Frontage Module	- Use Module]	
Residential Neighborhood District 1 (RND1)	House Medium 1 (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)	- Neighborhood Yard 1 (N1)	- Residential 1 (R1)	Sites with wide house-scale buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited

SECTION

2

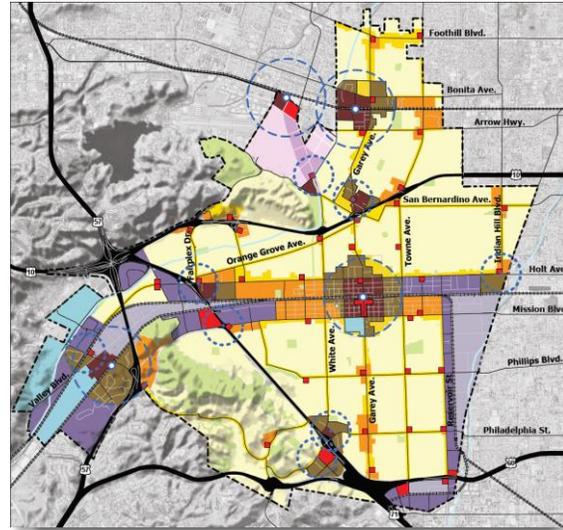
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**General Plan
Consistency**

]

UPDATING THE ZONING CODE

- + Implementing the General Plan 2014
- + Excludes Specific Plans
- + Excludes Fairplex
- + Updating to today's best practice



GENERAL PLAN CONSISTENCY

SORTING PLACETYPES INTO MODULES

6D - NEIGHBORHOOD EDGES

The major vehicular corridors that traverse the City are primary unifying elements of the broader future City structure. These corridors connect employment and mixed-use activity centers with each other, freeway interchanges, transit stations, and Downtown. While their predominant commercial use is an artifact of their pre-freeway pattern of development, these corridors represent opportunities for the future. In recognition of local, regional, and wider forces of change, the Plan envisions new potentials for major corridors (and the centers they connect) through reuse and targeted intensification, mixed-use development, and streetscape enhancements.

This shift in character and market focus will cast these corridors in a new role as edges to adjacent City neighborhoods. These edges will accommodate larger scale development that is more suitable for wider, more heavily trafficked roads and will function as buffers for residential neighborhoods behind them. Taking into account the built-out character of the City, the General Plan anticipates a reasonable amount of infill development along Pomona's major corridors, emphasizing streetscape improvements to add visual appeal and value, development continuity along the street edge, and buffering and compatibility with adjacent neighborhoods.

Garey Avenue will play a prominent role as a major north-south City spine, with land use variation reflecting the diversity of place types and activity occurring along the corridor (Downtown, historic neighborhoods, freeway access, medical district, schools, etc.). Continuous streetscape features such as median landscaping, ample sidewalks and street trees will provide a cohesive character for the commercial, mixed-use, and residential segments.

Substantial portions of Mission Boulevard and Holt Avenue — the two major east-west corridors — have conditions ripe for conversion of obsolete commercial properties to uses such as multi-family residential and mixed-use development, as market demand dictates. Parks, green spaces, and improved sidewalk environments are part of the plan for creating "human-scaled" environments along the Mission and Holt corridors.

Downtown Gateway Segments

The transformation of the City's major corridors located between Downtown Pomona and its major freeway access points from I-10, SR-71, and SR-60 will be most visible along the "Gateway Boulevard" segments of Garey and Holt Avenues. This transformation would significantly improve the character of these highly visible segments that create the first impressions of the City for people arriving by car. Vacant and underutilized developments in these locations — often characterized by low-rise, single-use commercial development with large surface parking lots and little architectural expression — will provide opportunities for infill development that takes advantage of the segments' high visibility and accessibility. The infill development will be configured to create a civic and attractive gateway experience, make walking a viable choice, accommodate a wider range of uses, and offer more economic opportunities for owners and investors.

A greater proportion of buildings will be positioned between the street and parking lots (or above parking facilities in some cases), focusing and encouraging activity on public sidewalks — in contrast to traditional "strip" property frontages dominated by surface parking lots and buildings set back far from the sidewalk. New and existing developments on properties lining Downtown gateway segments will typically feature a mixture of townhomes, smaller scale multi-family homes, and single use retail shops, services, offices, or hotels — all oriented towards the street, and combining to define varied but recognizable "street walls." Some buildings may be taller than two stories with a scale better suited to the wide street corridor space; at the same time, their profiles will be adjusted to be compatible with the scale of existing neighborhoods to the side or rear.

The transformation of Downtown gateway segments will be supported by streetscape improvements, with tree-lined landscaped medians helping to break up the corridor width, continuous street tree canopies and planter strips to create a comfortable "buffer zone" for pedestrians, and broad sidewalks for walkability. Substantial Downtown gateway streetscape improvements have previously been implemented on South Garey Avenue. These improvements will enable a better match between the street type — a wide arterial road and grander scale of streetscape landscaping — with the development type — corridor buildings creating attractive street edges with front facades and entrances, and parking to the sides or rear. They are a key to the creation of successful settings for new investment and revitalized activity on Downtown gateway segments, and to the creation of a stronger identity for the City.

6-D Neighborhood Edges

70



FORM



FRONTAGE



USE

GENERAL PLAN CONSISTENCY

SORTING PLACETYPES INTO MODULES

		Zoning Modules				
		Form	Frontage	Site	Use	Density
2014 General Plan Categories	Neighborhood Edge	<ul style="list-style-type: none"> - Building heights and intensities should be compatible with the scale of the existing residential neighborhood. - Punctuate important intersections with taller buildings - Change heights, massing and/or design character to create careful transitions where a change is proposed in scale and density - Repeat vertical and horizontal design elements from existing surrounding development - Design building scale to gradually increase or decrease to match surrounding development - Developments should fit with the scale and character of their district or neighborhood by: - Utilizing varied massing, roof types, and floor plans - Articulating building facades with distinctive architectural features such as windows, doors, chimneys, etc.. - Use articulation of building massing to reveal internal organization of building elements such as stairs and elevators, atriums, internal gathering spaces and major interior spaces - Emphasize human scale in building design with - Architectural building base treatments - Varied building colors, materials - Pedestrian-scale signage and ornamental lighting - Incorporate design elements on the second level above garages (such as bay windows or balconies) to reduce the scale and visual dominance of the garage - See applicable transect zone 	<ul style="list-style-type: none"> - Orient buildings to the street - In "boulevard" segments, require buildings to activate the street by locating main entrances toward the street/sidewalk - In "parkway" segments, allow buildings to be oriented toward side streets and rear streets and be separated from the corridor by significant landscaping and other types of screening - Where street activity is important, locate new development closer to the sidewalk with buildings lining the majority of the property frontage - Majority of each building frontage and entrances should be located at or near the publicly accessible sidewalks - Apply continuous streetscape features [along Gary Avenue] such as median landscaping, ample sidewalks and street trees - Building entrances oriented towards streets, utilizing shopfronts, porches, patios or outdoor spaces that overlook or interact with front yards or sidewalks - Ensure that garages do not dominate streetscapes - Maintain an active street edge, especially where pedestrian activity is desired. - Discourage blank, unarticulated parking garage facades - Minimize the facade width of single-family homes so that no more than fifty percent (50%) of the facade is occupied by a garage. - Allow for reductions of front yard setbacks to encourage garages to be set back from the front edge of the house. - Orient garage doors 90 degrees from the street. - Maintain an open relationship between buildings and street edge, avoiding fencing and significant landscape barriers, except for street trees and sidewalk plantings - Along major collectors and corridors, allow fencing, low walls, and/or landscaping that maintains visibility and visual interaction between residences and the street edge - Limit [fencing/screening] materials to wood, stone, decorative metal, or low hedges - Add landscaping and street trees, add or widen sidewalks, bulb out the sidewalks in key locations, provide pedestrian-scale lighting - Parks, green spaces, and improved sidewalk environments are part of the plan for creating "human scaled environments along the Mission and Holt corridors" 	<ul style="list-style-type: none"> - Require development with reduced height and intensity on portions of properties adjacent to stable residential neighborhoods - Parking should be located to the side or rear of buildings, in shared parking facilities, and in parking structures - Provide new parks, walkable streetscapes, extensive tree plantings, landscape enhancements and appropriate buffers to adjacent neighborhoods - Requiring large scale new developments to provide new streets and pedestrian paths throughout the project - Reduce visual impact of large paved areas - Shade for parked cars and reduction in heat absorbed by paved areas - Reduced stormwater run-off - More trees to improve air quality - Provide pedestrian amenities with new development and focus on connections between parks, transit and surrounding properties - Ensure consistent sign quality - Larger scale development that is more suitable for wider, more heavily trafficked roads should function as buffers for residential neighborhoods behind them - Promote diversity in parcel and home sizes, with careful transitions between development at different scales and densities - Employ a change in heights, massing and/or design character to create careful transitions where a change is proposed in scale and density - Provide for privacy of nearby smaller parcels and maintain some visual continuity along the street - Ensure that new development does not cast significant sun shadow over adjacent, small scale development - Locate larger scale buildings and more active uses, such as multi-family housing, commercial uses, institutional uses, or parks along wider streets - Locate parking to the side of or behind buildings and along alleyways 	<ul style="list-style-type: none"> - Where appropriate, extend housing, office, and/or lodging entitlements to properties currently zoned to permit retail but which are no longer advantageously positioned for new retail investment - Permit existing commercial and industrial uses to remain as conforming uses; however, do not permit such uses to significantly expand if inconsistent with Section 6. Pomona Tomorrow or Section 7-A. Land Use & Density - Conversion of obsolete commercial properties [along Mission Boulevard and Holt Avenue] to uses such as multi-family residential and mixed use development, as market demand dictates 	<ul style="list-style-type: none"> - Consider Density or intensity bonuses, reduced impact fees or property tax, tax increment financing funds, joint public/private development, or City-funded infrastructure improvements to help support redevelopment - See applicable transect zone
	Downtown Gateway Segments	<ul style="list-style-type: none"> - Preserve original small-lot development scale/character along Garey Avenue between Downtown and I-10 - Feature a mix of townhomes, smaller scale multi-family homes, and single use retail shops, services, offices, or hotels along Downtown gateway segments - Some buildings may be taller than two stories with a scale better suited to the wide street corridor space; their profiles will be adjusted to be compatible with the scale of existing neighborhoods - See applicable transect zone 	<ul style="list-style-type: none"> - Most buildings should be positioned between the street and parking lots (or above parking facilities in some cases), and encouraging activity on public sidewalks. - Orient buildings towards the street with defined "street walls." - Tree-lined landscaped medians, continuous street tree canopies and planter strips to create a comfortable "buffer zone" for pedestrians, and broad sidewalks - Corridor buildings should create attractive street edges with front facades and entrances - Facilitate improvements (landscaping, pedestrian amenities, lighting, signage, and public art) along Garey and Holt Avenues (including the Holt Avenue underpass) between I-10, SR-71, and the Downtown/City Center area to create a front door to the City 	<ul style="list-style-type: none"> - Development should be configured to create a civic and attractive gateway experience - Locate parking to the sides or rear 	<ul style="list-style-type: none"> - Mix of uses, including residential - Accommodate a wider range of uses - Mixture of townhomes, smaller scale multi-family homes, and single use retail shops, services, offices, or hotel - Concentrations of commercial sales and services 	<ul style="list-style-type: none"> - Potential locations for higher density housing - See applicable transect zone

GENERAL PLAN CONSISTENCY

SORTING PLACETYPES INTO MODULES

		Zoning Modules				
		Form	Frontage	Site	Use	Density
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SECTION

3

[

Use Modules

]

USE MODULES

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USE MODULES

15 Use Modules

- + Two Residential
- + Five Commercial-Mixed
- + Four Industrial
- + Two Public
- + Two Open Space

PART. 5B. USE MODULES

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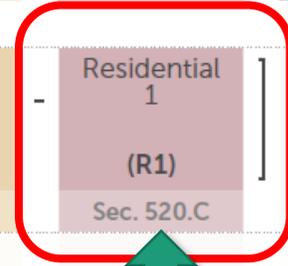
USE MODULES

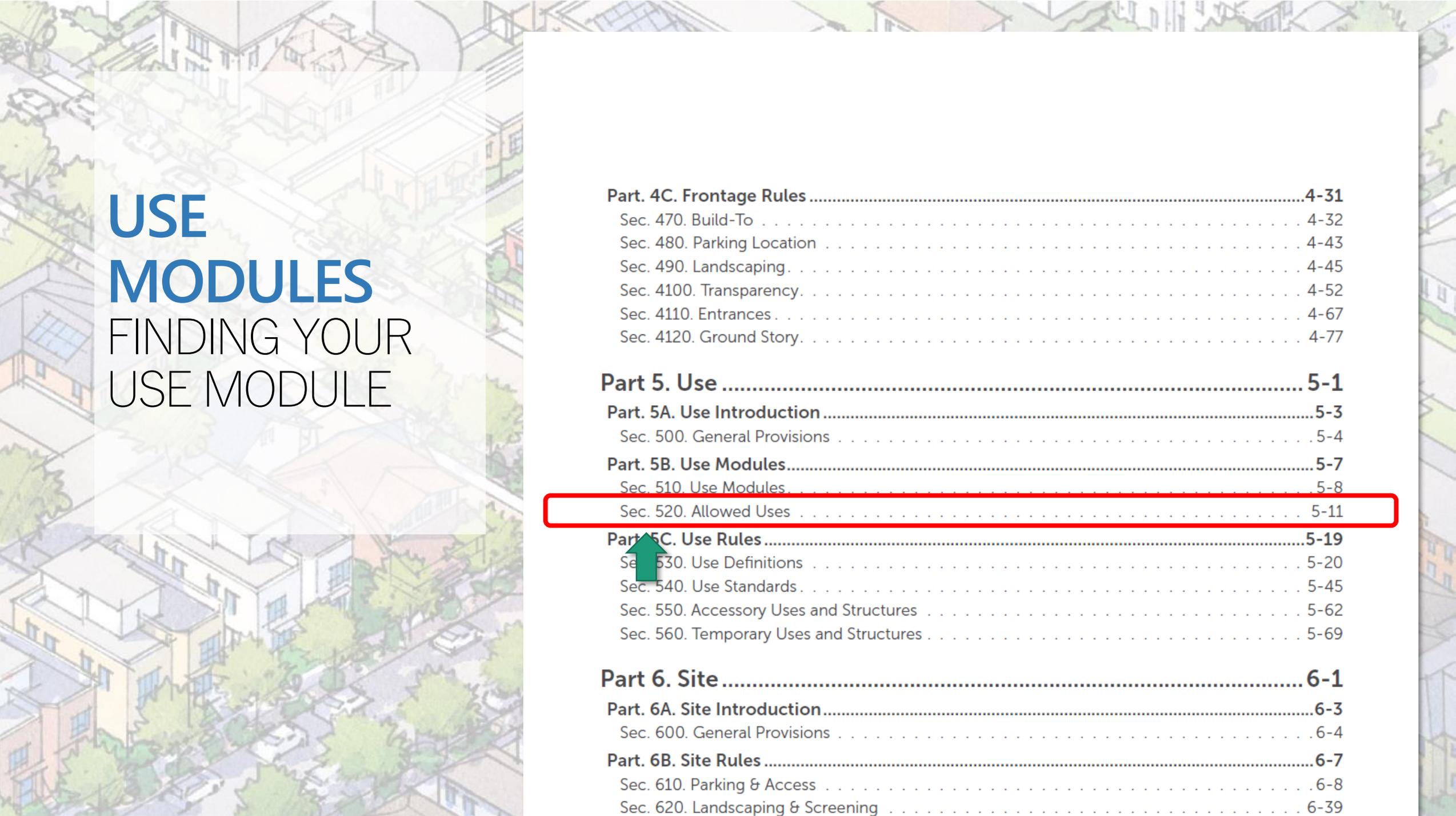
FINDING YOUR USE MODULE

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 Medium 1 (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) - Neighborhood Yard 1 (N1) - Residential 1 (R1)]	Sites with wide house-scale buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited





USE MODULES

FINDING YOUR USE MODULE

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ALLOWED USE TABLE

520.C. Allowed Use Table

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

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

Part 5 | Use

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

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

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

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

Part 5 | Use

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

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

Part 5 | Use

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

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

520.C. Allowed Use Table

Use	Use Module																Reference
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2		
RESIDENTIAL																	
Household Living:																	
Dwelling Unit	P	P	P	P	P	P	P*	P	-	-	-	C	FD	-	-	[Sec. 540.A.X]	
Manufactured Housing Park	P*	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 540.A.X]	
Live/Work Unit	-	P*	-	-	-	C	FD	-	-	[Sec. 540.A.X]							
Family Day Care, Small	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	-	-	[Sec. 540.A.X]	
Family Day Care, Large	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	-	-	[Sec. 540.A.X]	
Low-Barrier Navigation Center	P	P	P	P	P	P	P*	P	-	-	-	P*	FD	-	-	[Sec. 540.A.X]	
Community Care Center	P	P	P	P	P	P	P	P	-	-	-	P	FD	-	-		
Transient Occupancy:																	
Short-Term Rental	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	[Sec. 540.A.X]	
Hotel/Motel	-	-	C	C	P	P	P	P	-	-	-	-	FD	-	-		
Boardinghouse/ Roominghouse	-	-	P	P	P	P	P	P	-	-	-	-	FD	-	-		
ASSEMBLY																	
Civic:																	
Campus Format	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P		
Non-Campus Format	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P		
Institutional:																	
Campus Format	C	C	C	C	C	C	C	-	-	-	-	-	FD	-	-		
Non-Campus Format, Small	P	P	P	P	P	P	P	-	-	-	-	-	FD	-	-		
Non-Campus Format, Large	C	C	C	C	C	C	C	-	-	-	-	-	FD	-	-		
Artist Cooperative (Co-Op)	-	-	-	-	-	-	-	P	P	P	P	-	FD	-	-		
OPEN SPACE & RECREATION																	
Nature Reserve	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P		
Open Space, Public	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P		
Recreation, Public:																	

**USE
MODULES**
FINDING WHAT
USES ARE
PERMITTED

ALLOWED USE TABLE

520.C. Allowed Use Table

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

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

Part 5 | Use

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

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

Part 5 | Use

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

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

Part 5 | Use

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

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

USE MODULES

FINDING WHAT
USES ARE
PERMITTED

Civic:																
Campus Format	P	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P
Non-Campus Format	P	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P
Institutional:																
Campus Format	C	C	C	C	C	C	C	-	-	-	-	-	FD	-	-	
Non-Campus Format, Small	P	P	P	P	P	P	P	-	-	-	-	-	FD	-	-	
Non-Campus Format, Large	C	C	C	C	C	C	C	-	-	-	-	-	FD	-	-	
Artist Cooperative (Co-Op)	-	-	-	-	-	-	-	P	P	P	P	-	FD	-	-	
OPEN SPACE & RECREATION																
Nature Reserve	P	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P
Open Space, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P
Recreation, Public:																
General	P	P	P	P	P	P	P	P	P	C	C	P	FD	P	C	
Golf Course	C	C	C	C	C	C	C	C	-	-	-	C	FD	C	-	
Indoor Recreation,																
Commercial:																
Small	-	-	P	P	P	P	P	P	P	P	P	-	FD	-	-	
Large	-	-	-	C	C	C	C	C	P	P	P	-	FD	-	-	
Outdoor Recreation,																
Commercial:																
General	C	C	C	C	C	C	C	C	-	-	-	-	FD	C	-	
Golf Course	C	C	C	C	C	C	C	C	-	-	-	-	FD	C	-	
Cemetery	C*	C*	-	-	-	-	-	-	-	-	-	-	FD	C*	C*	
Sports Arena and Stadium	-	-	-	-	C	C	C	C	-	-	-	-	C	FD	-	-

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



USE MODULES

FINDING WHAT USES ARE PERMITTED

1. **Permitted Uses (P)**

The letter "P" indicates that a use is permitted by-right without requiring conformance to specific standards.

2. **Conditional Uses (C)**

The letter "C" indicates that a use requires approval by the Planning Commission with input from members of the public. See *Administration (Sec. XXX.XX.)*.

3. **Uses Not Permitted (-)**

A dash line (-) indicates that a use is permitted under no circumstances.

4. **Use Standard Applies (*)**

The asterisk (*) symbol indicates that specific standards apply to a given use. These standards are important for ensuring that a use exists and operates in a manner that is consistent with the intent of the Use Module, and are found in *Use Standards (Sec. 550.)*.



USE MODULES

FINDING WHAT USES ARE PERMITTED

5. **Fairplex Overlay District (FD)**

The letters "FD" indicates that a use is regulated by the Fairplex Overlay District. Not all uses with this designation are permitted. See *Fairplex District (Sec. XXX.XX.)*.

6. **Wireless Communication Facility Permit (W)**

The letter "W" in indicates that a use requires a wireless communication facility permit. See *Wireless Communication Facility Permit (Sec. XXX.XX.)*.

7. **Cannabis Overlay District (CD)**

The letters "CD" indicates that a use is regulated by a Cannabis Overlay District. See *Cannabis Districts (Sec. XXX.XX.)*.





WHAT IF MY USE ISN'T LISTED?

Sec. 530. **Use Definitions**

530.A. **Use Interpretation**

1. **General**

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

2. **Determination of Similarity**

- a. When a proposed use is not listed, the Development Services Director has the responsibility for determining whether the proposed use is similar to an already listed use. Where a use contains a list of included uses, the uses on the list are to be considered example uses, and not all-inclusive. The Development Services Director will first determine what use category the use is most similar to and then determine what specific use within that use category the use is most similar to.
- b. Where a proposed use is found by the Development Services Director to be similar to an already listed use, the use is only permitted following a zoning text amendment as defined in *Sec. (Text Amendment)*.
- c. When determining whether a proposed use is similar to an already listed use, the Development Services Director must consider the following criteria:
 1. The actual or projected characteristics of the proposed use.
 2. The relative amount of lot area or floor area and equipment devoted to the proposed use.
 3. Relative amounts of sales.
 4. The customer type.
 5. The relative number of employees.

WHAT IF MY USE ISN'T LISTED?

a list of included uses, the uses on the list are to be considered example uses, and not all-inclusive. The Development Services Director will first determine what use category the use is most similar to and then determine what specific use within that use category the use is most similar to.

- b. Where a proposed use is found by the Development Services Director to be similar to an already listed use, the use is only permitted following a zoning text amendment as defined in *Sec. (Text Amendment)*.
- c. When determining whether a proposed use is similar to an already listed use, the Development Services Director must consider the following criteria:
 - 1. The actual or projected characteristics of the proposed use.
 - 2. The relative amount of lot area or floor area and equipment devoted to the proposed use.
 - 3. Relative amounts of sales.
 - 4. The customer type.
 - 5. The relative number of employees.
 - 6. Hours of operation.
 - 7. Building and site arrangement.
 - 8. Types of vehicles used and their parking demands.
 - 9. The number of vehicle trips generated.
 - 10. How the proposed use is advertised.
 - 11. The likely impact on surrounding properties.
 - 12. The amount of outdoor storage that might be anticipated.
 - 13. The amount truck traffic that might be generated.



SECTION

4

[Use Categories +
Definitions]

Use
RESIDENTIAL
ASSEMBLY
OPEN SPACE & RECREATION
INFRASTRUCTURE
GENERAL COMMERCIAL
AUTO-ORIENTED COMMERCIAL
PRODUCTION-ORIENTED INDUSTRIAL
DISTRIBUTION-ORIENTED INDUSTRIAL
FULFILLMENT-ORIENTED INDUSTRIAL
WASTE-ORIENTED INDUSTRIAL
URBAN AGRICULTURE
ACCESSORY

GENERAL CATEGORIES

+ Zoning Code Ordinance is organized into 11 general categories.

Use

RESIDENTIAL

GENERAL CATEGORIES

- + Household Living
- + Community Care Centers
- + Transient Occupancy

Use
RESIDENTIAL
ASSEMBLY

GENERAL CATEGORIES

- + Civic Assembly
- + Institutional Assembly
- + Artist Cooperative

Use
RESIDENTIAL
ASSEMBLY
OPEN SPACE & RECREATION

GENERAL CATEGORIES

- + Nature Reserve
- + Open Space, Public
- + Recreation Public
- + Indoor Recreation Commercial
- + Outdoor Recreation Commercial
- + Cemetery
- + Sports Arena

Use
RESIDENTIAL
ASSEMBLY
OPEN SPACE & RECREATION
INFRASTRUCTURE

GENERAL CATEGORIES

- + Flood Control Facility
- + Public Utility Substation
- + Wireless Facility
- + Freight Terminal
- + Heliport
- + Railway Facility
- + Transit Station
- + General Public Utility

Use
RESIDENTIAL
ASSEMBLY
OPEN SPACE & RECREATION
INFRASTRUCTURE
GENERAL COMMERCIAL

GENERAL CATEGORIES

- + Veterinary Care
- + Child Day Care
- + Food & Beverage
- + Banking/Financial Services
- + Medical Clinic
- + General Office
- + Personal Services
- + General Retail
- + Storage

Use
RESIDENTIAL
ASSEMBLY
OPEN SPACE & RECREATION
INFRASTRUCTURE
GENERAL COMMERCIAL
AUTO-ORIENTED COMMERCIAL

GENERAL CATEGORIES

- + Ghost Kitchen
- + Motor Vehicle Services
 - + General Service
 - + Automated + Hand Car Wash
 - + Fueling Station
 - + EV Charging Station
- + Motor Vehicle Sales & Rental

Use
RESIDENTIAL
ASSEMBLY
OPEN SPACE & RECREATION
INFRASTRUCTURE
GENERAL COMMERCIAL
AUTO-ORIENTED COMMERCIAL
PRODUCTION-ORIENTED INDUSTRIAL

GENERAL CATEGORIES

- + General Production
- + Animal Product Processing
- + Artisanal Manufacturing
- + Food & Beverage Manufacturing
- + Product Maintenance, Restoration, and Repair
- + Media Production
- + Research & Development
- + Pallet Yard

Use
RESIDENTIAL
ASSEMBLY
OPEN SPACE & RECREATION
INFRASTRUCTURE
GENERAL COMMERCIAL
AUTO-ORIENTED COMMERCIAL
PRODUCTION-ORIENTED INDUSTRIAL

GENERAL CATEGORIES

- + General Production
- + Animal Product Processing
- + Artisanal Manufacturing
- + Food & Beverage Manufacturing
- + Product Maintenance, Restoration, and Repair
- + Media Production
- + Research & Development
- + Pallet Yard

Use
RESIDENTIAL
ASSEMBLY
OPEN SPACE & RECREATION
INFRASTRUCTURE
GENERAL COMMERCIAL
AUTO-ORIENTED COMMERCIAL
PRODUCTION-ORIENTED INDUSTRIAL
DISTRIBUTION-ORIENTED INDUSTRIAL

GENERAL CATEGORIES

- + Product Distribution
 - + Small
 - + Large
 - + Cold Storage

Use
RESIDENTIAL
ASSEMBLY
OPEN SPACE & RECREATION
INFRASTRUCTURE
GENERAL COMMERCIAL
AUTO-ORIENTED COMMERCIAL
PRODUCTION-ORIENTED INDUSTRIAL
DISTRIBUTION-ORIENTED INDUSTRIAL
FULFILLMENT-ORIENTED INDUSTRIAL

GENERAL CATEGORIES

- + Product Fulfillment
- + Product Transportation

Use
RESIDENTIAL
ASSEMBLY
OPEN SPACE & RECREATION
INFRASTRUCTURE
GENERAL COMMERCIAL
AUTO-ORIENTED COMMERCIAL
PRODUCTION-ORIENTED INDUSTRIAL
DISTRIBUTION-ORIENTED INDUSTRIAL
FULFILLMENT-ORIENTED INDUSTRIAL
WASTE-ORIENTED INDUSTRIAL

GENERAL CATEGORIES

- + Automobile Dismantling Facility
- + Waste
- + Recycling
- + Salvage Yard
- + Resource Extraction

Use
RESIDENTIAL
ASSEMBLY
OPEN SPACE & RECREATION
INFRASTRUCTURE
GENERAL COMMERCIAL
AUTO-ORIENTED COMMERCIAL
PRODUCTION-ORIENTED INDUSTRIAL
DISTRIBUTION-ORIENTED INDUSTRIAL
FULFILLMENT-ORIENTED INDUSTRIAL
WASTE-ORIENTED INDUSTRIAL
URBAN AGRICULTURE

GENERAL CATEGORIES

- + Animal Keeping
- + Urban Farm
- + Urban Garden
- + Plant Cultivation

Use
RESIDENTIAL
ASSEMBLY
OPEN SPACE & RECREATION
INFRASTRUCTURE
GENERAL COMMERCIAL
AUTO-ORIENTED COMMERCIAL
PRODUCTION-ORIENTED INDUSTRIAL
DISTRIBUTION-ORIENTED INDUSTRIAL
FULFILLMENT-ORIENTED INDUSTRIAL
WASTE-ORIENTED INDUSTRIAL
URBAN AGRICULTURE
ACCESSORY

GENERAL CATEGORIES

- + Shed
- + Carport
- + Patio
- + Sunroom
- + Garage
- + Outdoor Dining
- + Farmer's Market
- + Swimming Pool
- + Accessory Commercial Units
- + Accessory Dwelling Unit
- + Home Occupation

SUBCATEGORIES

RESIDENTIAL

RESIDENTIAL

Household Living

Community Care Center

Transient Occupancy



SUBCATEGORIES

RESIDENTIAL

RESIDENTIAL

Household Living

Dwelling Unit

Manufactured Housing
Park

Live/Work Unit

Family Day Care - Small

Family Day Care - Large

Low Barrier Navigation
Center

Use

RESIDENTIAL

Household Living:

Dwelling Unit

Manufactured Housing Park

Live/Work Unit

Family Day Care, Small

Family Day Care, Large

Low-Barrier Navigation

Center



SUB- CATEGORIES RESIDENTIAL

520.C. Allowed Use Table

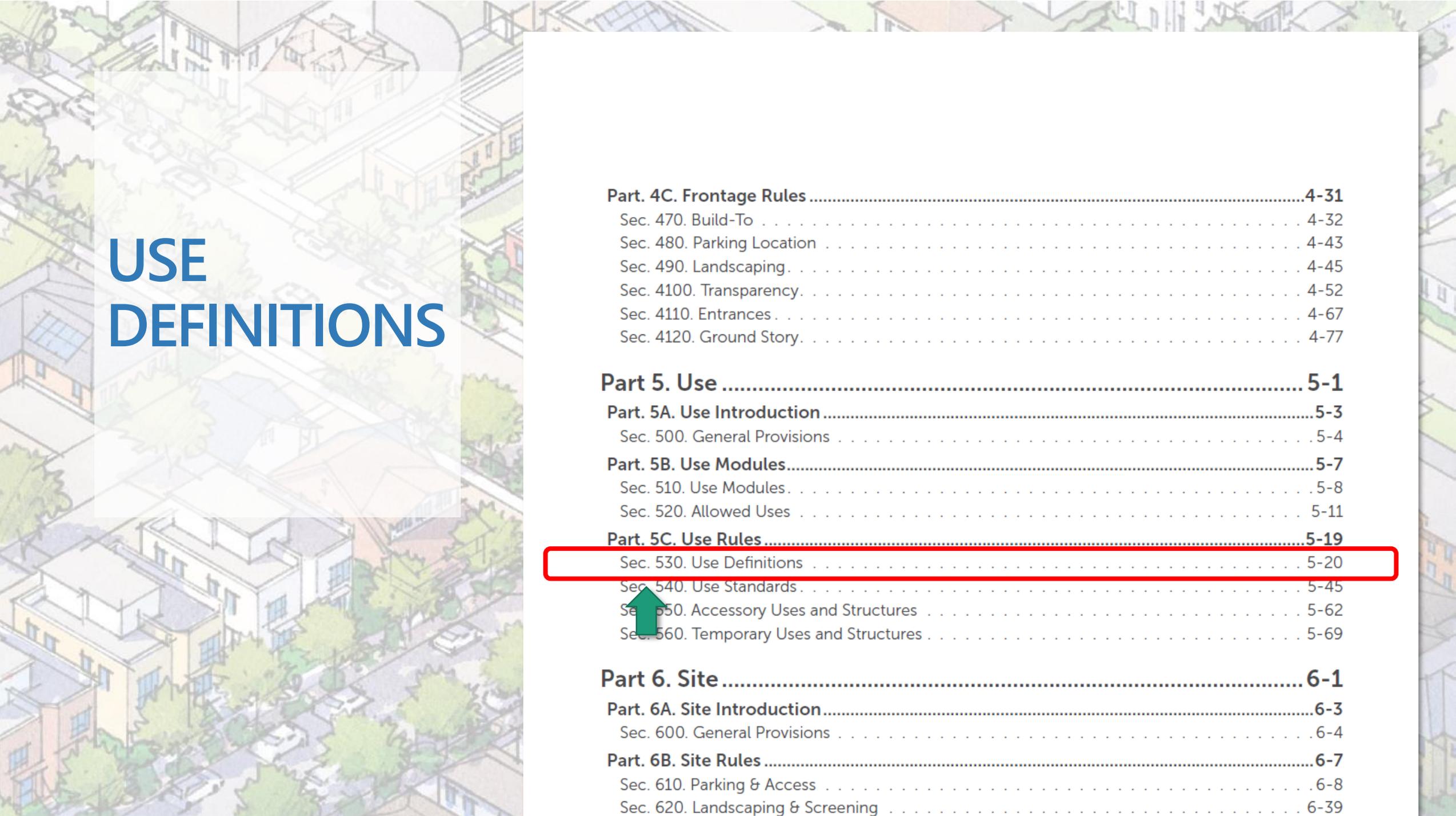
USE DEFINITIONS

Use	Use Module																Reference
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2		
RESIDENTIAL																	
Household Living:																	
Dwelling Unit	P	P	P	P	P	P	P*	P	-	-	-	C	FD	-	-	[Sec. 540.A.X]	
Manufactured Housing Park	P*	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	[Sec. 540.A.X]	
Live/Work Unit	-	P*	-	-	-	C	FD	-	-	[Sec. 540.A.X]							
Family Day Care, Small	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	-	-	[Sec. 540.A.X]	
Family Day Care, Large	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	-	-	[Sec. 540.A.X]	
Low-Barrier Navigation Center	P	P	P	P	P	P	P*	P	-	-	-	P*	FD	-	-	[Sec. 540.A.X]	
Community Care Center	P	P	P	P	P	P	P	P	-	-	-	P	FD	-	-		
Transient Occupancy:																	
Short-Term Rental	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	[Sec. 540.A.X]	
Hotel/Motel	-	-	C	C	P	P	P	P	-	-	-	-	FD	-	-		
Boardinghouse/ Roominghouse	-	-	P	P	P	P	P	P	-	-	-	-	FD	-	-		
ASSEMBLY																	
Civic:																	
Campus Format	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P		
Non-Campus Format	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P		
Institutional:																	
Campus Format	C	C	C	C	C	C	C	-	-	-	-	-	FD	-	-		
Non-Campus Format, Small	P	P	P	P	P	P	P	-	-	-	-	-	FD	-	-		
Non-Campus Format, Large	C	C	C	C	C	C	C	-	-	-	-	-	FD	-	-		
Artist Cooperative (Co-Op)	-	-	-	-	-	-	-	P	P	P	P	-	FD	-	-		
OPEN SPACE & RECREATION																	
Nature Reserve	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P		
Open Space, Public	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P		
Recreation, Public:																	



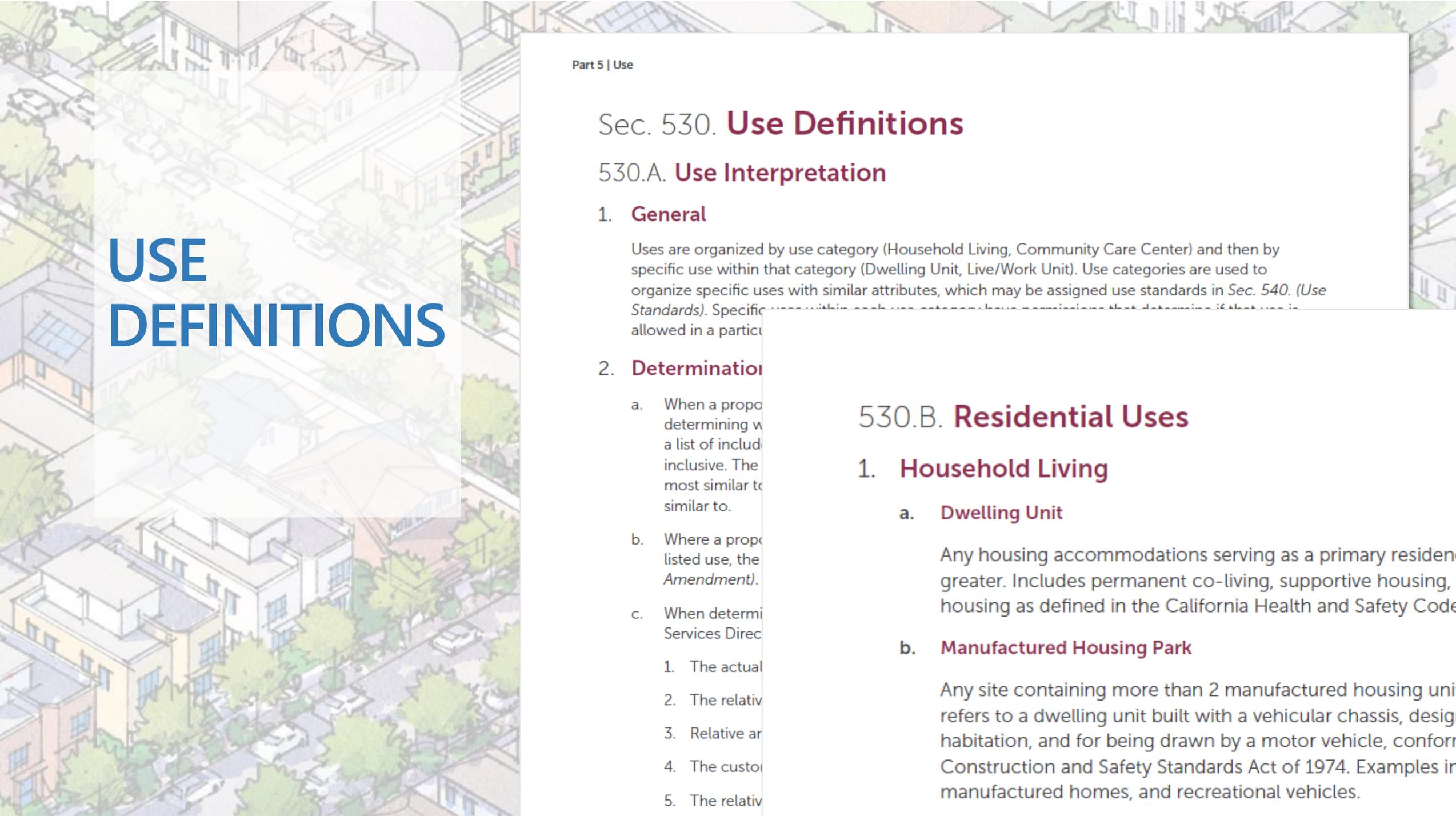
USE DEFINITIONS

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Sec. 480. Parking Location	4-43
Sec. 490. Landscaping	4-45
Sec. 4100. Transparency	4-52
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USE DEFINITIONS

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Sec. 520. Allowed Uses	5-11
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USE DEFINITIONS

Sec. 530. **Use Definitions**

530.A. **Use Interpretation**

1. **General**

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

2. **Determination**

- a. When a proposed use is not listed, the applicant shall determine the most similar use on the list of included uses. The most similar use is the use that is most similar to the proposed use.
- b. Where a proposed use is not listed, the applicant shall determine the most similar use on the list of included uses. (*Amendment*).
- c. When determining the most similar use, the applicant shall consider:
 1. The actual use.
 2. The relative density of the use.
 3. Relative area of the use.
 4. The customer base.
 5. The relative

530.B. **Residential Uses**

1. **Household Living**

a. **Dwelling Unit**

Any housing accommodations serving as a primary residence, whether permanent or temporary, of greater or lesser duration. Includes permanent co-living, supportive housing, and mobile home park housing as defined in the California Health and Safety Code.

b. **Manufactured Housing Park**

Any site containing more than 2 manufactured housing units. A manufactured housing unit refers to a dwelling unit built with a vehicular chassis, designed for use as a temporary or permanent habitation, and for being drawn by a motor vehicle, conforming to the California Building Construction and Safety Standards Act of 1974. Examples include mobile homes, manufactured homes, and recreational vehicles.

USE DEFINITIONS

NOTABLE UPDATES

Residential Category implements the following Pro Housing Pomona Program (1.2A) goals:

- *“Adopt land use classifications and processes that are consistent with Federal and State fair housing definitions, including definitions for group care facilities, Farmworker Housing, and transitional and supportive housing.”*
- *“Adopt by-right” land use permissions for low-barrier navigation centers and supportive housing pursuant to and compliant with State law.”*

USE DEFINITIONS

NOTABLE UPDATES

Public Assembly given more nuanced definition, permission:

- “Campus” and “Non-Campus” format distinguishes between stand-alone assembly and assembly that involves ancillary uses (day cares, retail, offices, etc.).
- Small Non-Campus given by-right permission, Large Non-Campus conditional, enabling smaller assembly without cost-prohibitive discretionary review.

USE DEFINITIONS

NOTABLE UPDATES

Uses considered problematic at Counter defined, prohibited:

- Plasma Centers
- Deferred Deposit Originator (Payday Lender)

USE DEFINITIONS

NOTABLE UPDATES

Improved industrial categories consistent with General Plan with clear definitions and distinguishing characteristics

- Production-Oriented
- Distribution-Oriented
- Fulfillment-Oriented
- Waste-Oriented

USE DEFINITIONS

NOTABLE UPDATES

Prohibition of uses incompatible with General Plan:

- Indoor Self-Service Storage
- Outdoor Storage
- Auto-Oriented Commercial (car wash, gas station, vehicle sales)
- Large Product Distribution
- All Product Fulfillment
- All Waste-Oriented Uses (continues existing Ordinance)

USE DEFINITIONS

NOTABLE UPDATES

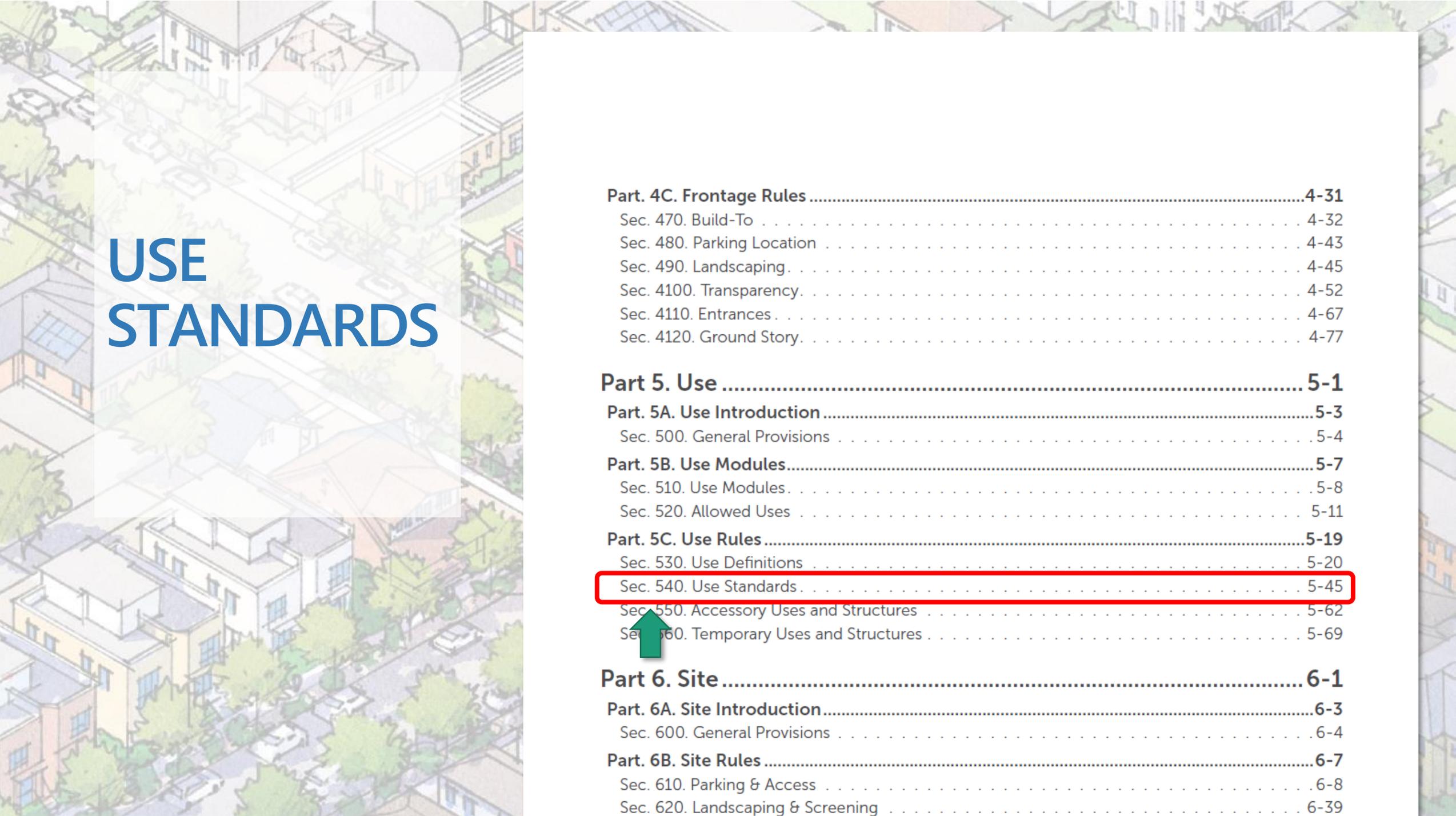
New and exhaustive urban agriculture permissions

- Animal Keeping
- Urban Farm
- Urban Garden
- Plant Cultivation

SECTION

5

Use Standards



USE STANDARDS

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USE STANDARDS

1. **Permitted Uses (P)**

The letter "P" indicates that a use is permitted by-right without requiring conformance to specific standards.

2. **Conditional Uses (C)**

The letter "C" indicates that a use requires approval by the Planning Commission with input from members of the public. See *Administration (Sec. XXX.XX.)*.

3. **Uses Not Permitted (-)**

A dash line (-) indicates that a use is permitted under no circumstances.

4. **Use Standard Applies (*)**

The asterisk (*) symbol indicates that specific standards apply to a given use. These standards are important for ensuring that a use exists and operates in a manner that is consistent with the intent of the Use Module, and are found in *Use Standards (Sec. 550.)*.



USE STANDARDS

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The letter "P" indicates that a use is permitted by-right without requiring conformance to specific standards.

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USE STANDARDS

520.C. Allowed Use Table

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

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

Part 5 | Use

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

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

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

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

Part 5 | Use

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

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

Part 5 | Use

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

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

USE STANDARDS

Part 5 | Use

Sec. 540. Use Standards

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

540.A. Residential Uses

1. Household Living

a. General

The following standards apply to household living uses in CXS:

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

b. Manufactured Housing Park

The following standards apply to manufactured housing parks:

1. Size

The site must be at least 5 acres.

2. Buffering

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

c. Live/Work Unit

1. General

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

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Part 5 | Use

3. Outdoor Dining Area

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

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

4. Certified Farmers' Market

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

- a. The operator is licensed by the appropriate agencies.
- b. If selling eggs, honey, or other agricultural products, the operator must provide the appropriate certificates and health permits.
- c. Safety barricades must be used to separate moving vehicles from pedestrian circulation areas.
- d. Trash containers must be provided and maintained.
- e. Any portion of the operation, including markets, must be located within the public right-of-way.
- f. (EBT) card payment terminals must be available at the public market.
- g. Certification of the operator must be posted at the market. The operator must be available at the market for public disposition.

5. Swimming Pool

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

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

DRAFT July 24, 2023

Pomona, California | Zoning & Development Code 5-65

3. Outdoor Dining Area

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

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- b. Outdoor dining areas must not encroach upon the public right-of-way.
- c. Outdoor dining areas must be adequately secured and lockable outside normal hours of operation.



USE STANDARDS

USE STANDARDS:

Part 5 | Use

- b. Swimming pools must not be located within any utility easement.
- c. Swimming pools larger than 150 square feet in water surface area must be located at least 5 feet from any wall of a primary structure.

6. Home Occupation

a. General

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

b. Allowed Uses

Only the following uses are permitted as home occupation businesses:

1. General Office
2. Personal Service - General
3. Retail - General: Online sales only.

c. Employees and Customers

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

7. Home-Based Business

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

a. General

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

6. Home Occupation

a. General

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

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Only the following uses are permitted as home occupation businesses:

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SECTION

6

[

**Use Intent &
Applicability**

]

USE INTENT

- + Align with the General Plan
- + Align with Building Code
- + Align with State Definitions
- + Clarity with Business License Applications
- + Community Transparency

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.

APPLICABILITY PROJECT ACTIVITIES

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).



APPLICABILITY

PROJECT ACTIVITIES

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SECTION

7

Nonconforming Uses

NONCONFORMING USES

AUTO-ORIENTED COMMERCIAL

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



NONCONFORMING USES

DISTRIBUTION-ORIENTED COMMERCIAL

DISTRIBUTION-ORIENTED INDUSTRIAL

Product Distribution:

Small	-	-	-	-	-	-	-	-	-	-	-	P	-	FD	-	-
Large	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Cold Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-



NONCONFORMING USES

FULFILLMENT-ORIENTED COMMERCIAL

FULFILLMENT-ORIENTED INDUSTRIAL

Product Fulfillment

- - - - - - - - - - - - - - -

FD

- -

Product Transportation

- - - - - - - - - - - - - - -

FD

- -



NONCONFORMING USES

WASTE-ORIENTED COMMERCIAL

WASTE-ORIENTED INDUSTRIAL																
Automobile Dismantling Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Waste:																
Construction and Demolition Waste Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Electronic Waste Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Food Waste Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Green Waste Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Hazardous Waste Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Medical Waste Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Solid Waste Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Waste Transfer Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Recycling:																
Recycling Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Recycling Facility, Convenience	-	-	-	-	-	-	C	C	C	-	-	-	-	FD	-	-
Recycling Manufacturer	-	-	-	-	-	-	-	-	-	C	C	-	-	FD	-	-
Recycle, Recycling	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-
Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-

NONCONFORMING USES

DISCONTINUANCE

1. Discontinuance of Nonconforming Use

a. General

1. A building or structure, portion of a building or structure, or any land that contained a nonconforming use that has been discontinued for a continuous period of 1 year or more must only be occupied by a use that conforms to the current use regulations of the applied zone.
2. A nonconforming use of land that is accessory or incidental to the nonconforming use of a building must be discontinued on the same date the nonconforming use of the building is discontinued.



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APPLICABILITY PROJECT ACTIVITIES

Sec. 500. General Provisions

500.A. Use Intent

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APPLICABILITY PROJECT ACTIVITIES

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2. Project Activities

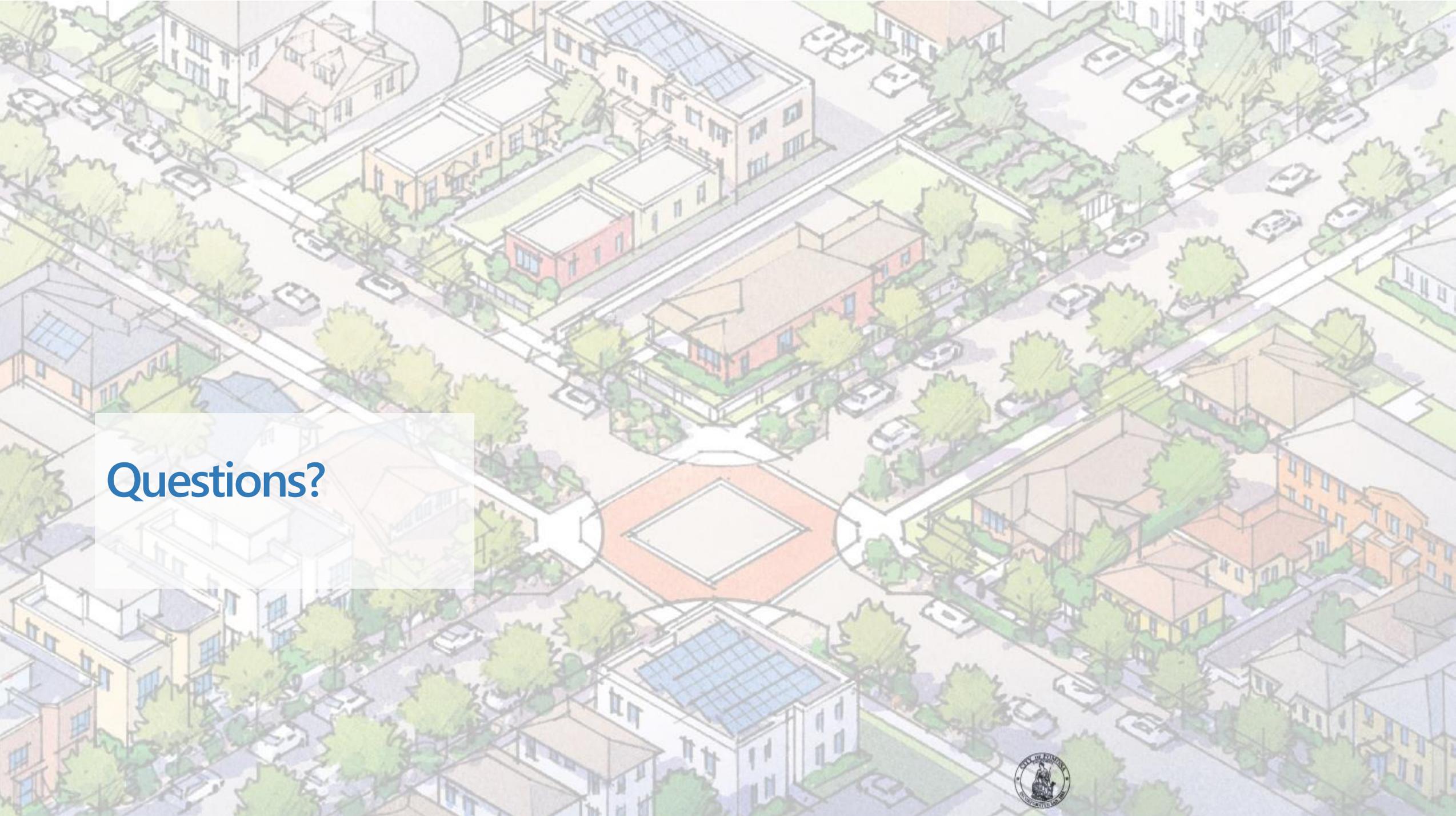
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An aerial architectural rendering of a city block. The central focus is a courtyard with a red brick border and a light-colored paved area. Surrounding the courtyard are various buildings, including a large red brick building with a flat roof, a white building with a blue roof, and several smaller multi-story buildings. The streets are lined with green trees and cars are parked along the sidewalks. The overall style is a clean, illustrative architectural drawing.

Questions?

