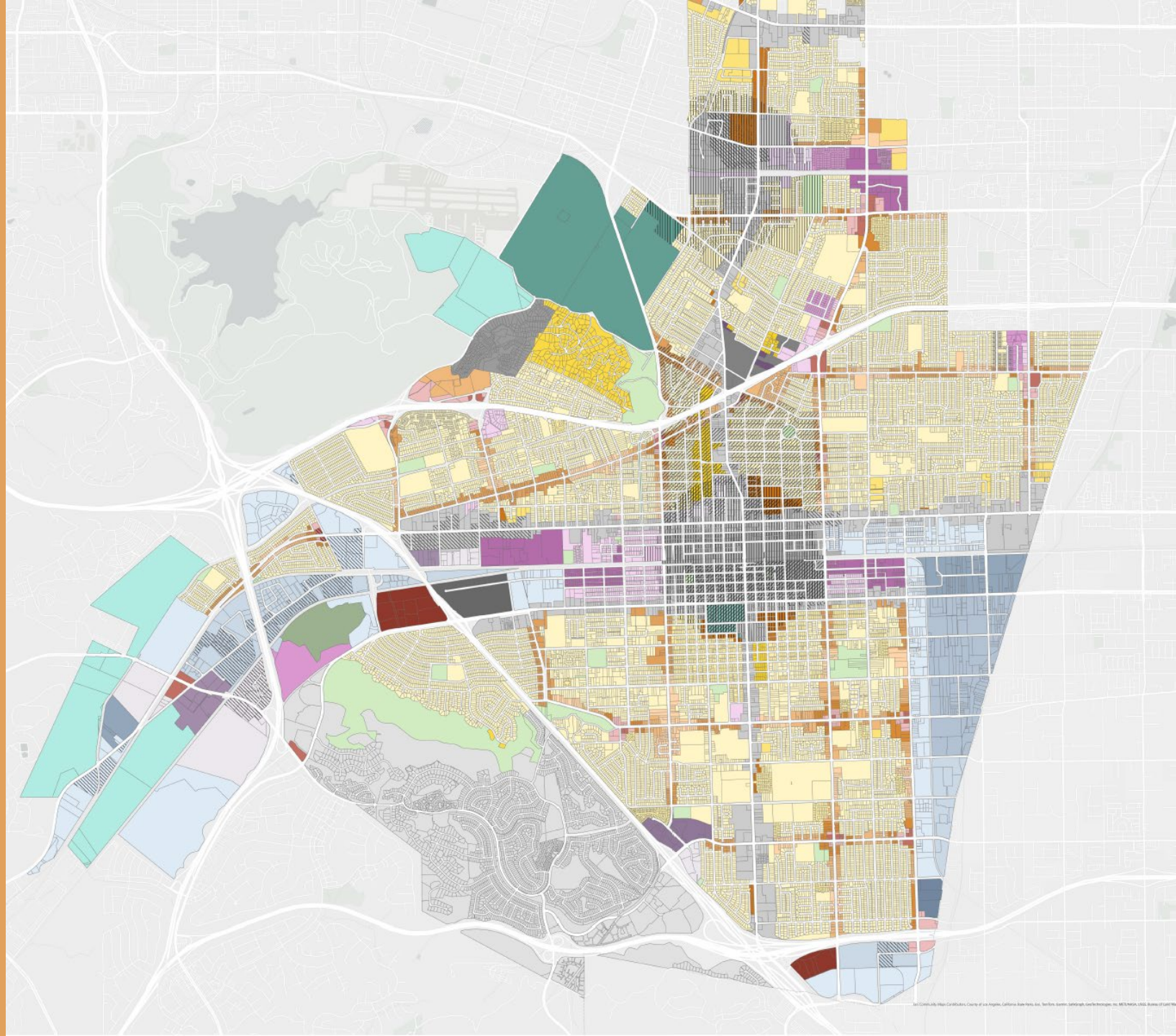


Zoning & Development Code Draft II

Part 1 of 2

April 10, 2024





TONIGHT'S MEETING

- Section 1** Release & Adoption Timeline
- Section 2** Previous Discussion
- Section 3** Draft II Use Changes (*10 updates*)
- Section 4** Draft II Form Changes (*2 updates*)
- Section 5** Draft II Site Changes (*1 update*)
- Section 6** Draft II Admin Changes (*3 updates*)

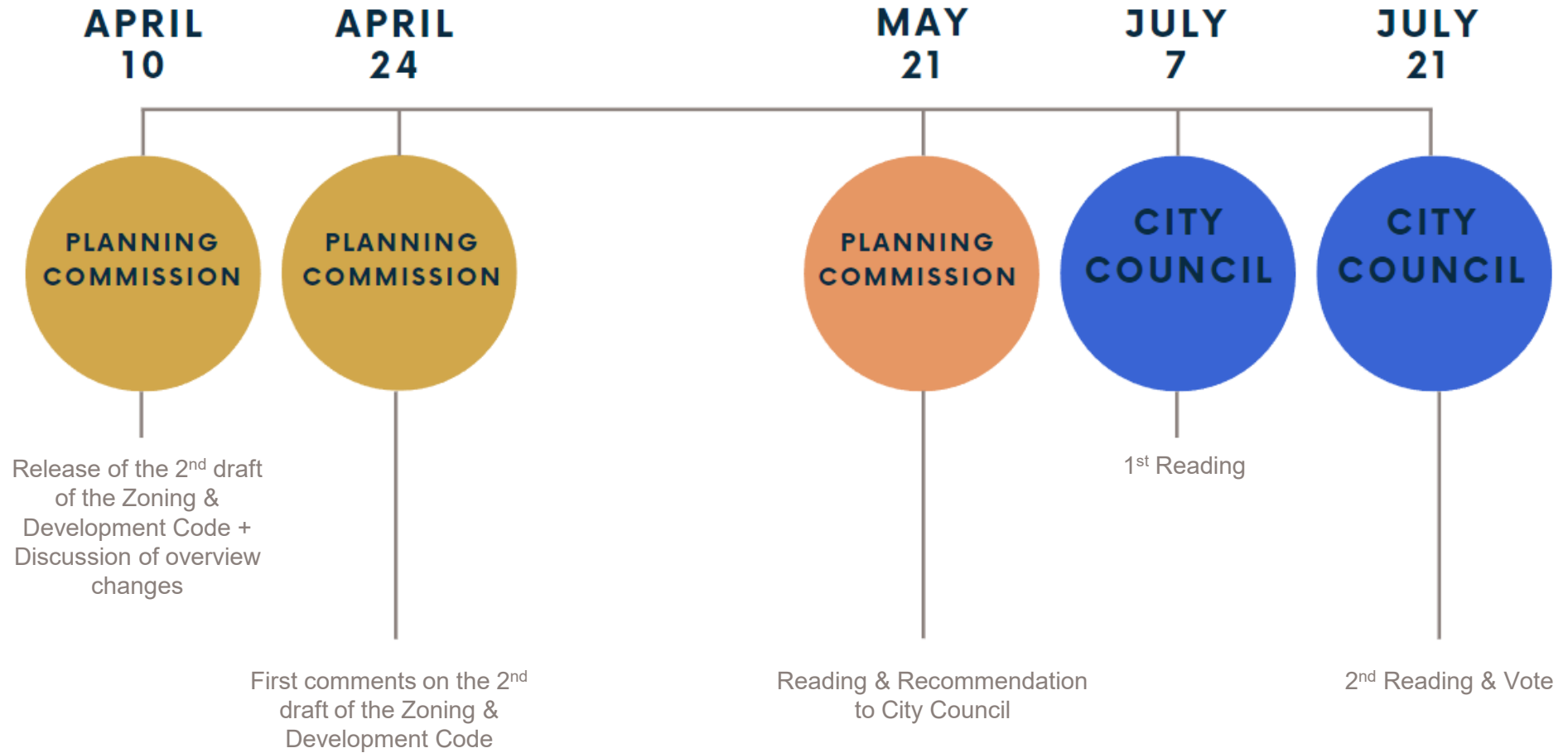
SECTION ①

Release & Adoption Timeline

2024

Review

Adoption



2ND PUBLIC DRAFT WILL BE AVAILABLE TOMORROW **APRIL 11, 2024**



Appendix I City of Pomona Zoning and Development Code

DRAFT
April 5, 2024

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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)
- **Zoning & Development Code Public Draft 2**
 - [Zoning & Development Code Text](#)
 - [Zoning Map](#)

SECTION ②

Previous Discussions

Previous Discussion

In Fall 2023, the Planning Division identified 7 issues raised by stakeholders in response to the Draft Zoning & Development Code, released on July 28, 2023. From November 2023 to March 2024, the Planning Commission discussed the following issues:

1. Industrial Use Definitions
2. Building Length, Square Footage, and Dock-High Doors for Warehouse Form
3. Permission Levels and Locations for Industrial Uses
4. Length of Time to Continue a Nonconforming Use
5. Urban Agricultural Use Standards
6. Notification Requirements for Home-Based Businesses
7. Permission Levels and Locations for Drive-Through Uses

SECTION ③

Draft II Use Changes

(10 updates)

[PART 5. **USE**] Draft II Changes

Key Use Change #1

Fulfillment-Oriented Industrial

+ Addition of “Microbusiness” fulfillment under 22,500 square feet, “P*” by-right, to I1, I2, I3 modules

[PART 5. **USE**] Draft II Changes

Key Use Change #2

Fulfillment-Oriented Industrial

- + Keep prohibition on all other Product Transportation and Product Fulfillment

[PART 5. **USE**] Draft II Changes

Key Use Change #3

Distribution-Oriented Industrial

+ Change to a single definition of Distribution, without limitation on square footage, as “P*”, by –right, in I1, I2, and I3.

[PART 5. **USE**] Draft II Changes

Key Use Change #4

Outdoor-Oriented Industrial

+ Prohibition of Outdoor Storage as a primary use

+ Allowance of Outdoor Storage of equipment, machinery, for Production primary uses, with standards.

[PART 5.]
USE Draft II Changes

Outdoor-Oriented Industrial

OUTDOOR STORAGE USE PERMISSION LEVEL BY CITIES		
CITY	ALLOWANCE	CONSIDERATIONS
Claremont	Conditional Use Permit	<ul style="list-style-type: none"> - None currently in the City - Area of allowance is small
San Dimas	Prohibited	<ul style="list-style-type: none"> - Incidental Outdoor Storage permitted
Covina	Prohibited	<ul style="list-style-type: none"> - Incidental Outdoor Storage permitted
West Covina	Administrative Use Permit	<ul style="list-style-type: none"> - No freight classification yards - Area of allowance is small
Chino Hills	Prohibited	
Chino	Conditional Use Permit	<ul style="list-style-type: none"> - Special standards

[PART 5. **USE**] Draft II Changes

Key Use Change #5

Production-Oriented Industrial

- + Allowance of Production in Urban Neighborhood as a “CUP”
- + Creation of employee-based break areas and employee food services for Production-Oriented Uses.

[PART 5.
USE] Draft II Changes

Key Use Change #6

Accessory Commercial Units

+ Maintain existing provisions, do not institute public hearing requirement

[PART 5.
USE] Draft II Changes

Key Use Change #7

Drive-Through Facilities & Fueling Stations

+ Maintain existing prohibition + no expansion or alteration.

[PART 5. **USE**] Draft II Changes

Key Use Change #8

Animal Keeping

- + Remove Equine + Livestock and create Domestic Animal Small and Large
- + Allow Domestic Animal, Small and Large, by-right with use standards in all zones.
- + Require a CUP for all Kennel uses & general development standards.

[PART 5. **USE**] Draft II Changes

Key Use Change #9

Urban Agriculture

- + Remove Urban Garden and create Urban Farm Small and Large

[PART 5. **USE**] Draft II Changes

Key Use Change #10

Accessory Uses

- + Allow Private Garden as an accessory use, permitted in all zones.
- + Allow for Cottage Food as an accessory, permitted in all zones that allow for residential use.

SECTION ④

Draft II Form Changes

(2 updates)

PART 3.
FORM] Draft II Changes

Key Form Change #1

Amenity Standards

+ Eliminate 20% outdoor amenity for Workplace District forms (LM4 module)

[PART 3. **FORM**] Draft II Changes

Key Form Change #2

Building Dimensions

- + Set Building Length and Depth to 150 feet by 150 feet in Workplace Districts (LM4 Module)
- + Set Building Length and Depth Exceptions at 300 FT for Manufacturing/Production Uses That Require Assembly Lines

SECTION ⑤

Draft II Site Changes

(1 update)

PART 6.
SITE] Draft II Changes

Key Site Change #1

Medium and Heavy Duty Vehicle Loading

+ Ratio of 1 Dock-High or at-grade loading doors of 1 loading door per 7,500 SF

SECTION ⑥

Draft II Admin Changes

(3 updates)

PART 11.
[ADMIN] Draft II Changes

Key Admin Change #1

Non-Conforming Uses

+ **Maintain Six-Month Non-Conforming Use Rule**

PART 11.
[ADMIN] Draft II Changes

Key Admin Change #2

Form Exceptions

- + Set Building Length and Depth Exceptions for Existing Industrial Buildings Re-Developing at Same Size as LEED Gold

PART 11.
[ADMIN] Draft II Changes

Key Admin Change #3

Ministerial Use Permit

+ **Establish Ministerial Use permit to formalize zoning clearance process for by-right “P” and “P*” uses**