

Article VIII. M-1, Light Manufacturing Classification.

Sec. 44-74. Purposes.

The purpose of the classification M-1 and its application is to provide for the location of and grouping of industrial activities and uses involving the processing, handling and creating of products, and research and technological processes, all as distinguished from major fabrication, and which uses are largely devoid of nuisance factors, hazard or exceptional demands upon public facilities and services and which can be accommodated to lots and streets of customary size and arrangement. A further purpose is to apply zoning protection to the industries so located by prohibiting the intrusion of residential and institutional uses and all commercial enterprises except those which serve as accessory to the needs and convenience of such industries, thus establishing a pattern of land use advantageous to the specialized needs of the uses permitted in this classification.

(Ord. No. 178)

Sec. 44-75. Permitted uses--Generally.

The following uses only are permitted in the M-1 zone, and as specifically provided and allowed by this article:

- (1) Any **nondiscretionary** use first permitted in the C-M zone.
- (2) Repealed by Ord. No. 599.
- (3) Repealed by Ord. No. 758.
- (4) Repealed by Ord. No. 599.
- (5) Bakeries, wholesale.
- (6) Banks and savings and loan institutions.
- (7) Repealed by Ord. No. 599.
- (8) Boat building.
- (9) Bookbinding.
- (10) Bottling plants.
- (11) Reserved.
- (12) Cabinet shop or carpenter shop.
- (13) Carpet and rug cleaning plants.
- (14) Ceramic tile, manufacture of wall and floor tile and related small tile products, but not including bricks or drain, building or conduit tile.
- (15) Clothes cleaning plants.
- (16) Reserved.

- (17) Cosmetics, manufacture of.
- (18) Creameries, and dairy products manufacture or processing.
- (19) Repealed by Ord. No. 599.
- (20) Reserved.
- (21) Electrical appliances, manufacture and assembly of.
- (22) Repealed by Ord. No. 599.
- (23) Electric distribution and transmission substations, including microwave transmitter incorporated as a part of a public utility installation.
- (24) Repealed by Ord. No. 599.
- (25) Repealed by Ord. No. 599.
- (26) Food products manufacture, processing, and packaging of, but not including lard, pickles, sauerkraut, sausage, or vinegar.
- (27) Food products storage, but not including lard, pickles, sauerkraut, sausage, or vinegar, unless stored within an enclosed structure and in containers which are boxed or packaged for off-site delivery.
- (28) Garment manufacture.
- (29) **Repealed by Ord. No. ____.** ~~Grinding shops~~ **[move to Prohibited]**
- (30) Laundries.
- (31) Lumberyards.
- (32) **Repealed by Ord. No. ____.** ~~Machine shops with a punch press up to twenty tons capacity when contained within an enclosed building, but no drop hammer or drop forge.~~ **[move to CUP]**
- (33) Manufacture, processing or treatment of articles from previously prepared materials, **excluding metal materials.**
- (34) Parking lots **associated with an onsite business and enclosed building**; provided, that any area so used shall be improved and maintained in the manner required by Article XI.
- (35) Pharmaceuticals, manufacturing, processing, packaging and storage of, including drugs, perfumes, toiletries and soap (cold mix only).
- (36) Pipeline booster or pumping plant in connection with water, oil, petroleum, gas, gasoline or other petroleum products.
- (37) Plastics, fabrication from.
- (38) Repealed by Ord. No. 599.
- (39) Repealed by Ord. No. 599.

- (40) Research and electronic industries.
- (41) Repealed by Ord. No. 599.
- (42) Rubber, fabrication of products made from finished rubber.
- (43) **Repealed by Ord. No. ____.** ~~Sheet metal shops.~~
- (44) Shoe manufacture.
- (45) Repealed by Ord. No. 666.
- (45.1) Signs.
 - (a) **Sign drawing.** A sign drawing must be submitted to the director of community development for approval prior to the installation of any sign. **The drawing shall include the proposed sign dimensions, colors, type, style, materials, elevation above final grade level, and the method of illumination. The proposed sign shall be superimposed on a photograph of the proposed sign location.** All necessary permits shall be obtained prior to the installation of any sign.
 - (b) **Sign copy.** The sign shall display only the established trade name or basic product name, or a combination thereof. **Information such as telephone numbers, websites, and product lists is not permitted.**
 - (c) Permitted sign types shall include wall, plaque, under canopy, suspended, address, monument, pylon, sandblasted wood, or routed concrete.
 - (d) The following sign types shall be prohibited:

Signs constituting a traffic hazard; unlawful advertising; animated, audible, or moving signs; off-premise signs; vehicle signs; pole signs; light bulb strings and exposed tubing; flashing signs; exposed neon tubing wall signs; banners, pennants, flags, and balloons used as permanent signs; signs in proximity to utility lines; signs on public property or public rights-of-way; **can (cabinet) style wall signs; painted wall signs; flat, unframed metal/wood/acrylic "panel" signs; roof mounted signs; vinyl awnings; obscene or offensive signs containing statements, words, or pictures of an obscene or indecent character which appeal to the prurient interest in sex, or which are patently offensive and do not have serious literary, artistic, political, or scientific value; signs advertising home occupations; signs erected in a manner that a portion of their surface or supports will interfere with the free use of a fire escape, exit or standpipe, or obstruct a required ventilator, door, stairway, or window above the first floor, or create other hazards; signs not in compliance with the provisions of this chapter.** All off-premise signs of any type whatsoever, shall be prohibited.
 - (e) Lettering shall be individual channel letters with trim caps and returns of an appropriate design as approved by the Director of Community and Economic Development.
 - (f) Specific design criteria for wall, plaque, under canopy, and suspended signs shall be as follows:
 1. One sign space shall be allowed for each occupant. The occupant shall verify the sign location and size with the city prior to installation or fabrication.
 2. No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the net sign area (overall height and width

of the sign, including all trim of molding).

3. Maximum sign area shall be one and one-half feet of sign area per one lineal foot of building frontage.
4. Maximum sign width shall not exceed sixty percent of the building width.

(g) Specific design criteria for address signs shall be as follows:

1. Each occupant shall be allowed to place upon each primary entrance not more than one hundred forty-four square inches of gold leaf or decal application lettering not to exceed two inches in height indicating hours of business, emergency telephone, etc. Type face shall be subject to approval by the director of community development.
2. Premise numbers shall be placed on a wall facing the street on which the number is assigned, and shall be permanent in character and of contrasting color so as to be easily readable.

(h) Specific design criteria for monument signs shall be as follows:

1. Monument signs shall be allowed where the site area equals fifteen thousand square feet or more, or on sites which have a minimum ten foot landscaped setback.
2. Monument signs shall be placed in a landscaped planter area which shall include a minimum of two hundred square feet.
3. One monument sign shall be allowed per one hundred fifty lineal feet of street frontage.
4. No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the net sign area (overall height and width of the sign, including all trim and molding).
5. Monument signs shall display only the project title or name or the name of the major tenant.
6. Monument signs shall have a concrete or brick base and shall not exceed six feet in height.
7. Maximum sign area shall be one-half foot of sign area per one lineal foot of street frontage not to exceed one hundred square feet.
8. In no case shall a monument sign be located closer than the distance computed as forty percent of the lot width from any side property line (excluding side property lines adjacent to a public street).

(i) Specific design criteria for pylon signs shall be as follows:

1. Pylon signs shall be allowed where the site area equals two acres or more.
2. Pylon signs shall be maintained a minimum of two hundred lineal feet apart.
3. Maximum sign area shall be limited to one square foot of sign area per one lineal foot of street frontage, with a maximum area limited to two hundred square feet. Net sign area shall include structural supports and/or architectural features.

4. No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the net sign area.
 5. Maximum height shall not exceed twenty-five feet.
 6. One marquee shall be permitted, if incorporated into the pylon sign, with the maximum sign area limited to one-fourth the aggregate sign area of the pylon sign. Marquee signs shall not be permitted atop or attached to buildings.
 7. Reader boards or "change copy" signs shall not be allowed on pylon signs, unless approved by the development review board.
 8. In no case shall a pylon sign be located closer than a distance computed as forty percent of the lot width from any side property line (excluding side property line adjacent to public streets).
 9. Directory signs as an integral part of a pylon sign shall be permitted, subject to the design criteria for pylon signs noted above.
- (j) For churches, a free-standing monument sign with manually changeable copy is permitted subject to the following criteria:
1. The design, logos, and colors shall be submitted to the City for written approval prior to fabrication.
 2. Signs shall be placed in a landscaped planter area which contains not less than 100 square feet. Exact placement of the sign is subject to approval.
 3. The total height of the sign shall not exceed 6 feet and shall include a decorative base.
 4. The total area of the sign shall not exceed 60 square feet per side. The changeable copy area shall not exceed 1/2 of the total sign area.
 5. The sign structure and housing shall be decorative with a textured finish with no exposed metal nuts or bolts.
 6. One manually changeable copy sign is allowed per property. The sign may be two sided.
 7. Monument signs shall be located at least 10 feet from any vehicle access point.
- (k) Specific design criteria for window signs shall be as follows:
1. Sign area shall be limited to forty percent of each single or individually framed pane of glass facing the interior of a shopping center. Sign area shall be limited to forty percent of each door consisting of glass.
 - a. No more than 33 percent of the square footage of a single or individually framed pane of glass and clear doors of an establishment that sells alcohol for off-site consumption shall bear advertising or signs of any sort, and all advertising and signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises. Window signs advertising alcohol

and tobacco shall be placed a minimum of forty-two (42) inches above the interior floor.

- (46) Repealed by Ord. No. 599.
- (47) Storage for transit and transportation equipment **within an enclosed building**, except railroad freight classification yards.
- (48) Textile manufacture, processing or treatment.
- (49) Repealed by Ord. No. 599.
- (50) Repealed by Ord. No. 599.
- (51) Repealed by Ord. No. 599.
- (52) Repealed by Ord. No. 599.
- (53) Upholstering, **except vehicle upholstery**.
- (54) Repealed by Ord. No. 599.
- (55) Repealed by Ord. No. 599.
- (56) Repealed by Ord. No. 1061.
- (57) Unclassified uses, see Article X.
- (58) Reverse vending machines, provided that in each instance an administrative permit is obtained, as set forth in Section 44-263 (a).
- (59) Exterior telephones - subject to review and approval from the Development Review Board, pursuant to Sections 44-210 through 44-215 of the Paramount Municipal Code.
- (60) Exterior vending machines, including, but limited to, water vending machines, snack food vending machines, beverage vending machines, video tape vending machines, and flower vending machines - subject to review and approval from the Development Review Board, pursuant to Sections 44-210 through 44-215 of the Paramount Municipal Code.

(Ord. Nos. 178, 211, 417, 521, 569, 599, 666, 719, 758, 831, 843, 853, 882, 909, 1007, 1061)

Sec. 44-75.1. Same--Subject to conditional use permit.

The following uses may be permitted; provided, that in each instance a conditional use permit is first obtained and continued in full force and effect as provided in Section 44-158 et seq.:

- (1) Automobile service stations, subject to standards as provided in Section 44-104.2.
- (2) Automobile laundry, subject to standards as provided in Section 44-104.2.
- (3) Off-site billboards.
- (4) Mobile homes, as defined by the California Health and Safety Code, for temporary offices.
- (5) Factory built housing, as defined by the Uniform Building Code, for temporary offices.
- (6) Repealed by Ord. No. 599.

- (7) Repealed by Ord. No. 599.
- (8) Game arcades.
- (9) Automobile sales, new and used, subject to standards provided by Section 44-104.8, and as defined by Section 44-1.
- (10) Liquor stores. Subject to the following conditions:
 - (a) No liquor store shall be located within one hundred feet of any parcel of land zoned for residential use, schools or churches. The distance between any liquor store and any school, parcel of land zoned for residential use, or church shall be measured in a straight line, without regard for intervening structures, from the closest point on the exterior parcel line of the liquor store to the closest point on the property line of the school, parcel zoned for residential use or church.
 - (b) The property shall meet all landscaping and setback requirements for the zone in which it is located.
 - (c) Prior to the issuance of building permits, the applicant shall submit a precise landscaping plan showing the size, type and location of all plant material. Said plan shall include the location of a permanent underground irrigation system of adequate design to insure complete coverage of all plant materials. Said plan shall also show the location of all perimeter walls and shall be subject to the approval of the director of community development.
 - (d) That the site for the proposed use related to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated by the proposed use.
 - (e) All outside trash, garbage, refuse and other storage areas shall be enclosed by a solid decorative masonry wall not less than six feet in height, with appropriate solid gate. Such storage areas shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
 - (f) All mechanical equipment and appurtenances of any type whatsoever, whether located on rooftop, ground level or anywhere on the building structure, shall be completely enclosed so as not to be visible from any public street and/or adjacent property. Such enclosures of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve.
 - (g) Noise from air compressors or refrigeration equipment or other mechanical devices shall be muffled so as not to become objectionable due to intermittence, beat frequency or shrillness, and the decibel level shall not exceed street background noise normally occurring at location of site.
 - (h) The conditional use permit does not include approval for signing. A sign permit must be obtained from the community development department and approved by the director of community development prior to installation of any new signing.
 - (i) Parking shall be provided at the rate of one space per three hundred square feet of gross floor area, and in no case shall less than ten parking spaces be provided.
 - (j) The parking area shall be surfaced and maintained with Portland cement, concrete, or bituminous pavement.

- (k) A minimum of seven percent of all off-street parking areas shall be landscaped with suitable plant materials.
 - (l) No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted.
 - (m) No phone booths or news racks shall be located on the exterior of the premises.
- (11) Any retail commercial, wholesale, warehousing, or manufacturing business operation, engaged in the sale, storage, or manufacture of alcohol for on or off-site consumption, subject to the following conditions:
- (a) The property shall meet all landscaping and setback requirements for the zone in which it is located.
 - (b) Prior to the issuance of building permits, the applicant shall submit a precise landscaping plan showing the size, type and location of all plant material. Said plan shall include the location of a permanent underground irrigation system of adequate design to insure complete coverage of all plant materials. Said plan shall also show the location of all perimeter walls and shall be subject to the approval of the director of community development.
 - (c) The site for the proposed use shall relate to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated by the proposed use.
 - (d) All outside trash, garbage, refuse and other storage areas shall be enclosed by a solid decorative masonry wall not less than six feet in height, with appropriate solid gate. Such storage areas shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
 - (e) All mechanical equipment and appurtenances of any type whatsoever whether located on rooftop, ground level or anywhere on the building structure, shall be completely enclosed so as not to be visible from any public street and/or adjacent property. Such enclosures of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve.
 - (f) Noise from air compressors or refrigeration equipment or other mechanical devices shall be muffled so as not to become objectionable due to intermittence, beat frequency or shrillness, and the decibel level shall not exceed street background noise normally occurring at location of site.
 - (g) The conditional use permit does not include approval for signing. A sign permit must be obtained from the community development department and approved by the director of community development prior to installation of any new signing.
 - (h) The parking area shall be surfaced and maintained with asphalt or concrete.
 - (i) A minimum of seven percent of all off-street parking areas shall be landscaped with suitable plant materials.
 - (j) No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted.
 - (k) No phone booths or newspaper racks shall be located on the exterior of the premises.
- (12) **Repealed by Ord. No. ____.** ~~Automobile body and fender works, and/or automobile painting;~~

~~provided that all painting, sanding, and baking shall be conducted within an entirely enclosed building.~~ *[move to Prohibited]*

- (13) A dwelling shall be permitted on the same lot on which an industrial use is located when the dwelling is used exclusively by a caretaker or superintendent of such enterprise and his family.
- (14) Metal structures; main, accessory, or addition to existing.
- (15) Small collection facilities. Subject to standards set forth in Section 44-263 (b).
- (16) Firearms sales.
- (17) Taxicab companies.
- (18) **Machine shops with a punch press up to twenty tons capacity with no perceptible vibration, when contained within an enclosed building, but no drop hammer or drop forge.**
[from Permitted]

(Ord. Nos. 599, 758, 895)

Sec. 44-75.2. Metal manufacturing performance standards.

Any metal manufacturing business operation that requires a permit to operate from the South Coast Air Quality Management District, with the exception of emergency electrical generator, is subject to the following conditions:

- (1) For new construction projects and material alterations to existing facilities, a public notice board shall be provided onsite during the period following the approval of the project and the completion of all project construction activities, including site improvements. The notice board shall maintain minimum dimensions of four feet in height and six feet in length, shall be installed in a location visible to the general public from the public right-of-way, and shall detail the nature of the project, including relevant site plan and elevations or renderings.
- (2) The operator shall maintain required applicable permits from the South Coast Air Quality Management District and all other relevant agencies and shall comply with the requirements of valid permits issued by the South Coast Air Quality Management District and all other relevant agencies with jurisdiction.
- (3) All feasible building resiliency and environmental sustainability provisions shall be incorporated into new construction and significant building rehabilitation.
- (4) An exterior wall sign identifying the business shall be installed in public view in compliance with Section 44-75 (45.1) of the Paramount Municipal Code.
- (5) Certification is encouraged to be obtained from the International Standardization Organization (ISO) or equivalent international standard-setting body as relevant regarding environmentally sustainable practices and organization.
- (6) Public tours of a facility shall be reasonably accommodated at least once each year for the purpose of informing the public of business operations and practices. A comprehensive information session at an offsite facility is acceptable provided direct facility access prohibitively impedes public safety or compromises proprietary processes, as determined by the owner in consultation with the Director of Community Development.
- (7) All metal manufacturing operations shall comply with required housekeeping practices of the South Coast Air Quality Management District.

- (8) To the extent that installation of emissions control equipment, including retrofit equipment, is required by an applicable South Coast Air Quality Management District rule or regulation, then such required emissions control equipment shall comply with Best Available Control Technology requirements.
- (9) With consideration of days and hours of operation, specific operations shall be mitigated to minimize impacts upon surrounding uses and infrastructure. In connection with the issuance of an Administrative Action or Conditional Use Permit, the Director or Planning Commission shall have the authority to impose reasonable restrictions on the hours of operation for certain outdoor activities (e.g., deliveries) to the extent such restriction on hours is necessary to mitigate or minimize impacts directly relating to such activity on surrounding uses and infrastructure.

Section 44-75.3. Regulations for existing metal-related uses in the M-1 zone, but which, by the adoption of Ordinance No. ____, require an Administrative Action.

The following provisions apply exclusively to any legally established metal manufacturing business operation, including forging companies, that requires a permit to operate from the South Coast Air Quality Management District, and which was operating in the City prior to the Effective Date of Ordinance No. ____.

- (1) A legally established use which, by the adoption of Ordinance No. ____, requires an Administrative Action shall be permitted to continue pursuant to the rules and regulations applicable to such use prior to the effective date of Ordinance No. ____, until such time that the City approves an Administrative Action for such use.
- (2) Within one year of the effective date of Ordinance No. ____, the responsible party for any use subject to this Section 44-75.3 that is in compliance with applicable laws shall apply for an Administrative Action. Such Administrative Action shall not be for the purpose of authorizing a particular use that would otherwise be a legal nonconforming use but for the requirement to obtain an Administrative Action pursuant to Ordinance No. ____. Instead, the approval of the Administrative Action shall be for the purposes of (1) cataloging equipment, materials, and uses and (2) imposing those conditions set forth in this Section 44-75.3 on existing uses. As such, the approval of an Administrative Action pursuant to this section shall be considered a ministerial action not subject to a public hearing, unless the Director of Community Development determines an application requires a public hearing and discretionary review. If the applicant for an Administrative Action is concurrently proposing an expansion of existing operations, the Director shall be permitted to transfer decision-making authority to the Planning Commission, in which case a public hearing shall be required.
- (3) The decision of the Director to approve or deny an application for an Administrative Action shall be appealable to the Planning Commission, and the decision of the Planning Commission shall be appealable to the City Council. Any decision by the City Council on appeal shall be final.
- (4) An Administrative Action obtained by the responsible party pursuant to Section 44-75.3 (2), above, shall specify that such use was an existing use prior to the effective date of Ordinance No. ____, and shall be permitted to continue operating in the same manner as previously permitted prior to the adoption of Ordinance No. ____, subject to the following conditions, which conditions shall be included in the Administrative Action.
 - (a) The operator shall maintain required applicable permits from the South Coast Air Quality Management District and all other relevant agencies and shall comply with the requirements of valid permits issued by the South Coast Air Quality Management District and all other relevant agencies.

- (b) The use shall comply with required housekeeping practices of the South Coast Air Quality Management District.
 - (c) To the extent that installation of emissions control equipment, including retrofit equipment, is required by an applicable South Coast Air Quality Management District rule or regulation, then such required emissions control equipment shall comply with Best Available Control Technology requirements.
 - (d) Core production and heavy manufacturing activities shall be conducted within an enclosed structure. Notwithstanding the foregoing, ancillary activities including but not limited to maintenance, inspection, measuring, packing, loading, and unloading shall be permitted outdoors.
- (5) A legally established use which, by the adoption of Ordinance No. ____, requires an Administrative Action may be permitted to expand provided that all requirements of the Paramount Municipal Code, all Federal environmental regulations, as set by the Federal Environmental Protection Agency, all California Environmental Quality Act regulations, and all South Coast Air Quality Management District regulations are met. Additionally, the use of Best Available Control Technology is required at minimum.
- (6) Revocation and modification. The Director of Community Development may, after a hearing to be conducted in a manner with formal rules of evidence within 10 business days following a written request for a hearing, revoke or modify on any one or more of the following grounds any Administrative Action previously issued:
- (a) That the approval was obtained by fraud.
 - (b) That the use for which such approval was granted is not being exercised.
 - (c) That the use for which such approval was granted has ceased to exist or has been suspended for one year or more.
 - (d) That the Administrative Action is being, or recently has been, exercised contrary to the terms or conditions of such approval, or in violation of any statute, provision of this Code, ordinance, law or regulation.
 - (e) That the use for which the approval was granted was so exercised as to be detrimental to the public health or safety, or so as to constitute a nuisance.

A written decision noting the Section violated, evidence supporting the violation, and appeal information, shall be rendered within five (5) working days after the close of the hearing. Within ten (10) working days from a written decision of the Director, a business representative may submit a written request to the Community Development Department with legal and factual basis for an appeal before the Planning Commission. Appeals to the Planning Commission are subject to provisions of Article XII of the Paramount Municipal Code.

Section 44-75.4. Regulations for existing non-metal-related uses in the M-2 zone, but which, by the adoption of Ordinance No. ____, have been rendered legal nonconforming.

The following provisions apply to any legally established non-metal business operation that was rendered legal nonconforming by the adoption of Ordinance No. ____ .

- (1) A legally established non-metal-related use which, by the adoption of Ordinance No. ____, has been rendered legal nonconforming may be permitted to expand provided that a conditional use permit is obtained from the Planning Commission provided that:

- (a) All requirements of the Paramount Municipal Code, all Federal environmental regulations, as set by the Federal Environmental Protection Agency, all California Environmental Quality Act regulations, and all South Coast Air Quality Management District regulations are met. Additionally, the use of Best Available Control Technology is required at minimum.**

Sec. 44-76. Same—Limitations on uses.

Every use permitted in the M-1 zone shall be subject to the following conditions and limitations:

- (1) All uses shall conform to the off-street parking requirements, loading and unloading area requirements and the general provisions and exceptions set forth beginning with Section 44-91.
- (2) On any exterior boundary line which is a common property line with "R" classified property, a six foot solid wall constructed of concrete, cinder block, brick, masonry or other similar materials shall be installed and maintained for screening purposes and controlling trespass, except where the wall of a building is on such common boundary line no separate wall need be installed along the portion of the boundary line occupied by the wall of the building; and, provided further, that on any portion of the common lot line constituting the depth of the required front yard on the adjoining "R" classified property such wall shall be not less than thirty-six inches nor more than forty-two inches in height.
 - (a) No barbed wire, concertina wire, razor wire or cut glass shall be used as a fence or part of a fence, wall or hedge along any property line or within any required side, rear or front yard where visible from the public-right-of way.
- (3) All uses shall be conducted within an entirely enclosed building except:
 - (a) Parking lots.
 - (b) Drive-in restaurants.
 - (c) Electric distribution substations.
 - (d) Automobile service stations.
 - (e) Growing stock in connection with a horticulture nursery, whether the stock is in open ground, pots or containers.
 - (f) Outdoor swimming pool displays.
 - (g) Billboards.
 - (h) Auto, camper, boat and mobile home sales lots.
 - (i) Recycling facilities.
 - (j) Active loading and unloading of deliveries.**
 - (k) Ancillary outdoor activities incidental to the permitted use, including, but not limited to, maintenance, inspections, and measuring. Other ancillary outdoor activities shall be approved by the Director of Community Development**
 - (l) Storage established prior to the adoption of Ordinance No. 571 on July 3, 1984.**
- (4) Any necessary additional features shall be provided to meet any unusual or special requirements

for police protection, health protection and fire protection as may be required by the governmental agency having jurisdiction in each case.

(5) **Air pollution control.** All operations conducted on the premises shall not be objectionable by reason of noise, mud, steam, vibration, hazard or other causes, and any use the operation of which produces odor, fumes (toxic or nontoxic) gases, airborne solids or other atmospheric contaminants shall be allowed to locate only when conforming to limitations now or hereafter defined by law and shall have secured a permits to operate, **as required**, from the **South Coast Air Quality Management District**.

(5.1) **All uses shall obtain all relevant permits and approvals from all relevant government agencies. All uses shall comply with all relevant laws and regulations.**

(5.2) **A health risk assessment shall be prepared for all uses for which an Environmental Impact Report (EIR) will be prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The health risk assessment shall be prepared at minimum in accordance with current health risk assessment requirements of the South Coast Air Quality Management District.**

(6) Yard Standards.

(a) Front ~~S~~setback:

1. Lots with a depth of 150 feet and less shall maintain a front setback determined in the following manner:

Building, Structure, Wall, or Fence Height	Front Setback
0 – 30 feet	10 feet
31 – 45 feet	15 feet
46 – 85 feet	20 feet

2. Lots with a depth of 151 feet to 749 feet shall maintain a setback determined in the following manner:

Building, Structure, Wall, or Fence Height	Front Setback
0 – 30 feet	20 feet
31 – 45 feet	25 feet
46 – 85 feet	30 feet

3. Lots with a depth of 750 feet or more shall maintain a front setback determined in the following manner:

Building, Structure, Wall, or Fence Height	Front Setback
0 – 30 feet	30 feet
31 – 45 feet	35 feet
46 – 85 feet	40 feet

The front setback shall be measured from the ultimate property line after dedication. Front setbacks shall be fully landscaped, including mounded drought-resistant fescue sod. No unscreened mechanical equipment or structures are permitted in front yard setbacks. Parking in the front setback is prohibited. To the maximum extent feasible, parking shall be provided to the rear of the front setback.

(7) **Yards shall be provided as follows:**

- (a) **Side yards, interior lots.** On interior lots **every lot shall have a side yard of not less than five feet. Side yards shall be landscaped in compliance with Article XXIV of the Paramount Municipal Code.**
- (b) **Side yards, corner lots and reverse corner lots.** On corner lots and reverse corner lots, a minimum 10 foot side yard setback shall be provided **on the side adjacent to the corner and a side yard of not less than five feet shall be provided on other property sides.** Such side yards shall be totally landscaped as specified herein.
- (c) **Rear yards.** **Every lot shall have a rear yard of not less than ten feet. Rear yards shall be landscaped in compliance with Article XXIV of the Paramount Municipal Code.**

(8) Exclusive of driveways and walkways, all required setback areas shall be totally landscaped and improved **for the purpose of aesthetics, noise mitigation, dust mitigation, emissions mitigation, and water runoff capture** in accordance with the provisions specified herein. Landscaping plans specifying the size, type, quantity and location of all plant material shall be submitted to the director of planning for approval. All required landscaping areas shall be subject to, but not limited to the following minimum standards:

- (a) **Irrigation.** All landscaped areas shall be provided with a water efficient irrigation system consisting of:
 - 1. Drip irrigation.
 - 2. Bubblers for shrubs and trees.
 - 3. Rotating sprinklers rated at emitting less than one gallon of water per minute.
 - 4. Pressure regulators, allowing no more pressure than recommended by the manufacturer of the drip system (usually about 10 to 15 psi) or the rotating sprinklers (usually about 35 psi).
 - 5. Separate valves for each portion of the landscape (known as 'hydrozones') that requires a unique watering schedule.
- (b) **Planters.** All landscaping shall be planted in permanent planters surrounded by six inches by six inches tall concrete curbing except where a planter abuts a building or concrete block wall **and except for minimal openings to allow for water drainage and filtration.**
- (c) **Trees.**
 - 1. One twenty inch box tree and three fifteen gallon trees shall be required for every fifty lineal feet of landscaping, adjacent to any public right-of-way.
 - 2. All trees shall be a minimum fifteen gallon size.
 - 3. Trees shall be kept not less than:
 - a. Twenty feet back of beginning of curb returns at any street intersection.
 - b. Twenty feet from lamp standards and poles.

- c. Ten feet from fire hydrants.
- d. Five feet from service walks and driveways.
- e. Five feet from water meters.

(d) Landscape. All setback areas shall be fully landscaped utilizing water efficient materials with drought resistant plants as a minimum requirement. Additional plant material such as shrubs and ground cover may be used to supplement landscaped areas. All setback areas fronting a street must be planted with drought resistant landscaping, to the maximum extent possible.

1. Landscape materials. All required landscaping shall be covered with materials such as drought tolerant plants, compost, mulch, artificial turf and permeable hardscape.
2. Plant density. Plant density shall cover at least 65% of the front yard area. Acceptable materials are: Drought tolerant plants, artificial turf, and permeable materials or a combination thereof.
3. Non-plant density. A maximum of 35% of the required front yard area shall include accent plant alternatives, including pavers and brick set on a bed of sand where no mortar or grout has been used, a three inch layer of mulch, decomposed granite, or artificial turf.
4. Turf replacement. Turf is not a required landscape material. Drought tolerant landscape materials that retain water onsite are preferred when replacing existing turf.
5. Artificial turf. Artificial turf as a possible landscape alternative is subject to the following conditions:
 - (i) Site preparation. Artificial turf must be properly prepared by a licensed contractor, including site preparation and installation of base materials. Site preparation must consist of:
 - i. Removal of all existing plant material and top three inches of soil in the installation area.
 - ii. Recommended use of weed spray to assist in site preparation.
 - iii. Placement of a weed barrier over the compacted and porous crushed rock or other comparable material below the turf surface to provide adequate drainage.
 - iv. Area must be sloped and graded to prevent excessive pooling, runoff, or flooding onto adjacent property.
 - (ii) Installation.
 - i. Artificial turf must be permanently anchored with nails and glue, and all seams must be nailed, or sewn, and glued, with the grain pointing in a single direction.
 - ii. Artificial turf cannot encroach upon living plants/trees and must end at least 3 inches from the base of any newly planted plant/tree.

- iii. Artificial turf must be separated from live planting areas by a barrier such as a mow strip or bender board to prevent mixing of natural plant materials and artificial turf.
 - (iii) Materials. Artificial turf product must:
 - i. Have an 8 year, “no-fade” manufacturer’s warranty.
 - ii. Be permeable to water and air and non-flammable.
 - iii. Be cut-pile infill and made from polyethylene or a blend of polyethylene and polypropylene.
 - iv. Have a hole punched permeable backing with spacing not to exceed four inches by six inches on center.
 - v. Have a minimum blade length (pile height) of 1.25 inches.
 - vi. Have a minimum face weight of 65 ounces.
 - vii. Infill materials can consist of ground rubber or silicon sand.
 - viii. Nylon based or plastic grass blades (ie patio carpet or astro-turf) are not permitted.
 - (iv) Maintenance.
 - i. Artificial turf must be maintained in a green, fadeless condition free of weeds, stains, tears, or looseness at edges and seams.
 - ii. Proper weed control must be maintained at all times.
 - iii. Damaged areas must be repaired or replaced.
- 6. Hardscape. Hardscape (non-permeable) is limited to existing driveways, walkways, patios and courtyards.
- 7. Applicability. These provisions shall be applicable for all new development and for existing development where turf is to be replaced within the existing landscape.
- 8. Water-Efficient Landscape Provisions. Landscaping shall comply with the Model Water Efficient Landscape Ordinance (MWELO) of the State of California and Article XXIV of the Paramount Municipal Code.
- 9. All proposed landscape revisions within the City parkway shall be subject to provisions as specified in Chapter 38, Section 38-155.
- (e) Approval criteria for landscaping plans will consider, but not be limited to the following items:
 - 1. The adequacy of plant material in achieving a buffer along public streets.
 - 2. The use of landscaping to enhance the aesthetic quality of property and buildings.

3. The general suitability relative to the placement and type of plant material selected for screening purposes.

(9) Waste, garbage and trash regulations.

- (a) There shall be provided and maintained within one hundred feet of each building an enclosure for the purpose of storing garbage, waste, refuse and trash of all persons utilizing said parcel. Said enclosure shall have on each side thereof a solid reinforced masonry wall of not less than five feet in height except for openings. All openings shall be equipped with gates or doors which meet the height requirement of this subsection and the fence requirements for durability. Such gates or doors shall be equipped at all times with a fully operating, self-closing device. At least one opening or gate or door shall be of sufficient width to provide reasonable and necessary access to the storage area and said opening door or gate shall at all times be located and maintained at such a place and in such a fashion that access to the storage area for the deposit and removal of waste, trash, refuse and garbage is reasonably afforded. The city may approve substitution of a solid fence or other material when in its opinion such fence or other material will adequately comply with the provision of this subsection.
- (b) All garbage stored within such enclosure shall be placed and maintained in a metal or plastic container which has an overlapping fly-tight lid. The lid shall be secured in place at all times when the container is not being filled or emptied.
- (c) Waste, refuse and trash, other than garbage shall be placed, maintained, and stored in a container of substantial design and construction that will retain therein said trash, refuse and waste and may be readily emptied by trash collectors and which, further, do not readily disintegrate, fall apart, blow, or scatter about the premises.
- (d) Garbage, waste, refuse and trash may also be stored in metal bins equipped with wheels of a design approved by the director. All garbage, waste and refuse and trash contained in such bins shall be maintained within the interior of said metal bins and shall be equipped with a lid which shall be completely closed at all times except when being filled or emptied.
- (e) All of said aforementioned containers shall be kept and maintained within the walls of said enclosure except when being emptied by a collector.
- (f) There shall be provided and maintained within said storage area trash containers, as aforementioned, of not less than fifty gallon capacity.
- (g) No person shall deposit, maintain, accumulate, dispose of, or allow the deposit, accumulation, maintenance or any disposal of any garbage, waste, refuse or trash outside of a building except as authorized in this section.
- (h) Upon written request to the director of community development, a trash enclosure in an industrial area may be waived if the following conditions exist:
 1. If all trash generated by the industrial user can be contained within trash containers and maintained in an orderly and sanitary condition inside of the main building.
 2. If the trash company serving the business will service the bin from the placement in the building.
- (i) Recycling facilities.
 1. All development projects for which a building permit is submitted on or after

September 1, 1994 shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials. "Development project" means any of the following:

- a. A project for which a building permit will be required for a commercial, industrial, or institutional building, or residential building having five or more living units, where solid waste is collected and loaded and any residential project where solid waste is collected and loaded in a location serving five or more units.
- b. Any new public facility where solid waste is collected and loaded and any improvements for areas of a public facility used for collecting and loading solid waste.

(10) Window security bars.

- (a) Installation of new window security bars. The installation of window security bars is prohibited.

(11) Tarps.

Tarps made from materials including, but not limited to, canvas, fabric, plastic, rubber, nylon or acetate are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, and over driveways and in parking and circulation areas.

For legal, nonconforming residential properties, tarps may be used to drape common household items (e.g. bicycles, lawn maintenance equipment, firewood) in a required rear yard area or side yard area that does not abut a street or alley, provided that the tarp does not exceed the height of the rear or side yard fence, or exceed a height of six feet. Tarps shall be maintained in good condition. The criteria utilized in evaluating the condition of a tarp shall include, but not be limited to, torn, stained, dirty, and/or faded material.

The provisions of this section do not apply to free standing fabric shade structures that are professionally manufactured, mechanically folding, 'pop up' style shade structures, located at legal, nonconforming residential properties. These structures may be placed within the rear yard area, but are prohibited in front and side yards, and over driveways. Permitted fabric shade structures shall be maintained in good condition. The criteria utilized in evaluating the condition of a fabric shade structure shall include, but not be limited to, torn, stained, dirty, and/or faded material, and damaged support structures.

(12) Exterior winter holiday lights. For legal, nonconforming residential properties, exterior winter holiday lights shall be permitted for display beginning on Thanksgiving Day until January 15 of the following year. Exterior winter holiday lights shall be removed within 48 hours after January 15 of each year. For purposes of this section, exterior winter holiday lights are defined as string lights, commonly and customarily associated with the holiday season during those times stated herein, that contain multiple or single colored light bulbs or clear light bulbs and that are attached to a building, structure or dwelling permitted under this article.

In interpreting and applying the provisions of this section, the Community Development Director shall use reasonable judgement to determine if a specific string of lights is considered winter holiday lights.

The decision of the Community Development Director may be appealed to the Development Review Board within ten (10) days after the decision of the Community Development Director, which said appeal shall be heard at the next regularly scheduled meeting of the Development Review Board. Any decision of the Development Review Board may be appealed to the City

Council within ten (10) days after the decision of the Development Review Board. The decision of the City Council shall be final.

(Ord. Nos. 178, 422, 571, 584, 719, 818, 846, 893, 905, 942, 949, 957, 1067, 1075)

Sec. 76.1. Prohibited uses.

- (a) The storage of trucks or commercial vehicles owned independently of a primary licensed business on any parcel; or
- (b) Truck yards or the storage of trucks or commercial vehicles as the primary use on any parcel; or
- (c) The storage of trucks or commercial vehicles unassociated with the primary business operations at any onsite building on any parcel.

For purposes of this section, trucks or commercial vehicles, which include truck tractors, truck trailers, or any combination thereof, are defined in Section 29-9.1 (2) of the Paramount Municipal Code.

(Ord. No. 1070)

- (d) Grinding shops.**
- (e) Sheet metal shops.**
- (f) Automobile body and fender works, and/or automobile painting.**
- (g) Chrome plating and/or electroplating.**
- (h) Anodizing.**
- (i) Metal forging.**

Sec. 44-77. Height.

Buildings in the M-1 zone may be erected to a maximum height of ~~55 eighty-five~~ feet. **Pollution control equipment in the M-1 zone shall not exceed a maximum height of 85 feet.**

(Ord. No. 178)

Sec. 44-78. Floor area.

The maximum permitted floor area to be contained in all buildings on a lot in an M-1 zone shall not exceed ~~four 2.5~~ times the area of the lot.

(Ord. No. 178)

Sec. 44-79. Open spaces.

Additional open spaces, both as to amount and location on the premises, may be required in the M-1 zone in connection with a conditional use permit, unclassified use permit or a site plan in order to apply the established requirements of this chapter and related provisions of this Code and other ordinances pertaining to such subjects as off-street parking, loading and unloading areas, convenient and safe circulation of vehicles and pedestrians, ingress and egress as related to marginal traffic pattern, vision clearance (traffic), drainage and lighting.

(Ord. No. 178)

Sec. 44-79.1. Travel demand measures.

- (1) Development of 25,000 square feet or more shall provide the following to the satisfaction of the City:
 - (a) A bulletin board, display case, or kiosk displaying transportation information located where the greatest number of employees are likely to see it. Information in the area shall include, but is not limited to, the following:
 1. Current maps, routes and schedules for public transit routes serving the site;
 2. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
 3. Ridesharing promotional material supplied by commuter-oriented organizations;
 4. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 5. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.
- (2) Development of 50,000 square feet or more shall comply with Subsection (a) above and shall also provide all of the following measures to the satisfaction of the City.
 - (a) Not less than 10% of employee parking area, shall be located as close as is practical to the employee entrance(s), and shall be reserved for use by potential carpool/vanpool vehicles, without displacing handicapped parking needs. This preferential carpool/vanpool parking area shall be identified on the site plan upon application for building permit, to the satisfaction of City. A statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces must be included on the required transportation information board. Spaces will be signed/striped as demand warrants; provided that at all time at least one space for projects of 50,000 square feet to 100,000 square feet and two spaces for projects over 100,000 square feet will be signed/striped for carpool/vanpool vehicles.
 - (b) Preferential parking space reserved for vanpools must be accessible to vanpool vehicles. When located within a parking structure, a minimum vertical interior clearance of 7'2" shall be provided for those spaces and access ways to be used by such vehicles. Adequate turning radii and parking space dimensions shall also be included in vanpool parking areas.
 - (c) Bicycle racks or other secure bicycle parking shall be provided to accommodate 4 bicycles per the first 50,000 square feet of development and 1 bicycle per each additional 50,000 square feet of development. A bicycle parking facility may also be a fully enclosed space or locker accessible only to the owner or operator of the bicycle, which protects the bike from inclement weather. Specific facilities and location (e.g., provision of racks, lockers, or locked room) shall be to the satisfaction of the City.
- (3) Development of 100,000 square feet or more shall comply with Subsections (a) and (b) above, and shall also provide all of the following measures to the satisfaction of the City.
 - (a) A safe and convenient zone in which vanpool and carpool vehicles may deliver or board their passengers.
 - (b) Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the department.

- (c) If determined necessary by the City to mitigate the project impact, bus stop improvements must be provided. The City will consult with the local bus service providers in determining appropriate improvements. When locating bus stops and/or planning building entrances, entrances must be designed to provide safe and efficient access to nearby transit stations/stops.
 - (d) Safe and convenient access from the external circulation system to bicycle parking facilities onsite.
- (4) Variations. Variations from the minimum requirements of this section for individual projects may be considered if:
- (a) The transportation demand strategies required by Subsections (a) - (c) above will not be applicable due to special circumstances relating to the project, including but not limited to, the location or configuration of the project, the availability of existing transportation demand management strategies, or other specific factors which will make infeasible or reduce the effectiveness of the required strategy, and
 - (b) Alternative transportation demand management strategies commensurate with the nature and trip generating characteristics of the proposed facility are feasible.

Any variance from the requirements of Subsections (a) - (c) must be conditioned upon the substitution of an alternative transportation demand management strategy.

- (5) Review of Transit Impacts. Prior to approval of any development project for which an Environmental Impact Report (EIR) will be prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) or based on a local determination, regional and municipal fixed-route transit operators providing service to the project shall be identified and consulted with. Projects for which a Notice of Preparation (NOP) for a draft EIR has been circulated pursuant to the provisions of CEQA prior to the effective date of this ordinance shall be exempted from its provisions. The "Transit Impact Review Worksheet", contained in the Los Angeles County Congestion Management Program Manual, or similar worksheets, shall be used in assessing impacts. Pursuant to the provisions of CEQA, transit operators shall be sent a NOP for all contemplated EIR'S and shall, as part of the NOP process, be given opportunity to comment on the impacts of the project, to identify recommended transit service or capital improvements which may be required as a result of the project, and to recommend mitigation measures which minimize automobile trips on the CMP network. Impacts and recommended mitigation measures identified by the transit operator, if adopted by the City, shall be monitored through the mitigation monitoring requirements of CEQA.

For purposes of this section, the following definitions shall apply. "Development" shall mean the construction or addition of new building square footage. For purposes of additions to buildings which existed prior to the adoption of this ordinance, existing square footage shall be exempt from the requirements of this ordinance. Additions to buildings which existed prior to the adoption of this ordinance and which exceed the thresholds defined above shall comply with the applicable requirements, but shall not be added cumulatively with existing square footage; all calculations shall be based on gross square footage.

Employee parking area shall mean the portion of total required parking at a development used by onsite employees. Unless otherwise specified in the Chapter, employee parking shall be calculated as follows:

Type of Use	Percent of Total Required Parking Devoted to Employees
Commercial	30%

Office/Professional	85%
Industrial/Manufacturing	90%

- (6) Applicability. This ordinance shall not apply to projects for which a development application has been deemed "complete" by the City pursuant to Government Code Section 65943, or for which a Notice of Preparation for a Draft Environmental Impact Report has been circulated or for which an application for a building permit has been received, prior to the effective date of this ordinance.
- (7) Monitoring. Compliance with the provisions of this Ordinance shall be monitored in the same fashion as other required development standards. A Certificate of Occupancy for the development shall not issue until all of the requirements of this Ordinance have been met.
- (8) Enforcement. The provisions of this Ordinance shall be enforced in accordance with Sections 44-16 and 44-17 of the Paramount Municipal Code, which establishes violations of the Code as misdemeanors, and sets out penalties therefore.

(Ord. No. 824)

Sec. 44-86.2. License fees.

- (1) **Businesses, professions, trades and occupations in the M-1 zone, because of their nature and circumstances in relation to the grouping of industrial activities in the M-1 zoning classification, shall satisfy a development fee upon obtaining permits for construction.**
- (2) **Accumulated development fees funds shall be placed in a separate City of Paramount fund that is segregated from other monies, and these funds shall be directed to purchase and maintain environmental mitigations and sustainable infrastructure.**
- (3) **No such fee shall be assessed until such time that the City of Paramount prepares an analysis demonstrating the nexus between the assessed fee and the mitigations.**
- (4) **No such fee shall be assessed until such time that the City of Paramount determines a calculation for a fee.**

(Ord. Nos. 178, 211, 313, 325, 337, 415, 417, 422, 437, 521, 539, 563, 568, 569, 571, 584, 595, 596, 599, 666, 719, 758, 818, 831, 843, 846, 853, 882, 893, 895, 905, 909, 942, 949, 957, 1007, 1061, 1067, 1070, 1075)

Article IX. M-2. Heavy Manufacturing Classification.

Sec. 44-80. Purposes.

The purpose of the classification M-2 and its application is to provide for the location of and grouping of industrial activities the characteristics of which involve some noise, bulk handling of products manufactured, treated, processed or assembled on the premises, with the commensurate heavy trucking, and which activities normally require sites larger in area than the standard lot sizes. These activities, which have similar characteristics and performance standards, do not have a detrimental effect upon other uses of similar nature in close proximity. The grouping of such types of uses permits a pattern of land use, thoroughfares, public facilities and utilities, so designed as to cater advantageously to the specialized needs of such types of industrial uses. A further purpose of this classification is to apply zoning protection to industries properly located by prohibiting the intrusion of residential and institutional uses and all commercial enterprises except those which serve as accessory to the needs and convenience of the permitted types of industrial enterprises.

(Ord. No. 178)

Sec. 44-81. Uses--Permitted uses generally.

The following uses only are permitted in the M-2 zones, and as specifically provided and allowed by this article:

- (1) Any **nondiscretionary** use permitted in the M-1 classification.
- (2) Repealed by Ord. No. 599.
- (3) Repealed by Ord. No. 599.
- (4) Repealed by Ord. No. 599.
- (5) **Repealed by Ord. No. ____.** ~~Die casting.~~ **[move to CUP]**
- (6) **Repealed by Ord. No. ____.** ~~Galvanizing and lead plating, including heating and dipping.~~ **[move to Prohibited]**
- (7) Repealed by Ord. No. 599.
- (8) Repealed by Ord. No. 599.
- (9) **Repealed by Ord. No. ____.** ~~Plastics manufacture.~~ **[move to Prohibited]**
- (10) **Repealed by Ord. No. ____.** ~~Planing mills.~~ **[move to CUP]**
- (11) **Repealed by Ord. No. ____.** ~~Soap, manufacture of.~~ **[move to CUP]**
- (12) **Repealed by Ord. No. ____.** ~~Soda and compound manufacture.~~ **[move to Prohibited]**
- (13) **Repealed by Ord. No. ____.** ~~Steel fabrication plants.~~ **[move to CUP]**
- (14) **Repealed by Ord. No. ____.** ~~Stone monument works.~~ **[move to CUP]**
- (15) Repealed by Ord. No. 599.
- (16) **Repealed by Ord. No. ____.** ~~Welding shops.~~ **[move to Prohibited]**

- (17) Repealed by Ord. No. 599.
- (18) Accessory buildings **and uses** customarily incident to any of the above uses, when located on the same site with the main building.
- (19) Repealed by Ord. No. 1061.
- (20) See Unclassified Uses, Article X.
- (21) Signs.
- (a) **Sign drawing.** A sign drawing must be submitted to the director of community development for approval prior to the installation of any sign. **The drawing shall include the proposed sign dimensions, colors, type, style, materials, elevation above final grade level, and the method of illumination. The proposed sign shall be superimposed on a photograph of the proposed sign location.** All necessary permits shall be obtained prior to the installation of any sign..
- (b) **Sign copy.** The sign shall display only the established trade name or basic product name, or a combination thereof. **Information such as telephone numbers, websites, and product lists is not permitted.**
- (c) Permitted sign types shall include wall, plaque, under canopy, suspended, address, monument, pylon, sandblasted wood, or routed concrete.
- (d) The following sign types shall be prohibited:
- Signs constituting a traffic hazard; unlawful advertising; animated, audible, or moving signs; off-premise signs; vehicle signs; pole signs; light bulb strings and exposed tubing; flashing signs; exposed neon tubing wall signs; banners, pennants, flags, and balloons used as permanent signs; signs in proximity to utility lines; signs on public property or public rights-of-way; **can (cabinet) style wall signs; painted wall signs; flat, unframed metal/wood/acrylic "panel" signs; roof mounted signs; vinyl awnings; obscene or offensive signs containing statements, words, or pictures of an obscene or indecent character which appeal to the prurient interest in sex, or which are patently offensive and do not have serious literary, artistic, political, or scientific value; signs advertising home occupations; signs erected in a manner that a portion of their surface or supports will interfere with the free use of a fire escape, exit or standpipe, or obstruct a required ventilator, door, stairway, or window above the first floor, or create other hazards; signs not in compliance with the provisions of this chapter.** All off-premise signs of any type whatsoever, shall be prohibited.
- (e) Lettering shall be individual channel letters with trim caps and returns of an appropriate design as approved by the Director of Community and Economic Development.
- (f) Specific design criteria for wall, plaque, under canopy, and suspended signs shall be as follows:
1. One sign space shall be allowed for each occupant. The occupant shall verify the sign location and size with the city prior to installation or fabrication.
 2. No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the net sign area (overall height and width of the sign, including all trim or molding).

3. Maximum sign area shall be one and one-half feet of sign area per one lineal foot of building frontage.
4. Maximum signs width shall not exceed sixty percent of the building width.

(g) Specific design criteria for address signs shall be as follows:

1. Each occupant shall be allowed to place upon each primary entrance not more than one hundred forty-four square inches of gold leaf or decal application lettering not to exceed two inches in height indicating hours of business, emergency telephone, etc. Type face shall be subject to approval by the director of community development.
2. Premises numbers shall be placed on a wall facing the street on which the number is assigned, and shall be permanent in character and of contrasting color so as to be easily readable.

(h) Specific design criteria for monument signs shall be as follows:

1. Monument signs shall be allowed where the site area equals one-half acre or more, or on sites which have a minimum ten foot landscaped setback.
2. Monument signs shall be placed in a landscaped planter area which shall include a minimum of two hundred square feet.
3. One monument sign shall be allowed per one hundred fifty lineal feet of street frontage.
4. No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the net sign area (overall height and width of the sign, including all trim and molding).
5. Monument signs shall have a concrete or brick base and shall not exceed six feet in height.
6. Maximum sign area shall be one-half foot of sign area per one lineal foot of street frontage not to exceed one hundred square feet.
7. In no case shall a monument sign be located closer than a distance computed as forty percent of the lot width from any side property line (excluding side property lines adjacent to a public street).

(i) Specific design criteria for pylon signs shall be as follows:

1. Pylon signs shall be allowed where the site area equals two acres or more.
2. Pylon signs shall be maintained a minimum of two hundred lineal feet apart.
3. Maximum sign area shall be limited to one square foot of sign area per one lineal foot of street frontage, with a maximum area limited to two hundred square feet. Net sign area shall include structural supports and/or architectural features.
4. No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the net sign area.
5. Maximum height shall not exceed twenty-five feet.

6. One marquee shall be permitted, if incorporated into the pylon sign, with the maximum sign area of the pylon sign. Marquee signs shall not be permitted atop or attached to buildings.
 7. Reader boards or "change copy" signs shall not be allowed on pylon signs, unless approved by the development review board.
 8. In no case shall a pylon sign be located closer than a distance computed at forty percent of the lot width from any side property line (excluding side property line adjacent to public streets).
 9. Director signs as an integral part of a pylon sign shall be permitted, subject to the design criteria for pylon signs noted above.
- (j) Specific design criteria for window signs shall be as follows:

1. Sign area shall be limited to forty percent of each single or individually framed pane of glass facing the interior of a shopping center. Sign area shall be limited to forty percent of each door consisting of glass.
 - (a) No more than 33 percent of the square footage of a single or individually framed pane of glass and clear doors of an establishment that sells alcohol for off-site consumption shall bear advertising or signs of any sort, and all advertising and signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises. Window signs advertising alcohol and tobacco shall be placed a minimum of forty-two (42) inches above the interior floor.

(22) Reverse vending machines, provided that in each instance an administrative permit is obtained as set forth in Section 44-263 (a).

(23) Exterior telephones - subject to review and approval from the Development Review Board, pursuant to Sections 44-210 through 44-215 of the Paramount Municipal Code.

(24) Exterior vending machines, including, but limited to, water vending machines, snack food vending machines, beverage vending machines, video tape vending machines, and flower vending machines-- subject to review and approval from the Development Review Board, pursuant to Sections 44-210 through 44-215 of the Paramount Municipal Code.

(Ord. Nos. 599, 831, 853, 882, 909, 1061)

Sec. 44-82. Same--Uses requiring conditional use permit.

Because of considerations **such as of** smoke, fumes, dust, odor, vibration or hazard, **or other concerns of public health, safety, and welfare**, the establishment or operation of the following uses in an M-2 zone shall not be permitted unless a conditional use permit authorizing such use has been granted:

(1) Repealed by Ord. No. 599.

(2) **Repealed by Ord. No. ____.** ~~Acid, manufacture of sulfurous, sulfuric, picric, nitric, hydrochloric, hydrofluoric, or other similar acids.~~ **[move to Prohibited]**

- (3) **Repealed by Ord. No. ____.** ~~Alcohol manufacture.~~ ***[move to Prohibited]***
- (4) **Repealed by Ord. No. ____.** ~~Ammonia, bleaching powder or chlorine manufacture.~~ ***[move to Prohibited]***
- (5) **Repealed by Ord. No. ____.** ~~Asphalt manufacture or refining.~~ ***[move to Prohibited]***
- (6) Automatic screw machine.
- (7) **Repealed by Ord. No. ____.** ~~Blast furnace or coke oven.~~ ***[move to Prohibited]***
- (8) **Repealed by Ord. No. ____.** ~~Boiler manufacture.~~ ***[move to Prohibited]***
- (9) **Repealed by Ord. No. ____.** ~~Brick, tile or terra cotta manufacture.~~ ***[move to Prohibited]***
- (10) **Repealed by Ord. No. ____.** ~~Concrete products manufacture and ready-mix concrete.~~ ***[move to Prohibited]***
- (11) Repealed by Ord. No. 599.
- (12) Repealed by Ord. No. 599.
- (13) **Repealed by Ord. No. ____.** ~~Drop forge or drop hammer; provided, that they are contained in an entirely enclosed building and are not closer than five hundred feet to any "R" classified property.~~ ***[move to Prohibited]***
- (14) Repealed by Ord. No. 599.
- (15) Repealed by Ord. No. 599.
- (16) Repealed by Ord. No. 599.
- (17) **Repealed by Ord. No. ____.** ~~Fish smoking, curing or canning.~~ ***[move to Prohibited]***
- (18) Food products manufacture, storage, processing and packing of lard, pickles, sauerkraut, sausage or vinegar.
- (19) Repealed by Ord. No. 599.
- (20) **Repealed by Ord. No. ____.** ~~Freight classification yards.~~ ***[move to Prohibited]***
- (20.1) Game arcades.
- (21) Repealed by Ord. No. 599.
- (22) Repealed by Ord. No. 599.
- (23) **Repealed by Ord. No. ____.** ~~Heat treatment plant (metal).~~ ***[move to Prohibited]***
- (24) Reserved.
- (25) Repealed by Ord. No. 599.
- (26) **Repealed by Ord. No. ____.** ~~Paint, oil, shellac, turpentine or varnish manufacture.~~ ***[move to Prohibited]***

- (27) ~~Repealed by Ord. No. ____.~~ ~~Petroleum products or wholesale storage of petroleum including processing and refining except as otherwise provided in this chapter.~~ *[move to Prohibited]*
- (28) Repealed by Ord. No. 599.
- (29) Punch press over twenty tons **with no perceptible vibration**; provided that ~~they are it is~~ contained within an entirely enclosed building and any punch press up to twenty tons shall not be located closer than three hundred feet to any "R" classified property and any punch press exceeding twenty tons shall not be located closer than five hundred feet to any "R" classified property.
- (30) Repealed by Ord. No. 599.
- (31) Repealed by Ord. No. 599.
- (32) ~~Repealed by Ord. No. ____.~~ ~~Rolling mills, where ingots, slabs, sheets, or similar material of usually hot metal are passed between rolls resulting in a particular thickness or cross-sectional form.~~ *[move to Prohibited]*
- (33) ~~Repealed by Ord. No. ____.~~ ~~Roofing material manufacture.~~ *[move to Prohibited]*
- (34) ~~Repealed by Ord. No. ____.~~ ~~Rubber, reclaiming or the manufacture of synthetic rubber or its constituents.~~ *[move to Prohibited]*
- (35) Repealed by Ord. No. 599.
- (36) Repealed by Ord. No. 599.
- (37) Repealed by Ord. No. 599.
- (38) Repealed by Ord. No. 599.
- (39) Repealed by Ord. No. 599.
- (40) Reserved.
- (41) Wineries.
- (42) Reserved.
- (43) Fuel yards.
- (44) Loading platforms, ramps, stations or areas, in connection with oil, petroleum, gas, gasoline or other petroleum products, except as otherwise provided in this chapter.
- (45) Automobile service stations. Subject to standards as hereinafter set forth in Section 44-104.2.
- (46) Automobile laundries. Subject to standards as hereinafter set forth in Section 44-104.2.
- (47) Off-site billboards.
- (48) Mobile homes, as defined by the California Health and Safety Code, for temporary offices.
- (49) Factory built housing, as defined by the Uniform Building Code, for temporary offices.

- (50) Bars, cocktail lounges, or any establishment offering alcoholic beverages for sale for consumption on the premises.
- (51) Worm farms, subject to the standards provided by Section 44-104.5, and as defined by Section 44-1.
- (52) Automobile sales, new and used, subject to standards provided by Section 44-104.8, and as defined by Section 44-1.
- (53) Outside storage ~~and activities~~, subject to the following regulations:
- (a) Open storage of materials, products, and equipment ~~and any other outdoor land use~~ **shall** be conducted and maintained in a neat and orderly manner, and all outside storage areas shall be fully paved.
 - (b) Open storage or outdoor uses shall be **completely** concealed from view from nearby streets and adjoining property by buildings or solid masonry walls not less than six feet in height.
 - (c) The Planning Commission has the authority to determine that a fence, wall, or similar screening is necessary.
 - (d) Outside storage may be permitted only if the storage is accessory to the property's main use, and represents not more than twenty-five percent of the site.
 - (e) At no time shall the material being stored or stacked exceed the height of the screen wall.
 - (f) No storage shall be permitted in the required off-street parking area.
 - (g) Entry gates shall be screened with solid view obscuring materials, such as wood or aluminum baked panels. Slats through chain-linked gates shall not be considered solid, view obscuring materials.
 - (h) The use of sea cargo containers as a method of outside storage shall be permitted, subject to all provisions of this section. Containers shall not be stacked in any manner, and shall be completely screened with solid masonry block walls. The height of each individual container shall be limited to eight feet. Placement of containers shall not interfere in any way with required off-street parking or driveway areas. All properties within the city with existing container units at the time of adoption of this section shall abate such use or shall comply with all provisions of this section within ninety days after adoption of this ordinance.
- (54) Liquor store, subject to the following conditions:
- (a) No liquor store shall be located within one hundred feet of any parcel of land zoned for residential use, schools, or churches. The distance between any liquor store and any school, parcel of land zoned for residential use, or church shall be measured in a straight line, without regard for intervening structures, from the closest point on the exterior parcel line of the liquor store to the closest point on the property line of the school, parcel zoned for residential use or church.
 - (b) The property shall meet all landscaping and setback requirements for the zone in which it is located.
 - (c) Prior to the issuance of building permits, the applicant shall submit a precise landscaping plan showing the size, type and location of all plant material. Said plan shall include the

location of a permanent underground irrigation system of adequate design to insure complete coverage of all plant materials. Said plan shall also show the location of all perimeter walls and shall be subject to the approval of the director of community development.

- (d) That the site for the proposed use related to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated by the proposed use.
 - (e) All outside trash, garbage, refuse and other storage areas shall be enclosed by a solid decorative masonry wall not less than six feet in height, with appropriate solid gate. Such storage areas shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
 - (f) All mechanical equipment and appurtenances of any type whatsoever, whether located on rooftop, ground level or anywhere on the building structure, shall be completely enclosed so as not to be visible from any public street and/or adjacent property. Such enclosures of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve.
 - (g) Noise from air compressors or refrigeration equipment or other mechanical devices shall be muffled so as not to become objectionable due to intermittence, beat frequency or shrillness, and the decibel level shall not exceed street background noise normally occurring at location of site.
 - (h) The conditional use permit does not include approval for signing. A sign permit must be obtained from the community development department and approved by the director of community development prior to installation of any new signing.
 - (i) Parking shall be provided at the rate of one space per three hundred square feet of gross floor area, and in no case shall less than ten parking spaces be provided.
 - (j) The parking area shall be surfaced and maintained with Portland cement, concrete, or bituminous pavement.
 - (k) A minimum of seven percent of all off-street parking areas shall be landscaped with suitable plant materials.
 - (l) No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted.
 - (m) No phone booths or news racks shall be located on the exterior of the premises.
- (55) Any retail commercial, wholesale, warehousing, or manufacturing business operation, engaged in the sale, storage, of alcohol for on or off-site consumption, subject to the following conditions:
- (a) The property shall meet all landscaping and setback requirements for the zone in which it is located.
 - (b) Prior to the issuance of building permits, the applicant shall submit a precise landscaping plan showing the size, type and location of all plant material. Said plan shall include the location of a permanent underground irrigation system of adequate design to insure complete coverage of all plant materials. Said plan shall also show the location of all perimeter walls and shall be subject to the approval of the director of community development.

- (c) The site for the proposed use shall relate to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated by the proposed uses.
 - (d) All outside trash, garbage, refuse and other storage areas shall be enclosed by a solid decorative masonry wall not less than six feet in height, with appropriate solid gate. Such storage areas shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
 - (e) All mechanical equipment and appurtenances of any type whatsoever whether located on rooftop, ground level or anywhere on the building structure, shall be completely enclosed so as not to be visible from any public street and/or adjacent property. Such enclosures of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve.
 - (f) Noise from air compressors or refrigeration equipment or other mechanical devices shall be muffled so as not to become objectionable due to intermittence, beat frequency or shrillness, and the decibel level shall not exceed street background noise normally occurring at location of site.
 - (g) The conditional use permit does not include approval for signing. A sign permit must be obtained from the community development department and approved by the director of community development prior to installation of any new signing.
 - (h) The parking area shall be surfaced and maintained with asphalt or concrete.
 - (i) A minimum of seven percent of all off-street parking areas shall be landscaped with suitable plant materials.
 - (j) No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted.
 - (k) No phone booths or newspaper racks shall be located on the exterior of the premises.
- (56) Truck repairing and overhauling, when conducted in an entirely enclosed building.
 - (57) Equipment, heavy duty rental and sales.
 - (58) Metal structures, main, accessory, or addition to existing.
 - (59) Small collection facilities. Subject to standards set forth in Section 44-263(b).
 - (60) Firearms sales.
 - (61) Taxicab companies.
 - (62) Die casting.**
 - (63) Planing mills.**
 - (64) Metal fabrication plants.**
 - (65) Stone monument works.**

Sec. 44-82.1. Metal manufacturing performance standards.

Any metal manufacturing business operation that requires a permit to operate from the South Coast Air Quality Management District, with the exception of emergency electrical generator, is subject to the following conditions:

- (1) For new construction projects and material alterations to existing facilities, a public notice board shall be provided onsite during the period following the approval of the project and the completion of all project construction activities, including site improvements. The notice board shall maintain minimum dimensions of four feet in height and six feet in length, shall be installed in a location visible to the general public from the public right-of-way, and shall detail the nature of the project, including relevant site plan and elevations or renderings.
- (2) The operator shall maintain required applicable permits from the South Coast Air Quality Management District and all other relevant agencies and shall comply with the requirements of valid permits issued by the South Coast Air Quality Management District and all other relevant agencies with jurisdiction.
- (3) All feasible building resiliency and environmental sustainability provisions shall be incorporated into new construction and significant building rehabilitation.
- (4) An exterior wall sign identifying the business shall be installed in public view in compliance with Section 44-81 (21) of the Paramount Municipal Code.
- (5) Certification is encouraged to be obtained from the International Standardization Organization (ISO) or equivalent international standard-setting body as relevant regarding environmentally sustainable practices and organization.
- (6) Public tours of a facility shall be reasonably accommodated at least once each year for the purpose of informing the public of business operations and practices. A comprehensive information session at an offsite facility is acceptable provided direct facility access prohibitively impedes public safety or compromises proprietary processes, as determined by the owner in consultation with the Director of Community Development.
- (7) All metal manufacturing operations shall comply with required housekeeping practices of the South Coast Air Quality Management District.
- (8) To the extent that installation of emissions control equipment, including retrofit equipment, is required by an applicable South Coast Air Quality Management District rule or regulation, then such required emissions control equipment shall comply with Best Available Control Technology requirements.
- (9) With consideration of days and hours of operation, specific operations shall be mitigated to minimize impacts upon surrounding uses and infrastructure. In connection with the issuance of an Administrative Action or Conditional Use Permit, the Director or Planning Commission shall have the authority to impose reasonable restrictions on the hours of operation for certain outdoor activities (e.g., deliveries) to the extent such restriction on hours is necessary to mitigate or minimize impacts directly relating to such activity on surrounding uses and infrastructure.

Section 44-82.2. Regulations for existing metal-related uses in the M-2 zone, but which, by the adoption of Ordinance No. _____, require an Administrative Action.

The following provisions apply exclusively to any legally established metal manufacturing business operation, including forging companies, that requires a permit to operate from the South Coast Air Quality Management District, and which was operating in the City prior to the Effective Date of Ordinance No. _____.

- (1) A legally established use which, by the adoption of Ordinance No. ____, requires an Administrative Action shall be permitted to continue pursuant to the rules and regulations applicable to such use prior to the effective date of Ordinance No. ____, until such time that the City approves an Administrative Action for such use.
- (2) Within one year of the effective date of Ordinance No. ____, the responsible party for any use subject to this Section 44-82.2 that is in compliance with applicable laws shall apply for an Administrative Action. Such Administrative Action shall not be for the purpose of authorizing a particular use that would otherwise be a legal nonconforming use but for the requirement to obtain an Administrative Action pursuant to Ordinance No. ____. Instead, the approval of the Administrative Action shall be for the purposes of (1) cataloging equipment, materials, and uses and (2) imposing those conditions set forth in this Section 44-82.2 on existing uses. As such, the approval of an Administrative Action pursuant to this section shall be considered a ministerial action not subject to a public hearing, unless the Director of Community Development determines an application requires a public hearing and discretionary review. If the applicant for an Administrative Action is concurrently proposing an expansion of existing operations, the Director shall be permitted to transfer decision-making authority to the Planning Commission, in which case a public hearing shall be required.
- (3) The decision of the Director to approve or deny an application for an Administrative Action shall be appealable to the Planning Commission, and the decision of the Planning Commission shall be appealable to the City Council. Any decision by the City Council on appeal shall be final.
- (4) An Administrative Action obtained by the responsible party pursuant to Section 44-82.1 (2), above, shall specify that such use was an existing use prior to the effective date of Ordinance No. ____, and shall be permitted to continue operating in the same manner as previously permitted prior to the adoption of Ordinance No. ____, subject to the following conditions, which conditions shall be included in the Administrative Action.
 - (a) The operator shall maintain required applicable permits from the South Coast Air Quality Management District and all other relevant agencies and shall comply with the requirements of valid permits issued by the South Coast Air Quality Management District and all other relevant agencies.
 - (b) The use shall comply with required housekeeping practices of the South Coast Air Quality Management District.
 - (c) To the extent that installation of emissions control equipment, including retrofit equipment, is required by an applicable South Coast Air Quality Management District rule or regulation, then such required emissions control equipment shall comply with Best Available Control Technology requirements.
 - (d) Core production and heavy manufacturing activities shall be conducted within an enclosed structure. Notwithstanding the foregoing, ancillary activities including but not limited to maintenance, inspection, measuring, packing, loading, and unloading shall be permitted outdoors.
- (5) A legally established use which, by the adoption of Ordinance No. ____, requires an Administrative Action may be permitted to expand provided that all requirements of the Paramount Municipal Code, all Federal environmental regulations, as set by the Federal Environmental Protection Agency, all California Environmental Quality Act regulations, and all South Coast Air Quality Management District regulations are met. Additionally, the use of Best Available Control Technology is required at minimum.

- (6) **Revocation and modification.** The Director of Community Development may, after a hearing to be conducted in a manner with formal rules of evidence within 10 business days following a written request for a hearing, revoke or modify on any one or more of the following grounds any Administrative Action previously issued:
- (a) That the approval was obtained by fraud.
 - (b) That the use for which such approval was granted is not being exercised.
 - (c) That the use for which such approval was granted has ceased to exist or has been suspended for one year or more.
 - (d) That the Administrative Action is being, or recently has been, exercised contrary to the terms or conditions of such approval, or in violation of any statute, provision of this Code, ordinance, law or regulation.
 - (e) That the use for which the approval was granted was so exercised as to be detrimental to the public health or safety, or so as to constitute a nuisance.

A written decision noting the Section violated, evidence supporting the violation, and appeal information, shall be rendered within five (5) working days after the close of the hearing. Within ten (10) working days from a written decision of the Director, a business representative may submit a written request to the Community Development Department with legal and factual basis for an appeal before the Planning Commission. Appeals to the Planning Commission are subject to provisions of Article XII of the Paramount Municipal Code.

Section 44-82.3. Regulations for existing non-metal-related uses in the M-2 zone, but which, by the adoption of Ordinance No. _____, have been rendered legal nonconforming.

The following provisions apply to any legally established non-metal business operation that was rendered legal nonconforming by the adoption of Ordinance No. _____.

- (1) A legally established non-metal-related use which, by the adoption of Ordinance No. _____, has been rendered legal nonconforming may be permitted to expand provided that a conditional use permit is obtained from the Planning Commission provided that:
- (a) All requirements of the Paramount Municipal Code, all Federal environmental regulations, as set by the Federal Environmental Protection Agency, all California Environmental Quality Act regulations, and all South Coast Air Quality Management District regulations are met. Additionally, the use of Best Available Control Technology is required at minimum.

Sec. 44-83. Same--Limitations on ~~permitted~~ uses.

Every use permitted in the M-2 zone shall be subject to the following conditions and limitations:

- (1) All uses shall conform to the off-street parking requirements, loading and unloading area requirements and the general provisions and exceptions set forth beginning with Section 44-91.
- (2) All uses shall be conducted within an entirely enclosed building except:
 - (a) Parking lots.
 - (b) Drive-in restaurants.

- (c) Electric distribution substations.
- (d) Automobile service stations.
- (e) Growing stock in connection with a horticultural nursery, whether the stock is in open ground, pots or containers.
- (f) Outdoor swimming pool displays.
- (g) Billboards.
- (h) Auto, camper, boat and mobile home sales lots.
- (i) Open craneways used for transporting equipment only except as restricted by Section 44-82 (53), dealing with outside storage and activities in the M-2 zone.
- (j) Recycling facilities.
- (k) **Outdoor storage facilities with an approved and active conditional use permit as provided in Section 44-82 (53) of the Paramount Municipal Code.**
- (l) **Active loading and unloading of deliveries.**
- (m) **Ancillary outdoor activities incidental to the permitted use, including, but not limited to, maintenance, inspections, and measuring. Other ancillary outdoor activities shall be approved by the Director of Community Development**
- (n) **Storage established prior to the adoption of Ordinance No. 571 on July 3, 1984.**

(2.1) All uses shall obtain all relevant permits and approvals from all relevant government agencies. All uses shall comply with all relevant laws and regulations.

(2.2) A health risk assessment shall be prepared for all uses for which an Environmental Impact Report (EIR) will be prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The health risk assessment shall be prepared at minimum in accordance with current health risk assessment requirements of the South Coast Air Quality Management District.

(3) Yard standards for new development.

(a) Front setback:

1. Lots with a depth of 150 feet and less shall maintain a front setback determined in the following manner:

Building, Structure, Wall or Fence Height	Front Setback
0-30 feet	10 feet
31-45 feet	15 feet
46-85 feet	20 feet

2. Lots with a depth of 151 feet to 749 feet shall maintain a setback determined in the following manner:

Building, Structure, Wall or Fence Height	Front Setback
---	---------------

0-30 feet	20 feet
31-45 feet	25 feet
46-85 feet	30 feet

3. Lots with a depth of 750 feet and greater shall maintain a front setback determined in the following manner:

Building, Structure, Wall or Fence Height	Front Setback
0-30 feet	30 feet
31-45 feet	35 feet
46-85 feet	40 feet

The front setback shall be measured from the ultimate property line after dedication. Front setbacks shall be fully landscaped, including mounded drought-resistant fescue sod. No unscreened mechanical equipment or structures are permitted in front yard setbacks. Parking in the front setback is prohibited. To the maximum extent feasible, parking shall be provided to the rear of the front setback.

- (4) On any exterior boundary line which is a common property line with "R" classified property, a six foot solid wall constructed of concrete, cinder block, brick, masonry or other similar materials shall be installed and maintained for screening purposes and controlling trespass; except, that where the wall of a building is on such common boundary line no separate wall need be installed along the portion of the boundary line occupied by the wall of the building; and, provided further, that on any portion of the common property line constituting the depth of the required front yard on the adjoining "R" classified property such wall shall be not less than thirty-six inches nor more than forty-two inches in height.
- (a) No barbed wire, concertina wire, razor wire or cut glass or other sharp points shall be used as a fence or part of a fence, wall or hedge along any property line or within any required side, rear or front yard where visible from the public-right-of way.
- (5) Any necessary additional features shall be provided to meet any unusual or special requirements for police protection, health protection and fire protection as may be required by the governmental agency having jurisdiction in each case.
- (6) **Air pollution control.** All operations conducted on the premises shall not be objectionable by reason of noise, mud, steam, vibration, hazard or other causes, and any use the operation of which produces odor, fumes (toxic or nontoxic), gases, airborne solids or other atmospheric contaminants shall be allowed to locate only when conforming to limitations now or hereafter defined by law and shall have secured a permits to operate, as required, from the **South Coast Air Quality Management District.**
- (7) **Yards shall be provided as follows:**
- (a) **Side yards, interior lots.** On interior lots every lot shall have a side yard of not less than five feet. Side yards shall be landscaped in compliance with Article XXIV of the Paramount Municipal Code.
- (b) **Side yards, corner lots and reverse corner lots.** On corner lots and reverse corner lots, a minimum 10 foot side yard setback shall be provided on the side adjacent to the corner and a side yard of not less than five feet shall be provided on other property sides. Such side yards shall be totally landscaped as specified herein.
- (c) **Rear yards.** Every lot shall have a rear yard of not less than ten feet. Rear yards shall be landscaped in compliance with Article XXIV of the Paramount Municipal

Code.

- (8) Exclusive of driveways and walkways, all required setback areas shall be totally landscaped and improved **for the purpose of aesthetics, noise mitigation, dust mitigation, emissions mitigation, and water runoff capture** in accordance with the provisions specified herein. Landscaping plans specifying the size, type, quantity and location of all plant material shall be submitted to the director of planning for approval. All required landscaping areas shall be subject to, but not limited to the following minimum standards.
- (a) Irrigation. All landscaped areas shall be provided with a water efficient irrigation system consisting of:
1. Drip irrigation.
 2. Bubblers for shrubs and trees.
 3. Rotating sprinklers rated at emitting less than one gallon of water per minute.
 4. Pressure regulators, allowing no more pressure than recommended by the manufacturer of the drip system (usually about 10 to 15 psi) or the rotating sprinklers (usually about 35 psi).
 5. Separate valves for each portion of the landscape (known as 'hydrozones') that requires a unique watering schedule.
- (b) Planters. All landscaping shall be planted in permanent planters surrounded by six inches by six inches tall concrete curbing except where a planter abuts a building or concrete block wall **and except for minimal openings to allow for water drainage and filtration.**
- (c) Trees.
1. One twenty inch box tree and three fifteen gallon trees shall be required for every fifty lineal feet of landscaping, adjacent to any public right-of-way.
 2. All trees shall be a minimum fifteen gallon size.
 3. Trees shall be kept not less than:
 - a. Twenty feet back of beginning of curb returns at any street intersection.
 - b. Twenty feet from lamp standards and poles.
 - c. Ten feet from fire hydrants.
 - d. Five feet from service walks and driveways.
 - e. Five feet from water meters.
- (d) Setback areas. All setback areas shall be fully landscaped utilizing water efficient materials with drought resistant plants as a minimum requirement. Additional plant material such as shrubs and ground cover may be used to supplement landscaped areas. All setback areas fronting a street must be planted with drought resistant landscaping, to the maximum extent possible.

1. Landscape materials. All required landscaping shall be covered with materials such as drought tolerant plants, compost, mulch, artificial turf and permeable hardscape.
2. Plant density. Plant density shall cover at least 65% of the front yard area. Acceptable materials are: Drought tolerant plants, artificial turf, and permeable materials or a combination thereof.
3. Non-plant density. A maximum of 35% of the required front yard area shall include accent plant alternatives, including pavers and brick set on a bed of sand where no mortar or grout has been used, a three inch layer of mulch, decomposed granite, or artificial turf.
4. Turf replacement. Turf is not a required landscape material. Drought tolerant landscape materials that retain water onsite are preferred when replacing existing turf.
5. Artificial turf. Artificial turf as a possible landscape alternative is subject to the following conditions:
 - (i) Site preparation. Artificial turf must be properly prepared by a licensed contractor, including site preparation and installation of base materials. Site preparation must consist of:
 - i. Removal of all existing plant material and top three inches of soil in the installation area.
 - ii. Recommended use of weed spray to assist in site preparation.
 - iii. Placement of a weed barrier over the compacted and porous crushed rock or other comparable material below the turf surface to provide adequate drainage.
 - iv. Area must be sloped and graded to prevent excessive pooling, runoff, or flooding onto adjacent property.
 - (ii) Installation.
 - i. Artificial turf must be permanently anchored with nails and glue, and all seams must be nailed, or sewn, and glued, with the grain pointing in a single direction.
 - ii. Artificial turf cannot encroach upon living plants/trees and must end at least 3 inches from the base of any newly planted plant/tree.
 - iii. Artificial turf must be separated from live planting areas by a barrier such as a mow strip or bender board to prevent mixing of natural plant materials and artificial turf.
 - (iii) Materials. Artificial turf product must:
 - i. Have an 8 year, "no-fade" manufacturer's warranty.
 - ii. Be permeable to water and air and non-flammable.

- iii. Be cut-pile infill and made from polyethylene or a blend of polyethylene and polypropylene.
- iv. Have a hole-punched permeable backing with spacing not to exceed four inches by six inches on center.
- v. Have a minimum blade length (pile height) of 1.25 inches.
- vi. Have a minimum face weight of 65 ounces.
- vii. Infill materials can consist of ground rubber or silicon sand.
- viii. Nylon based or plastic grass blades (i.e. patio carpet or astro-turf) are not permitted.

(iv) Maintenance.

- i. Artificial turf must be maintained in a green, fadeless condition free of weeds, stains, tears, or looseness at edges and seams.
- ii. Proper weed control must be maintained at all times.
- iii. Damaged areas must be repaired or replaced.

6. Hardscape. Hardscape (non-permeable) is limited to existing driveways, walkways, patios and courtyards.

7. Applicability. These provisions shall be applicable for all new development and for existing development where turf is to be replaced within the existing landscape.

8. Water-Efficient Landscape Provisions. Landscaping shall comply with the Model Water Efficient Landscape Ordinance (MWELO) of the State of California and Article XXIV of the Paramount Municipal Code.

9. All proposed landscape revisions within the City parkway shall be subject to provisions as specified in Chapter 38, Section 38-155.

(e) Approval criteria. Landscaping plans will consider, but not be limited to the following items:

- 1. The adequacy of plant material in achieving a buffer along public streets.
- 2. The use of landscaping to enhance the aesthetic quality of property and buildings.
- 3. The general suitability relative to the placement and type of plant material selected for screening purposes.

(9) Waste, garbage and trash regulations.

(a) There shall be provided and maintained within one hundred feet of each building an enclosure for the purpose of storing garbage, waste, refuse and trash of all persons utilizing said parcel. Said enclosure shall have on each side thereof a solid reinforced masonry wall of not less than five feet in height except for openings. All openings shall be equipped with gates or doors which meet the height requirement of this subsection

and the fence requirements for durability. Such gates or doors shall be equipped at all times with a fully operating, self-closing device. At least one opening or gate or door shall be of sufficient width to provide reasonable and necessary access to the storage area and said opening door or gate shall at all times be located and maintained at such a place and in such a fashion that access to the storage area for the deposit and removal of waste, trash, refuse and garbage is reasonably afforded. The city may approve substitution of a solid fence or other material when in its opinion such fence or other material will adequately comply with the provision of this subsection.

- (b) All garbage stored within such enclosure shall be placed and maintained in a or plastic container which has an overlapping fly-tight lid. The lid shall be secured in place at all times when the container is not being filled or emptied.
- (c) Waste, refuse and trash, other than garbage shall be placed, maintained, and stored in a container of substantial design and construction that will retain therein said trash, refuse and waste and may be readily emptied by trash collectors and which, further, do not readily disintegrate, fall apart, blow, or scatter about the premises.
- (d) Garbage, waste, refuse and trash may also be stored in metal bins equipped with wheels of a design approved by the director. All garbage, waste and refuse and trash contained in such bins shall be maintained within the interior of said metal bins and shall be equipped with a lid which shall be completely closed at all times except when being filled or emptied.
- (e) All of said aforementioned containers shall be kept and maintained within the walls of said enclosure except when being emptied by a collector.
- (f) There shall be provided and maintained within said storage area trash containers, as aforementioned, of not less than fifty gallon capacity.
- (g) No person shall deposit, maintain, accumulate, dispose of, or allow the deposit, accumulation, maintenance or any disposal of any garbage, waste, refuse or trash outside of a building except as authorized in this section.
- (h) Upon written request to the director of community development, a trash enclosure in an industrial area may be waived if the following conditions exist:
 - 1. If all trash generated by the industrial user can be contained within trash containers and maintained in an orderly and sanitary condition inside of the main building.
 - 2. If the trash company serving the business will service the bin from the placement in the building.
- (i) Recycling Facilities.
 - 1. All development projects for which a building permit is submitted on or after September 1, 1994 shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials. "Development project" means any of the following:
 - a. A project for which a building permit will be required for a commercial, industrial, or institutional building, or residential building having five or more living units, where solid waste is collected and loaded and any residential project where solid waste is collected and loaded in a location serving five or more units.

- b. Any new public facility where solid waste is collected and loaded and any improvements for areas of a public facility used for collecting and loading solid waste.

(10) Window security bars.

- (a) Installation of new window security bars. The installation of window security bars is prohibited.

(11) Tarps.

Tarps made from materials including, but not limited to, canvas, fabric, plastic, rubber, nylon or acetate are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, and over driveways and in parking and circulation areas.

For legal, nonconforming residential properties, tarps may be used to drape common household items (e.g. bicycles, lawn maintenance equipment, firewood) in a required rear yard area or side yard area that does not abut a street or alley, provided that the tarp does not exceed the height of the rear or side yard fence, or exceed a height of six feet. Tarps shall be maintained in good condition. The criteria utilized in evaluating the condition of a tarp shall include, but not be limited to, torn, stained, dirty, and/or faded material.

The provisions of this section do not apply to free standing fabric shade structures that are professionally manufactured, mechanically folding, 'pop up' style shade structures, located at legal, nonconforming residential properties. These structures may be placed within the rear yard area, but are prohibited in front and side yards, and over driveways. Permitted fabric shade structures shall be maintained in good condition. The criteria utilized in evaluating the condition of a fabric shade structure shall include, but not be limited to, torn, stained, dirty, and/or faded material, and damaged support structures.

- (12) Exterior winter holiday lights. For legal, nonconforming residential properties, exterior winter holiday lights shall be permitted for display beginning on Thanksgiving Day until January 15 of the following year. Exterior winter holiday lights shall be removed within 48 hours after January 15 of each year. For purposes of this section, exterior winter holiday lights are defined as string lights, commonly and customarily associated with the holiday season during those times stated herein, that contain multiple or single colored light bulbs or clear light bulbs and that are attached to a building, structure or dwelling permitted under this article.

In interpreting and applying the provisions of this section, the Community Development Director shall use reasonable judgement to determine if a specific string of lights is considered winter holiday lights.

The decision of the Community Development Director may be appealed to the Development Review Board within ten (10) days after the decision of the Community Development Director, which said appeal shall be heard at the next regularly scheduled meeting of the Development Review Board. Any decision of the Development Review Board may be appealed to the City Council within ten (10) days after the decision of the Development Review Board. The decision of the City Council shall be final.

(Ord. Nos. 818, 893, 905, 942, 949, 957, 1067, 1075)

Sec. 83.1. Prohibited uses.

- (1) The storage of trucks or commercial vehicles owned independently of a primary licensed

business on any parcel; or

- (2) Truck yards or the storage of trucks or commercial vehicles as the primary use on any parcel; or
- (3) The storage of trucks or commercial vehicles unassociated with the primary business operations at any onsite building on any parcel.

For purposes of this section, trucks or commercial vehicles, which include truck tractors, truck trailers, or any combination thereof, are defined in Section 29-9.1 (2) of the Paramount Municipal Code. (Ord. No. 1070)

- (4) **Galvanizing and/or lead plating, including heating and/or dipping.**
- (5) **Plastics manufacturer.**
- (6) **Soda and compound manufacturer.**
- (7) **Welding shops.**
- (8) **Acid, manufacture of sulfurous, sulfuric, picric, nitric, hydrochloric, hydrofluoric, or other similar acids.**
- (9) **Alcohol manufacturer.**
- (10) **Ammonia, bleaching powder or chlorine manufacturer.**
- (11) **Asphalt manufacture or refining.**
- (12) **Blast furnace and/or coke oven.**
- (13) **Boiler manufacture.**
- (14) **Brick, tile or terra cotta manufacturer.**
- (15) **Concrete products and/or ready-mix concrete manufacture.**
- (16) **Drop forge and/or drop hammer.**
- (17) **Fish smoking, curing or canning.**
- (18) **Freight classification yards.**
- (19) **Heat treatment plant (metal), except where incidental to a primary use.**
- (20) **Paint, oil, shellac, turpentine or varnish manufacture.**
- (21) **Petroleum products or wholesale storage of petroleum including processing and refining except as otherwise provided in this chapter.**
- (22) **Rolling mills, where ingots, slabs, sheets, or similar material of usually hot metal are passed between rollers resulting in a particular thickness or cross-sectional form, except where incidental to a primary use.**
- (23) **Roofing material manufacture.**
- (24) **Rubber, reclaiming or the manufacture of synthetic rubber or its constituents.**

- (25) Loading platforms, ramps, stations or areas, in connection with oil, petroleum, gas, gasoline or other petroleum products.
- (26) Chrome plating and/or electroplating.
- (27) Anodizing.
- (28) Metal forging.

Sec. 44-84. Height.

Buildings in the M-2 zone may be erected to a maximum height of ~~55 eighty-five~~ feet. **Pollution control equipment in the M-2 zone shall not exceed a maximum height of 85 feet.**

(Ord. No. 178)

Sec. 44-85. Floor area.

The maximum permitted floor area to be contained in all buildings on a lot in an M-2 zone shall not exceed ~~four~~ **2.5** times the area of the lot.

(Ord. No. 178)

Sec. 44-86. Open spaces.

Additional open spaces, both as to amount and location on the premises, may be required in the M-2 zone in connection with a conditional use permit, unclassified use permit or a site plan in order to apply the established requirements of this chapter and related provisions of this Code and other ordinances pertaining to such subjects as off-street parking, loading and unloading areas, convenient and safe circulation of vehicles and pedestrians, ingress and egress as related to marginal traffic pattern, vision clearance (traffic), drainage and lighting.

(Ord. No. 178)

Sec. 44-86.1. Travel demand measures.

- (1) Development of 25,000 square feet or more shall provide the following to the satisfaction of the City:
 - (a) A bulletin board, display case, or kiosk displaying transportation information located where the greatest number of employees are likely to see it. Information in the area shall include, but is not limited to, the following:
 - 1. Current maps, routes and schedules for public transit routes serving the site;
 - 2. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
 - 3. Ridesharing promotional material supplied by commuter-oriented organizations;
 - 4. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 - 5. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site.

- (2) Development of 50,000 square feet or more shall comply with Subsection (a) above and shall also provide all of the following measures to the satisfaction of the City.
- (a) Not less than 10% of employee parking area shall be located as close as is practical to the employee entrance(s), and shall be reserved for use by potential carpool/vanpool vehicles, without displacing handicapped parking needs. This preferential carpool/vanpool parking area shall be identified on the site plan upon application for building permit, to the satisfaction of City. A statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces must be included on the required transportation information board. Spaces will be signed/striped as demand warrants; provided that at all time at least one space for projects of 50,000 square feet to 100,000 square feet and two spaces for projects over 100,000 square feet will be signed/striped for carpool/vanpool vehicles.
 - (b) Preferential parking space reserved for vanpools must be accessible to vanpool vehicles. When located within a parking structure, a minimum vertical interior clearance of 7'2" shall be provided for those spaces and access ways to be used by such vehicles. Adequate turning radii and parking space dimensions shall also be included in vanpool parking areas.
 - (c) Bicycle racks or other secure bicycle parking shall be provided to accommodate 4 bicycles per the first 50,000 square feet of development and 1 bicycle per each additional 50,000 square feet of development. A bicycle parking facility may also be a fully enclosed space or locker accessible only to the owner or operator of the bicycle, which protects the bike from inclement weather. Specific facilities and location (e.g., provision of racks, lockers, or locked room) shall be to the satisfaction of the City.
- (3) Development of 100,000 square feet or more shall comply with Subsections (a) and (b) above, and shall also provide all of the following measures to the satisfaction of the City.
- (a) A safe and convenient zone in which vanpool and carpool vehicles may deliver or board their passengers.
 - (b) Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the department.
 - (c) If determined necessary by the City to mitigate the project impact, bus stop improvements must be provided. The City will consult with the local bus service providers in determining appropriate improvements. When locating bus stops and/or planning building entrances, entrances must be designed to provide safe and efficient access to nearby transit stations/stops.
 - (d) Safe and convenient access from the external circulation system to bicycle parking facilities onsite.
- (4) Variations. Variations from the minimum requirements of this section for individual projects may be considered if:
- (a) The transportation demand strategies required by Subsections (a) - (c) above will not be applicable due to special circumstances relating to the project, including but not limited to, the location or configuration of the project, the availability of existing transportation demand management strategies, or other specific factors which will make infeasible or reduce the effectiveness of the required strategy, and
 - (b) Alternative transportation demand management strategies commensurate with the nature

and trip generating characteristics of the proposed facility are feasible.

Any variance from the requirements of Subsections (a) - (c) must be conditioned upon the substitution of an alternative transportation demand management strategy.

- (5) Review of transit impacts. Prior to approval of any development project for which an Environmental Impact Report (EIR) will be prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) or based on a local determination, regional and municipal fixed-route transit operators providing service to the project shall be identified and consulted with. Projects for which a Notice of Preparation (NOP) for a draft EIR has been circulated pursuant to the provisions of CEQA prior to the effective date of this ordinance shall be exempted from its provisions. The "Transit Impact Review Worksheet", contained in the Los Angeles County Congestion Management Program Manual, or similar worksheets, shall be used in assessing impacts. Pursuant to the provisions of CEQA, transit operators shall be sent a NOP for all contemplated EIR'S and shall, as part of the NOP process, be given opportunity to comment on the impacts of the project, to identify recommended transit service or capital improvements which may be required as a result of the project, and to recommend mitigation measures which minimize automobile trips on the CMP network. Impacts and recommended mitigation measures identified by the transit operator, if adopted by the City, shall be monitored through the mitigation monitoring requirements of CEQA.

For purposes of this Section, the following definitions shall apply. "Development" shall mean the construction or addition of new building square footage. For purposes of additions to buildings which existed prior to the adoption of this ordinance, existing square footage shall be exempt from the requirements of this ordinance. Additions to buildings which existed prior to the adoption of this ordinance and which exceed the thresholds defined above shall comply with the applicable requirements, but shall not be added cumulatively with existing square footage; all calculations shall be based on gross square footage.

Employee parking area shall mean the portion of total required parking at a development used by onsite employees. Unless otherwise specified in the Chapter, employee parking shall be calculated as follows:

Type of Use	Percent of Total Required Parking Devoted to Employees
Commercial	30%
Office/Professional	85%
Industrial Manufacturing	90%

- (6) Applicability. This ordinance shall not apply to projects for which a development application has been deemed "complete" by the City pursuant to Government Code Section 65943, or for which a Notice of Preparation for a Draft Environmental Impact Report has been circulated or for which an application for a building permit has been received, prior to the effective date of this ordinance.
- (7) Monitoring. Compliance with the provisions of this Ordinance shall be monitored in the same fashion as other required development standards. A Certificate of Occupancy for the development shall not issue until all of the requirements of this Ordinance have been met.
- (8) Enforcement. The provisions of this Ordinance shall be enforced in accordance with Sections 44-16 and 44-17 of the Paramount Municipal Code, which establishes violations of the Code as misdemeanors, and sets out penalties therefore.

(Ord. No. 824)

Sec. 44-86.2. Development fees.

- (1) Businesses, professions, trades and occupations in the M-2 zone, because of their nature and circumstances in relation to the grouping of industrial activities in the M-2 zoning classification, shall satisfy a development fee upon obtaining permits for construction.**
- (2) Accumulated development fees funds shall be placed in a separate City of Paramount fund that is segregated from other monies, and these funds shall be directed to purchase and maintain environmental mitigations and sustainable infrastructure.**
- (3) No such fee shall be assessed until such time that the City of Paramount prepares an analysis demonstrating the nexus between the assessed fee and the mitigations.**
- (4) No such fee shall be assessed until such time that the City of Paramount determines a calculation for a fee.**

(Ord. Nos. 178, 211, 313, 325, 337, 343, 415, 539, 544, 545, 563, 568, 571, 584, 595, 596, 599, 614, 666, 719, 818, 823, 824, 831, 853, 882, 893, 895, 905, 909, 942, 949, 957, 1061, 1067, 1070, 1075)

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Division 5. Nonconforming Buildings and Uses.Sec. 44-136. Applicability of division.

The provisions of this division shall apply to buildings, lands and uses which become nonconforming as a result of the application of this chapter to them, or from classification or reclassification of the property under this chapter or any subsequent amendments thereto. If a use originally authorized by variance or conditional use permit or occupancy permit prior to the effective date of the ordinance from which this chapter derives is located within a zone in which such use is not permitted by the terms of this chapter, such use shall acquire a nonconforming status and be subject to the provisions of this division pertaining to nonconforming buildings and uses.

(Ord. No. 178)

Sec. 44-137. Effect of destruction or removal of nonconforming building.

If any nonconforming building is destroyed, or is removed, every future use of the land on which the building was located shall conform to the provisions of this chapter.

(Ord. No. 178)

Sec. 44-138. Reconstruction of building partially destroyed or damaged.

A nonconforming building damaged or partially destroyed to the extent of not more than fifty percent of its value at the time of its destruction by fire, explosion or other casualty or act of God or the public enemy, may be restored and the occupancy or use of such building or part thereof which existed at the time of such partial destruction or damage may be continued subject to all other provisions of this division, but the restoring of any such nonconforming building shall not serve to extend the abatement date of the original building. The provisions of this section shall not apply to legal non-conforming single family residences, which may be rebuilt. Reconstruction shall begin within eighteen months of destruction and shall be in accordance with R-1 (Single Family Residential) development standards.

(Ord. Nos. 178, 856)

Sec. 44-139. Structural alteration or enlargement of non-conforming buildings.

- (a) Unless otherwise specifically provided in this chapter, nonconforming buildings may not be enlarged or structurally altered unless an enlargement or structural alteration makes the building more conforming, or is required by law; however, where one or more buildings and customary accessory buildings are nonconforming only by reason of substandard yards or open spaces, the provisions of this chapter prohibiting structural alterations or enlargements shall not apply; provided, further, that any structural alterations or enlargements of an existing building under such circumstances shall not increase the degree of nonconformity of yards or open spaces, and any enlargements shall observe the yards and open spaces required on the lot.
- (b) Structural alterations or enlargements may be permitted if necessary to adapt one or more nonconforming buildings to new technologies or equipment pertaining to the uses housed in such buildings. Such alterations and enlargements, however, shall be authorized only by a variance processed in the manner prescribed by this chapter. Any structural alterations or enlargements thus authorized shall be subject to the condition that such alteration or enlargements or equipment installations shall not extend the period of abatement of the building and use.

- (c) Normal upkeep, repairing and maintenance of nonconforming buildings is permitted; provided, that such activities shall not be considered as extending the life of the building or the time of required abatement when established under the procedures set forth in this chapter.
- (d) A residential legal nonconforming building located in an industrial or commercial zone may be enlarged subject to the issuance of a conditional use permit and subject to the following:
 - (1) Any life-threatening Building Code violations shall be corrected in any nonconforming building.
 - (2) The design of the expansion requires development review board approval.
 - (3) Legal nonconforming residential uses must conform to all R-2 (Two Family Residential) zone development standards.
 - (4) Additions must either provide adequate living space or relieve overcrowding.
 - (5) Expansion will only be allowed where it can be shown that it would not adversely affect existing development nor impede future development patterns.

(Ord. Nos. 178, 673)

Sec. 44-140. Continuation of nonconforming use of nonconforming building.

The nonconforming use of a nonconforming building may be continued, and may be expanded or extended throughout such building so long as such nonconforming building remains nonconforming; provided, that other regulations of the city do not prohibit such expansion; and, provided, further, that no structural alterations or additions are made except those that may be required by law or which are specifically permitted by this division. A nonconforming use of a nonconforming building may be changed to another use of the same or more conforming classification, but if the change is to a more conforming use the building cannot thereafter be used by or for a less restricted use. Any uses outside of the building shall not be expanded on the same or adjoining property.

(Ord. No. 178)

Sec. 44-141. Nonconforming use limits other uses.

While a nonconforming use exists on any lot, no additional use may be established thereon, even though such additional use would be a conforming use, unless:

- (a) The use is a nonconforming use of a conforming building and such use has had a terminating date established by action of record by the planning commission; or
- (b) The nonconforming use is a building of a more restricted type than that allowed in the zone (except residential) and an abatement date by which such building shall be abated has been established by action of the city. If the nonconforming building shall be used for residential purposes, any conforming building on the lot shall be so placed as to retain contiguous to the residential building the side yards and open spaces as required in the R-3 zone, and such side yards and open spaces shall be subject to the same limitations of use as governed in the R-3 zone, and the principal access to the dwelling units shall be from the lot front line in the case of an interior lot, or from either the lot front line or side street side line in the case of a corner or reverse corner lot, and the passageway shall not be less than five feet in width.

(Ord. No. 178)

Sec. 44-142.1 Regulations for metal-related manufacturing and/or processing uses made nonconforming by the adoption of Ordinance No. ____.

The following provisions apply exclusively to any legally existing metal-related use in an M-1, M-2, and PD-PS zone that was legally existing as of the effective date of Ordinance No. __, but which was rendered legal nonconforming by the adoption of Ordinance No. ____.

- (a) A legally established use which, by the adoption of Ordinance No. ____, is no longer a permitted use in the M-1, M-2, or PD-PS zone, shall be considered a permitted legal nonconforming use for the purposes of this Chapter.
- (b) Notwithstanding anything to the contrary contained in Division 5, Chapter 44, Article XI of the Paramount Municipal Code beginning with Section 44-136, or any other provision of the Municipal Code relating to nonconforming uses, any permitted legal nonconforming use as defined in Paragraph 1, above, shall be allowed to remain and operate indefinitely, subject to the provisions of this 44-142.1.
- (c) A ~~permitted~~ legal nonconforming use ~~shall~~ may be allowed to expand, including its physical size, operational capacity, production output, and/or equipment installations, within a conforming or nonconforming parcel upon review and approval of the Director of Community Development, Planning Commission, or Development Review Board as relevant. Where such expansion requires the alteration of existing buildings or the construction of new buildings, such alterations or construction shall comply all pertinent codes regarding development. No expansion may be allowed until an Administrative Action, conditional use permit, development review application, or other required permit has been approved.
- (d) Permitted legal nonconforming uses shall be allowed to continue operations in accordance with the rules and regulations in place prior to the effective date of Ordinance No. __, except as otherwise set forth in this Section 44-142.1.
- (e) Notwithstanding anything to the contrary in this Section 44-142.1, a permitted legal nonconforming use shall obtain and maintain required permits from the South Coast Air Quality Management District and all other relevant agencies. Permitted legal nonconforming uses shall comply with the requirements of valid permits issued by the South Coast Air Quality Management District and all other relevant agencies.
- (f) Permitted legal nonconforming uses shall comply with required housekeeping practices of the South Coast Air Quality Management District.
- (g) To the extent the installation of emissions control equipment is required by an adopted and applicable South Coast Air Quality Management District rule or regulation, then such emissions control equipment, including retrofit equipment, required for the operation of a permitted legal nonconforming use shall comply with Best Available Control Technology requirements.
- (h) Core production and heavy manufacturing activities relating to a permitted legal nonconforming use shall be conducted within an enclosed structure. Notwithstanding the foregoing or anything in the Municipal Code to the contrary, all ancillary activities of a permitted legal nonconforming use shall be permitted outdoors, including, but not limited to, the following activities:
 - (1) Storage established prior to the adoption of Ordinance No. 571 on July 3, 1984 or with the approval of a conditional use permit for outdoor storage;
 - (2) Maintenance;

- (3) **Inspection;**
- (4) **Measuring;**
- (5) **Packing; and**
- (6) **Loading and unloading.**

Other ancillary activities shall be approved by the Director of Community Development.

- (i) **Failure to operate a permitted legal nonconforming use for a period of 180 consecutive months shall result in such use losing its nonconforming status. For the purpose of this paragraph, a failure to continuously operate means the discontinuance of all activities relating to the permitted legal nonconforming use for 180 consecutive months.**

Sec. 44-142.2 Regulations for non-metal-related uses made nonconforming by the adoption of Ordinance No. ____.

The following provisions apply to any legally established non-metal business operation that was rendered legal nonconforming by the adoption of Ordinance No. ____ .

A legally established non-metal-related use which, by the adoption of Ordinance No. ____, has been rendered legal nonconforming may be permitted to expand provided that a conditional use permit is obtained from the Planning Commission provided that all requirements of the Paramount Municipal Code, all Federal environmental regulations, as set by the Federal Environmental Protection Agency, all California Environmental Quality Act regulations, and all South Coast Air Quality Management District regulations are met. Additionally, the use of Best Available Control Technology is required at minimum.

Sec. 44-142. Abatement--Nonconforming use of land when no structure is involved.

In any zone the nonconforming use of land wherein no structure is involved and which use existed on the effective date of the ordinance from which this chapter derives shall be abated within one year from such date, and any future use of such land shall conform to the provisions of this chapter. If the nonconforming use of land is discontinued for six months or more, any future use of such land shall conform, to the provisions of this chapter. During the period of the permissible nonconforming use of land such nonconforming use of the land shall not in any way be expanded or extended either on the same or adjoining property.

(Ord. No. 178)

Sec. 44-143. Same--Uses in open where accessory buildings or structures are involved.

Where a nonconforming use has buildings or structures accessory to the main open air use such nonconforming use shall be discontinued, and such buildings and structures shall be completely removed or altered to conform to the uses permitted in the zone in which the property is located at such times as the buildings or structures are required to be removed according to the schedule contained in this chapter. Trailer parks, trailer courts, trailer camps and mobile home parks are considered to be in this category.

In trailer parks, residential buildings and community or recreational buildings are considered to be main buildings; required service buildings are considered to be accessory buildings.

(Ord. No. 178)

Sec. 44-144. Same--Dairies, including wholesale milk producers.

Dairies, and the keeping of cows, is not permitted as a new use in any zone. Dairies and the keeping of cows, where existing on the effective date of the ordinance from which this chapter derives are declared to be nonconforming uses, and any building or structure in connection therewith is considered to be a nonconforming building or structure and subject to the provisions of Section 44-151 with reference to abatement. The keeping of dairy cattle on the premises may be continued until the buildings or structures are removed as required in this division. Where no building is involved, the keeping of cattle shall terminate within three years from the effective date of the ordinance from which this chapter derives.

(Ord. No. 178)

Sec. 44-145. Same--Horses and beasts of burden.

The keeping of horses or other beasts of burden is not permitted as a new use in any zone. The keeping of horses and other beasts of burden, where existing on the effective date of the ordinance from which this chapter derives is declared to be a nonconforming use, and any building or structure in connection therewith is considered to be a nonconforming building or structure and subject to the provisions of Section 44-151 with reference to abatement. The keeping of horses and beasts of burden, where such use existed on the effective date of the ordinance from which this chapter derives, may be continued until the buildings or structures are removed as required by this division. Where no building is involved, then the keeping of horses and beasts of burden shall terminate within three years from the date this chapter or such ordinance becomes applicable thereto.

(Ord. No. 178)

Sec. 44-146. Same--Rabbits, poultry, fowl (wild or domestic), sheep and goats.

The keeping of rabbits, poultry, fowl (wild or domestic), sheep and goats is not permitted as a new use in any zone. The keeping of rabbits, poultry, fowl, sheep or goats, where existing on the effective date of the ordinance from which this chapter derives, is declared to be a nonconforming use, and any building or structure in connection therewith is considered to be a nonconforming building or structure and subject to the provisions of Section 44-151 with reference to abatement. The keeping of rabbits, poultry, fowl, sheep or goats, where such use existed on the effective date of such ordinance, may be continued until the buildings or structures are removed as required by this division. Where no building is involved, then the keeping of rabbits, poultry, fowl, sheep or goats shall terminate within three years from the date this chapter or such ordinance becomes applicable thereto.

(Ord. No. 178)

Sec. 44-147. Same--Abatement of nonconforming use of conforming building.

- (a) In "R" zones. Every nonconforming use of a conforming building in any of the "R" zones shall be discontinued within three years from the date of formal notice to the owner from the planning commission.
- (b) In "C" zones. Every nonconforming use of a conforming building in a C-3 zone which use is first permitted in a C-M, M-1 or M-2 zone shall be discontinued within ten years from the date of formal notice to the owner from the planning commission. In a C-M zone, every nonconforming use of a conforming building which use is first permitted in an M-2 zone shall be discontinued within ten years from the date of formal notice to the owner from the planning commission.
- (c) In "M" zones. The nonconforming building in the "M" zones shall be discontinued within ten years from the date of formal notice to the owner from the planning commission.

(Ord. No. 178)

Sec. 44-147.1. Abatement--Garage conversion.

No conversion of a garage shall be permitted after July 1, 1986 unless it is in conformity with all applicable development standards. Any garage which has been found to have been converted after July 1, 1986 shall be abated immediately.

(Ord. No. 681)

Sec. 44-147.2. Nonconforming garage conversions.

Any garage converted prior to July 1, 1986 shall be deemed legal nonconforming.

(Ord. No. 681)

Sec. 44-147.3. Conformance to Building Code, etc.--Garage conversion.

Nothing in this section shall permit the continuation of any substandard conditions which may be found to exist within a garage conversion in the course of an inspection by a building, health, fire, or code enforcement inspector. If, in the course of any inspection of a garage conversion by the city, conditions are found which do not meet all provisions of the Paramount Municipal Code, such conditions shall be corrected by the property owner within a reasonable time period specified by the inspector at the time of the inspection.

(Ord. No. 681)

Sec. 44-148. Same--Reference to Building Code, etc.

The abatement provisions of this division are based upon the requirements of the Building Code and the state Housing Act for specific types of buildings, in matters of design, materials and structural features, to accommodate specific types of uses such as residential, commercial and industrial. The provisions of this division are not intended to require abatement of buildings by reason of structural obsolescence or inadequacies, or failure to conform to the requirements of the building regulations of the city.

(Ord. No. 178)

Sec. 44-149. Conformance of existing uses required to be in entirely enclosed building.

Where this chapter requires a use to be contained within an entirely enclosed building as such term is defined in this chapter, and a use existing on the effective date of the ordinance from which this chapter derives is not in an entirely enclosed building, the building or structure containing such use shall be made to conform to the requirements of this chapter with respect to such enclosure within a period of three years from the date of notification by the planning commission authorized by the city council. The planning commission shall notify the owner or lessee of the subject property of the intent to consider the matter at a public meeting and the date of such meeting. The planning commission shall consider all pertinent data in connection therewith and provide the opportunity for the owner or lessee to present such evidence which properly relates to such case. The planning commission shall, by resolution, establish the facts upon which the determination is made to require such property owner to make the building conforming, and shall formally notify the owner or lessee in writing of the commission's decision and of the date by which such building shall be made conforming. Such formal notification shall be mailed to the property owner or lessee at the address of record not more than ten days following the date of the public meeting at which the matter was considered.

(Ord. No. 178)

Sec. 44-150. Conformance to exterior improvements.

Where a use in a "C" or "M" zone exists on the date the ordinance from which this chapter derives became effective and such use is nonconforming only because it does not meet the requirements of this chapter with reference to improvement of outside areas used for storage, parking or outside activities, or if the property on which any use is located has a common property line with "R" zoned property and no wall exists on such property line as is required by this chapter, such use shall be made to conform to the requirements of this chapter with respect to such features within a period of sixty days from the date of notification by the planning commission authorized by the city council. The procedures to be followed in serving notice upon the property owner, or lease if there be such, shall be in the same manner as that set forth in Section 44-149.

(Ord. Nos. 178, 479)

Sec. 44-151. Removal, etc.--Nonconforming buildings.

(a) In "R" zones. Every nonconforming building in any of the "R" zones, except residential buildings, churches, schools and public utility facilities (other than offices, administrative buildings and service yards) which nonconforming building was designed or intended for a use not permitted in the "R" zone in which it is located, shall be completely removed or altered to structurally conform to the uses permitted in the zone in which it is located within the herein specified times upon notice from the planning commission. The specified times shall be measured as follows:

- (1) If the nonconforming building has remained in one ownership between the date of construction of the building and the effective date of the ordinance from which this chapter derives, then the time by which the removal of the building shall occur shall be measured from the date of the construction of the building;
- (2) If the nonconforming building changed ownership by transfer of title by any means other than inheritance or gift prior to the effective date of the ordinance from which this chapter derives, then the time by which removal of the building shall occur shall be measured from the date of the last transfer of title. Any change in ownership subsequent to the effective date of such ordinance shall not serve to extend the time by which removal shall be required.

In no case, however, shall the period of time be less than ten years from the date of notification by the planning commission; provided, that this ten year minimum period shall not apply to Type V, Group J buildings and structures as indicated in item 10 below. As used in this section the designations "Type I buildings," "Type II buildings," "Type III buildings," "Type IV buildings" and "Type V buildings" are employed as defined in the existing Building Code of the city.

- a. If property is occupied by structures of a type for which the existing Building Code does not require a building permit, one year.
- b. Type I buildings, seventy years.
- c. Type II buildings, sixty years.
- d. Type III buildings, one-hour, fifty-five years.
- e. Type III buildings, non-one-hour, fifty years.
- f. Type IV buildings, one-hour, forty-five years.
- g. Type IV buildings, non-one-hour, forty years.

- h. Type V buildings, one-hour (excluding Group J), forty years.
 - i. Type V buildings, non-one-hour (excluding Group J), forty years.
 - j. Type V buildings, Group J, but not limited to agricultural buildings, sheds and garages, three years.
- (b) In "C" zones.
- (1) In the C-3 and C-M zones residential structures and structures containing dwelling units on the ground floor existing on the effective date of the ordinance from which this chapter derives shall be considered as nonconforming buildings but, as such, shall be subject only to those provisions of this division pertaining to abatement which provides that a nonconforming building removed or destroyed shall not be replaced by other than a conforming building, that the nonconforming building may not be enlarged or expanded unless such enlargement or expansion makes the building conforming, and that the degree of nonconformity may not be increased by changing to a less restricted residential use.
 - (2) Every nonconforming building in a C-3 zone which is designed for a use first permitted in a C-M, M-1 or M-2 zone shall be completely removed, or altered to conform to those uses permitted in the C-3 zone within the herein specified times upon notice from the planning commission. The specified times shall be measured as follows:
 - a. If the nonconforming building has remained in one ownership between the date of construction of the building and the effective date of the ordinance from which this chapter derives, then the time by which the removal of the building shall occur shall be measured from the date of construction of the building;
 - b. If the nonconforming building changed ownership by transfer of title by any means other than inheritance or gift prior to the effective date of such ordinance, then the time by which removal of the building shall occur shall be measured from the date of the last transfer of title. Any change in ownership subsequent to the effective date of such ordinance shall not serve to extend the time by which removal shall be required.

In no case, however, shall the period of time be less than ten years from the date of notification by the planning commission; provided, that this ten year minimum period shall not apply to Type V, Group J buildings and structures as indicated in item "j." below. As used in this section, the designations "Type I buildings," "Type II buildings," "Type III buildings," "Type IV buildings" and "Type V buildings" are as defined, in the existing Building Code of the city.

 - 1. If property is occupied by structures of a type for which the existing Building Code does not require a building permit, one year.
 - 2. Type I buildings, seventy years.
 - 3. Type II buildings, sixty years.
 - 4. Type III buildings, one-hour, fifty-five years.
 - 5. Type III buildings, non-one-hour, fifty years.
 - 6. Type IV buildings, one-hour, forty-five years.

7. Type IV buildings, non-one-hour, forty years.
8. Type V buildings, one-hour (excluding Group J), forty years.
9. Type V buildings, non-one-hour (excluding Group J), forty years.
10. Type V buildings, Group J, but not limited to agricultural buildings, sheds and garages, three years.

(c) In "M" zones.

(1) In the "M" zones any building, which by definition of this chapter, is not designed, arranged or constructed for a use permitted in the "M" zones shall be considered a nonconforming building, and shall be completely removed or altered to structurally conform to the uses permitted in the zone within the herein specified times upon notice from the planning commission. The specified times shall be measured as follows:

- a. If the nonconforming building has remained in one ownership between the date of construction of the building and the effective date of the ordinance from which this chapter derives, then the time by which removal of the building shall occur shall be measured from the date of the construction of the building;
- b. If the nonconforming building changed ownership by transfer of title by means other than inheritance or gift prior to the effective date of such ordinance, then the time by which removal of the building shall occur shall be measured from the date of the last transfer of title. Any change in ownership subsequent to the effective date of such ordinance shall not serve to extend the time by which removal shall be required.

In no case, however, shall the period of time be less than ten years from the date of notification by the planning commission; provided, that this ten year minimum period shall not apply to Type V, Group J buildings and structures as indicated in item "j." below. As used in this section, the designations "Type I buildings," "Type II buildings," "Type III buildings," "Type IV buildings" and "Type V buildings" are employed as defined in the existing Building Code of the city.

1. If the property is occupied by structures of a type for which the existing Building Code does not require a building permit, one year.
2. Type I buildings, seventy years.
3. Type II buildings, sixty years.
4. Type III buildings, one-hour, fifty years.
5. Type III buildings, non-one-hour, fifty years.
6. Type IV buildings, one-hour, forty-five years.
7. Type IV buildings, non-one-hour, forty years.
8. Type V buildings, one-hour (excluding Group J), forty years.
9. Type V buildings, non-one-hour (excluding Group J), forty years.

10. Type V buildings, Group J, but not limited to agricultural buildings, sheds and garages, three years.
- (2) Nonconforming residential buildings in an "M" zone may be structurally altered or enlarged; provided, that:
 - a. Such alterations or enlargements shall not extend the time of required removal as established by this chapter for the building to which such enlargement or alterations have been made;
 - b. That any such structural alterations or enlargements shall conform to all requirements of this chapter for the R-3 zone, including yards, open spaces, height and floor area restrictions; and
 - c. That the amount of floor space that may be added to the nonconforming building or structure by means of structural alterations or enlargements during the remainder of the time preceding the date of the required removal shall not exceed a total of fifty percent of the floor space contained within the building or structure at the time the removal date was established and recorded.

(Ord. No. 178)

Sec. 44-152. Same--Nonconforming structures other than buildings.

Any nonconforming structure which is not a building, and which structure existed on the effective date of the ordinance from which this chapter derives, shall be completely removed within five years from the date this chapter or such ordinance becomes applicable to it.

(Ord. No. 178)

Sec. 44-152.1. Same--Non-conforming exterior security doors, gates and window coverings.

Any non-conforming exterior security doors, gates and window coverings existing on the effective date of Ordinance No. 956 shall be completely removed within 180 days from the date this ordinance or such section becomes applicable to it.

(Ord. Nos. 178, 956)

Sec. 44-153. Same--Procedure for determination of date of removal.

When any nonconforming condition exists in any zone, other than the nonconforming use of land where no structure is involved or where buildings and structures are accessory to the nonconforming use, it shall be the responsibility of the planning commission on its own initiative, to fix a date upon which the nonconforming building was established. It shall also be the responsibility of the planning commission to determine whether, by reason of structural alterations or enlargements, or the installation of major equipment designed into the building prior to the date this chapter or the ordinance from which it derives became applicable thereto, or certain transfer of title has occurred, it is deemed necessary to establish a later date for removal than that prescribed herein for the building itself in order to assure that the investment represented by such structural alterations, enlargements, equipment installations or newly-acquired title maybe amortized. In performing this function the planning commission shall consider all pertinent data in connection therewith and, at a public meeting, provide the opportunity for the owner of record, or lessee if there be such, to present such evidence as they may possess and which property relates to such case. The planning commission, by resolution, shall establish a date of removal and shall set forth such facts as bear upon which the determination of such date of removal is based, and shall formally notify the owner of such nonconforming property of the action of such commission by mailing to such owner a copy of the formally-adopted resolution not later than ten days following the date of subject

action by the planning commission.

A copy of the resolution establishing the date of removal for subject property shall be filed with the county recorder after the expiration of the ten days within which an appeal can be taken, and such resolution shall be in such form as to clearly identify the property to which the removal date applies.

The decision on the removal date by the planning commission shall be final and conclusive unless within ten days after the mailing of the resolution to the owner or lessee, if there be such, an appeal in writing is filed with the city council. If an appeal is filed with the city council, the city council shall, within sixty days, and at a public meeting, review the findings set forth in the resolution of the planning commission, and the facts upon which the action of such commission was based. If the action of the city council is to affirm the action of the planning commission, such action shall be final. If the council proposes an action that is in any way contrary to the actions by the planning commission, the city council shall, before any such action is taken, refer its findings and proposed action to the planning commission and request a further report of the planning commission on the matter. Failure of the planning commission to report to the city council within forty days after reference may be deemed to be approval by the planning commission of any proposed change.

(Ord. No. 178)

Sec. 44-154. Same--Public utility exemptions.

The foregoing provisions of this division concerning the required removal of nonconforming buildings and uses and the reconstruction of nonconforming buildings partially destroyed shall not apply to public utility buildings and structures pertaining directly to the rendering of service or distribution, such as power generating plants and electric distribution and transmission substations; water wells and pumps; gas storage and metering and valve control stations. Nothing in this division shall be construed or applied so as to prevent the expansion, increase in capacity, modernization or replacement of such public utility buildings, structures, equipment and features as are used directly for the delivery of, or distribution of, the service; provided, however, that all yard requirements of the zone in which the site is located shall be maintained and there shall be no enlargement of the site. The provisions of this section shall not exempt from the provisions covering nonconformity any of the buildings, structures or uses which do not immediately relate to the direct service to customers, such as warehouses, storage yards, service yards and the like.

(Ord. No. 178)

Sec. 44-154.1. Automatic expiration of nonconforming uses and nonconforming buildings.

Irrespective of other provisions of this division, nonconforming uses, buildings and structures shall be subject to abatement and termination of usage in the manner and time as hereinafter set forth:

- (a) Any nonconforming use which has been suspended or discontinued for a continuous period of at least one hundred eighty days shall be considered to have automatically expired.
- (b) A nonconforming building which is vacant for a continuous period of at least one hundred eighty days shall not thereafter be occupied, except by a use which conforms to the use regulations of the zone in which it is located; provided, that such nonconforming building is brought into conformity with building laws and zone in which it is located.
- (c) An increase or enlargement of the area, space or volume of the building, structure or land occupied by or devoted to such nonconforming use shall automatically abate the right of the nonconforming use.
- (d) A change from a nonconforming use to a conforming use shall terminate the right of the nonconforming use.

(Ord. No. 358)

Sec. 44-154.2. Expiration of non-conforming signs and on-premise advertising displays.

- (a) Definition. A sign means any structure, housing, device, figure statuary, painting, display message, placard, or other contrivance, or any part thereof, which is designated, constructed, created, engineered, intended, or used to advertise, or to provide date or information in the nature of advertising, for any of the following purposes:
- (1) To designate, identify, or indicate the name of the business of the owner or occupant of the premises upon which the advertising display is located.
 - (2) To advertise the business conducted, services available or rendered, or the goods produced, sold, or available for sale, upon the property where the advertising display is erected.
- (b) A non-conforming sign shall be required to be removed, without compensation, if any of the following criteria are met:
- (1) Any legal non-conforming sign which was lawfully erected but whose use to advertise or identify an ongoing business, product or service has ceased, or the structure upon which the sign is located has been abandoned by its owner, for a period of not less than 180 days. Costs incurred in removing an abandoned display may be charged to the legal owner.
 - (2) Any legal non-conforming sign which has been more than 50 percent destroyed, and the destruction is other than facial replacement, and the display cannot be repaired within 30 days of the date of its destruction.
 - (3) Any legal non-conforming sign whose owner, outside of a change of copy, requests permission to remodel and remodels that non-conforming sign or expands or enlarges the building or land use upon which the non-conforming sign is located, and the non-conforming sign is affected by the construction, enlargement or remodeling, or the cost of construction, enlargement or remodeling of the non-conforming sign exceeds 50 percent of the cost of reconstruction of the building.
 - (4) Any legal non-conforming sign whose owner seeks relocation thereof and relocates the non-conforming sign.
- (c) Any flashing or rotating features of a legal nonconforming sign may be deactivated without compensation within 45 days after this ordinance becomes law, unless the flashing or rotating features of the legal nonconforming sign has historical significance.
- (d) An inventory and identification of all illegal and abandoned non-conforming signs shall commence within six months from the date of adoption of this ordinance. Within 60 days after the six-month period, abatement of the identified preexisting illegal and abandoned non-conforming signs shall commence.
- (1) For purpose of this section "illegal nonconforming sign" means any of the following:
 - a. A sign erected without first complying with all ordinances and regulations in effect at the time of its construction and erection and use.
 - b. A sign that was legally erected, but whose use has ceased , or the structure upon which the display is placed has been abandoned by its owner, not maintained, or

not used to identify or advertise an ongoing business for a period of not less than 180 days.

- c. A sign that was legally erected which later became nonconforming as a result of the adoption of an ordinance, the amortization period for the display provided by the ordinance rendering the display nonconforming has expired, and conformance has not been accomplished.
- d. A sign which is a danger to the public or is unsafe.
- e. A sign which is a traffic hazard not created by relocation of street or highways or by acts of the City.

(e) Adoption of resolution for abatement of illegal signs.

- (1) The City Council shall declare, by resolution, as public nuisances and abate all illegal on-premise advertising displays. The resolution shall describe the property upon which or in front of which the nuisance exists by giving its lot and block number according to the county assessment map and its street address if known. Any number of parcels of private property may be included in one resolution.
- (2) Prior to adoption of the resolution by the City Council, the City Clerk shall send not less than a 10 days' written notice to all persons owning property described in the proposed resolution. The notice shall be mailed to each person on whom the described property is assessed on the last equalized assessment roll available on the date the notice is prepared. The notice shall state the date, time, and place of the hearing and generally describe the purpose of the hearing and the nature of the illegality of the sign.
- (3) After adoption of the resolution, the enforcement officer shall cause notices to be conspicuously posted on or in front of the property on which the display exists.
- (4) The notice shall be substantially in the following form:

NOTICE TO REMOVE ILLEGAL ADVERTISING DISPLAY

Notice is hereby given that on the ___ day of _____, 19__, the City Council of the City of Paramount adopted a resolution declaring that an illegal sign is located upon or in front of this property which constitutes a public nuisance and must be abated by the removal of the sign. Otherwise, it will be removed, and the nuisance abated by the City of Paramount. The cost of removal will be assessed upon the property from or in front of which the display is removed and will constitute a lien upon the property until paid. Reference is hereby made to the resolution for further particulars. A copy of this resolution is on file in the office of the City Clerk.

- (5) The notices shall be posted for notice at least 10 days prior to the time for hearing objections by the City Council of the City of Paramount.
- (6) In addition to posting of the resolution and notice of the meeting when objections will be heard, the City Council of the City of Paramount shall direct the City Clerk to mail written notice of the proposed abatement to all persons owning property described in the resolution. The City Clerk shall cause the written notice to be mailed to each person to whom the described property is assessed in the last equalized assessment roll available on the date the resolution was adopted by the City Council. The notices mailed by the City Clerk shall be mailed at least 10 days prior to the time for hearing objections by the City Council. The notices mailed by the City Clerk shall be substantially in the form provided by Section 44-154.2 (5)(d).

- (7) At the time stated in the notices, the City Council shall conduct a hearing regarding removal of the illegal sign and consider all objections to the proposed removal of the illegal sign. It may continue the hearing from time to time. By motion of resolution at the conclusion of the hearing, the City Council shall allow or overrule any objections. At that time, the City Council acquires jurisdiction to proceed and perform the work of removal. The decision of the City Council is final. If objections have not been made or after the City Council has disposed of those made, it shall order the enforcement officer to abate the nuisance by having the sign removed. The order shall be made by motion or resolution.
- (8) The enforcement officer may enter private property to abate the nuisance.
- (9) Before the enforcement officer arrives, any property owner may remove the illegal sign at the owner's expense. Nevertheless, in any case in which an order to abate is issued, the City Council, by motion or resolution, may further order that a special assessment and lien be assessed against the property, and such lien shall be limited to the costs incurred by the City in enforcing abatement upon the property, including investigation, boundary determination, measurement, clerical, and other related costs.
- (10) The enforcement officer shall keep an account of the cost of the abatement of an illegal sign for each separate parcel of property where the work is done by him or her. He or she shall submit to the City Council for confirmation an itemized written report showing that cost.
 - a. A copy of the report shall be posted for at least three days, prior to its submission to the City Council on or near the chamber door of the City Council, with notice of the time of submission.
 - b. At the time fixed for receiving and considering the report, the City Council shall hear it with any objections of the property owners liable to be assessed for the abatement. It may modify the report if it is deemed necessary. The City Council shall then confirm the report by motion or resolution.
- (11) Abatement of the nuisance may, in the discretion of the City Council be performed by contract awarded by the City Council on the basis of competitive bids let to the lowest responsible bidder. In that event, the contractor shall keep the account and submit the itemized written report for each separate parcel of property required by Section 44-154.2(5)(j).
- (12) The cost of abatement in front of or upon each parcel of property, and the cost incurred by the City, in enforcing abatement upon the parcels, including investigation, boundary determination, measurement, clerical, and other related costs, are a special assessment against that parcel. After the assessment is made and confirmed, a lien attaches on the parcel upon recordation of the order confirming the assessment in the office of the County Recorder of the County of Los Angeles. However, if any real property to which the lien would attach has been transferred or conveyed to a bona fide purchaser for value, or if a lien of a bona fide encumbrancer for value has been created and attaches thereon, prior to the date on which the first installment of the assessment would become delinquent, the lien which would otherwise be imposed by this section shall not attach to the real property and the costs of abatement and the costs of enforcing abatement, as confirmed, relating to the property shall be transferred to the unsecured roll for collection.

After confirmation of the report, a copy shall be given to the County of Los Angeles Tax Assessor, who shall add the amount of the assessment to the next regular tax bill levied against the parcel for municipal purposes.

If the county assessor and the tax collector assess property and collect taxes for the city, the city shall file a certified copy of the report with the county auditor on or before August 10. The description of the parcels reported shall be those used for the same parcels on the county assessor's map books for the current year.

The county auditor shall enter each assessment on the county tax roll opposite the parcel of land.

The amount of the assessment shall be collected at the time and in the manner of ordinary municipal taxes. If delinquent, the amount is subject to the same penalties and procedures of foreclosure and sale provided for ordinary municipal taxes.

The City Council may determine that, in lieu of collecting the entire assessment at the time and in the manner of ordinary municipal taxes, assessments of fifty dollars (\$50) or more may be made in annual installments, not to exceed five, and collect one installment at a time and in the manner of ordinary municipal taxes in successive years. If any installment is delinquent, the amount thereof is subject to the same penalties and procedure for foreclosure and sale provided for ordinary municipal taxes. The payment of assessments so deferred shall bear interest on the unpaid balance at a rate to be determined by the City Council, but not to exceed six percent per annum.

- (13) As an alternative method, the county tax collector, at his or her discretion, may collect the assessments without reference to the general taxes by issuing separate bills and receipts for the assessments.
- (14) Law relating to the levy, collection, and enforcement of county taxes apply to these special assessments.
- (15) The lien of the assessment has the priority of the taxes with which it is collected.
- (16) The enforcement officer may receive the amount due on the abatement cost and issue receipts at any time after the confirmation of the report and until 10 days before a copy is given to the assessor and tax collector or, where a certified copy is filed with the county auditor, until August 1 following the confirmation of the report.
- (17) The City Council may order a refund of all or part of an assessment pursuant to this chapter if it finds that all or part of the assessment has been erroneously levied. An assessment, or part thereof, shall not be refunded unless a claim is filed with the clerk of the legislative body on or before November 1 after the assessment became due and payable. The claim shall be verified by the person who paid the assessment or by the person's guardian, conservator, executor, or administrator.

(Ord. No. 817)

(Ord. Nos. 153, 178, 211, 267, 288, 313, 325, 358, 378, 415, 426, 437, 448, 479, 525, 526, 563, 564, 576, 592, 673, 674, 681, 763, 775, 786, 801, 817, 819, 829, 830, 834, 835, 856, 860, 862, 872, 876, 884, 893, 901, 927, 938, 951, 954, 956, 1002, 1028, 1036, 1074)

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Sec. 44-191. Notices generally--Manner of giving.

Notice of time and place and date of public hearings under the provisions of this chapter shall be given in the following manner:

- (a) Notice of any public hearing upon a proposed amendment to this chapter or to the map which is a part of this chapter, a variance, a site plan, a **conditional use permit**, or an unclassified use permit shall be given by at least one publication in a newspaper of general circulation in the city not less than ten days before the date of such public hearing. The notice shall
- (b) Notice of public hearing to consider a conditional use permit shall be given by the following method:
 - (1) The mailing of a written notice not less than ten days prior to the date of such hearing to the last known address of the owners of the property located within not less than a **five three** hundred foot radius of the exterior boundaries of the subject property as indicated on the latest available assessment rolls in the city hall of the city. (Ord. Nos. 178, 809)
- (c) A written notice shall be sent to the owner of subject property and to the applicant if he **or she** be a person other than the owner of such property not less than ten days prior to the date of hearing on any type of application. (Ord. No. 178)

Sec. 44-192. Same--Required wording and contents generally.

Notices of hearings on zone reclassification, amendment, site plan, unclassified use permit, variance and conditional use permit shall consist of the words: "Notice of Proposed Change of Zone Boundaries or Classification" or "Notice of Proposed Site Plan" or "Notice of Proposed Conditional Use Permit" or "Notice of Proposed Unclassified Use Permit," as the case may be, setting forth the description of the property under consideration, the **detailed** nature of the proposed change, or requested permit or use, **clearly identifiable site plan and elevations or renderings as relevant**, and the time, place and date at which the public hearings on the matter will be held. (Ord. No. 178)

Article XVIII, PD-PS, Planned Development-Performance Standards Zone.

Sec. 44-229. Definition.

A specific plan, adopted by ordinance providing for the regulation of buildings, structures and uses of land in certain areas. The zoning regulations governing the area included in a planned development-performance standards zone (PD-PS classification) are contained within the ordinance adopting the same in lieu of any differing regulation imposed by the zoning code for the zone within which the planned development-performance standards zone is located. (Ord. No. 495)

Sec. 44-230. Purpose.

The objective of a planned development with performance zoning standards is to insure a fuller realization of the general plan of the city than that which would result from the application of present zoning regulations. It is intended to be applied only to areas, under single or unified ownership or control, which are sufficiently large to allow for overall planning and design in detail so as to secure to the community, the future occupants and developer, values and amenities greater than those likely to be achieved by the relatively inflexible provisions necessary to regulate the successive development of individual lots by numerous different owners.

It is the intent of this zone classification to encourage development of superior design and quality through creative application of the city's zoning criteria and through the creation of performance standards applied to specific development and recorded as conditions and covenants against the land. (Ord. No. 495)

Sec. 44-231. Limitations.

The planned development-performance standards zone (PD-PS zone) procedure shall not apply:

- (a) To any site having a net area of less than one half acre, being either in one ownership or the subject of a joint application filed by all the owners or agents of property thereof; or
- (b) Unless the proposed development is reasonably related to the land use, open space, recreation and circulation elements of the general plan for the subject area. Where concurrent subdivision or subparcelling into individual lots or the dedication of any streets is involved, conformity to related ordinances of the city is required, and the procedure shall be concurrent with and supplementary thereto. (Ord. No. 495)

Sec. 44-232. Pre-application conference.

There is hereby created a planning coordinating committee composed of representatives of the city to be designated by the city council. Before filing any application for a planned development with performance zoning standards, the prospective applicant shall submit to the planning coordinating committee preliminary plans and sketches and basic site information for consideration and advice as to the relation of the proposal to general developmental objectives to be attained in the area and as to the policies of the commission and council with reference thereto. (Ord. No. 495)

Sec. 44-233. Application.

Every application for a planned development with performance zoning standards shall be accompanied by the following:

- (a) A legal description or boundary survey map of the property. (A tentative subdivision map may be substituted for this requirement if the applicant proposes to subdivide the property.)
- (b) A general development plan with at least the following details shown to scale and dimensioned:
 - (1) The proposed land ownerships, the uses, dimensions and locations of all proposed structures and of areas reserved for vehicular and pedestrian circulation, open spaces,

landscaping, recreation, or other public uses.

- (2) Architectural drawings and sketches showing the design and character of the proposed uses and their relation to one another.
- (3) Height and approximate location of all proposed walls and fences and a statement setting forth the method by which such walls and fences shall be preserved and maintained.
- (4) Location and design of automobile parking areas and signs.
- (5) Type of surfacing proposed for walks and driveways.
- (6) Preliminary plans showing the proposed method for control and disposal of water flowing into, across or from the development.
- (7) Tables showing the total number of acres and their distribution by use, and the percentage of the whole designated for dwellings of different types, non-residential uses, streets, off-street parking, public uses and open spaces.
- (8) A time schedule for the proposed development with evidence of the intent and the ability of the applicant to carry out the plan.
- (9) Such other pertinent information as the planning coordinating committee may require to complete its evaluation of the intent and impact of the proposal. (Ord. No. 495)

Sec. 44-234. Mixed uses permitted.

The regulations of the planned development-performance standards zone are intended to permit a diversity of uses, relationships and heights of buildings and open spaces in planned building groups while insuring substantial compliance with the spirit, intent and provisions of this Code. (Ord. No. 495)

Sec. 44-235. "Performance standards" defined.

The term "performance standards" as here employed refers to such conditions, effects or results which flow from the maintenance and operation of any use including, but not limited to, the flow of sound measured in decibels; ambient level of sound; vibrations above and below the auditory range; odors, fumes; smoke or other emissions whether toxic or nontoxic; incidence of hazard, including explosion or contamination; the identification and classification in terms of chemical composition of the emissions from any type of use whether industrial, commercial or domestic; the traffic-generating capacity, both in terms of freight and passengers, the volume of either or both, and the time or times of daily cycle that represent peak flow or minimum flow; the consuming capacity of and need for electrical energy, natural gas, oil, water, sewage disposal, and transportation facilities including water, rail and air. (Ord. No. 495)

Sec. 44-236. Findings required for approval.

The commission shall not recommend approval of the proposal unless it finds that the planned development-performance standards zone as applied for is or may be conditioned to be, in full conformance to the general purposes of this article, and in particular:

- (a) That the location, design and proposed uses are compatible with the character of existing development in the vicinity.
- (b) That the plan will produce internally an environment of stable and desirable character, and not tend to cause any traffic congestion on surrounding or access streets.
- (c) That the standards of development applicable to the planned development-performance standards zone are subject to one of the following or any combination thereof:

- (1) All of the standards of the appropriate zone which would permit the requested land uses.
- (2) Such standards of development which are proposed are clearly designated on the general development plan as submitted and in supplementary text material.
- (d) That the proposed development will be well integrated into its setting.
- (e) That the provision is made for both public and private open spaces, at least equivalent to that required by the superseded zoning regulations.
- (f) That suitable provision is made, where appropriate, for the protection and maintenance of private areas reserved for common use.
- (g) That there is reasonable assurance that the applicant intends, and will be able to proceed with the execution of the project without undue delay.
- (h) That there is substantial compliance with the spirit and intent of this Code. (Ord. No. 495)

Sec. 44-237. Commission and council action.

Applications for a planned development with performance zoning standards shall be considered amendments to the Paramount Municipal Code and shall be processed according to applicable provisions of Article XIV of this chapter. Concurrently with the adoption of a planned development-performance standards zone, the council shall require of the applicants such guarantees as may be appropriate to insure the accomplishment of any public improvements, such grant of easement and development rights, and such arrangements for maintenance of common spaces as are relevant in the case. (Ord. No. 495)

Sec. 44-238. Conformance required.

After adoption, and prior to the issuance of any building permit, a final development plan shall be prepared, and a final subdivision map or parcel map recorded, if either is involved. The final development plan shall conform to the ordinance adopting the planned development-performance standards zone and shall show to scale all buildings, off-street parking facilities, landscaping, finished grades and such other detail as will suffice to indicate conformance to all the features, conditions and characteristics upon which the approval was predicated. The final plan shall be recorded in the office of the county recorder of Los Angeles County and a notation of reference thereto shall be made forthwith upon the zoning map. No permit shall thereafter be issued for any building, structure, or use except in full conformance to the said final plan. A violation of any part of the plan or of any condition of the approval shall constitute a violation of this chapter. The city council may, however, by resolution extend any specified time limit for starting or completing the development upon the showing of good faith and effort to comply therewith. Prior to final approval by the city council, the applicant shall submit to the city attorney a draft of Covenants, Conditions and Restrictions which shall apply to the subject development as required and shall be concurrently recorded with the county recorder along with the conditions of approval and map of the subject development. (Ord. No. 495)

Sec. 44-239. Revocation.

The planning commission shall, upon its own motion, initiate proceedings to reclassify the area included in an adopted planned development performance standards zone to such zone as deemed appropriate by the planning commission if no development has occurred in pursuance of the adopted plan (a) within twelve months after the date of adoption of the planned development-performance standards zone, or (b) upon expiration of any extension of the time for starting development granted by the city council, whichever is the later date. Notice of hearings shall be the same as that used for adoption of said planned development-performance standards zone. (Ord. No. 495)

Sec. 44-240. Revision.

- (a) Any planned development-performance standards zone which has been adopted and made effective by the recordation of Covenants, Conditions and Restrictions as required, may be revised under the same procedure as required for the filing and approval of a new planned development performance standards zone as provided herein. No planned development-performance standards zone approval may be revised under the provisions of this section which would have the effect of changing the total land use concept or placement and type of buildings on the entire property from that which was approved originally, nor shall such procedure be used where provisions have been made for city staff approval of minor modifications. A revision to any planned development-performance standards zone may be applied for to permit a change in any of the conditions of approval, a change in the standards of development, and any partial change in the land use concept or placement and type of buildings.
- (b) The following procedure shall be used to revise a planned development-performance standards zone:
 - (1) Any property owner whose property is subject to an existing planned development-performance standards zone or his authorized representative may make an application for a planned development-performance standards zone revision. Where such an application would propose to revise a planned development-performance standards zone of which the applicant's property represents only a portion, all other property owners within the planned development-performance standards zone shall receive, prior to the public hearing, the legal notice, staff report, and any other documentation pertinent to the case. The consent of other property owners within the planned development-performance standards zone shall not be required for the filing of an application for revision.
 - (2) Revisions shall retain the case number of the original planned development-performance standards zone followed by the number of the revision.
 - (3) Required advertising and notification of the case shall be as provided by using the boundaries of the entire planned development-performance standards zone as originally approved in determining the required three hundred foot radius.
 - (4) Any planned development-performance standards zone case processed under this section shall require the adoption of an ordinance by the city council and the recordation of a notice of revised planned development-performance standards zone regulations which shall include the legal description of the property affected by the revision as well as any conditions of approval made a part of said revision. In the case of a revision, recordation of the original Covenants, Conditions and Restrictions shall not be required, only modifications made to the original Covenants, Conditions and Restrictions shall be recorded. (Ord. No. 495)

Sec. 44-241. Permitted uses.

This Paramount Municipal Code section shall supersede any permitting requirement of an individual PD-PS zone and applies only to uses permitted by an individual PD-PS zone. The following uses are permitted in the PD-PS zone:

- (a) **Manufacture, processing or treatment of articles from previously prepared materials, excluding metal.**

Sec. 44-242. Uses subject to a conditional use permit.

This Paramount Municipal Code section shall supersede any permitting requirement of an individual PD-PS zone and applies only to uses permitted by an individual PD-PS zone. The

following uses are permitted in the PD-PS zone, and as specifically provided and allowed by this article, provided that in each instance a conditional use permit is first obtained and continued in full force and effect as provided in Section 44-158 et seq.:

- (a) Metal manufacturing and/or metal processing uses.
- (b) Electrical appliances, manufacture and assembly of.
- (c) Machine shops.

Sec. 44-243. Prohibited uses, regardless of which PD-PS zone the use is located.

This Paramount Municipal Code section shall supersede any permitting requirement of an individual PD-PS zone and applies to all individual PD-PS zones. The following uses are prohibited in the PD-PS zone:

- (a) Welding shops.

Sec. 44-244. Metal manufacturing performance standards.

Any metal manufacturing business operation that requires a permit to operate from the South Coast Air Quality Management District, with the exception of emergency electrical generator, and is permissible by the individual PD-PS zone, is subject to the following conditions:

- (a) For new construction projects and material alterations to existing facilities, a public notice board shall be provided onsite during the period following the approval of the project and the completion of all project construction activities, including site improvements. The notice board shall maintain minimum dimensions of four feet in height and six feet in length, shall be installed in a location visible to the general public from the public right-of-way, and shall detail the nature of the project, including relevant site plan and elevations or renderings.
- (b) The operator shall maintain required applicable permits from the South Coast Air Quality Management District and all other relevant agencies and shall comply with the requirements of valid permits issued by the South Coast Air Quality Management District and all other relevant agencies with jurisdiction.
- (c) All feasible building resiliency and environmental sustainability provisions shall be incorporated into new construction and significant building rehabilitation.
- (d) At least one clearly visible exterior wall sign identifying the business shall be installed in public view following separate review and approval of the Community Development Department in compliance with approval criteria of the Paramount Municipal Code and the individual PD-PS zone. The sign area shall not exceed one and one-half feet of sign area per one lineal foot of building frontage. Maximum sign width shall not exceed sixty percent of the building width. The sign shall display only the established trade name or basic product name, or a combination thereof. Information such as telephone numbers, websites, and product lists is not permitted on the sign. Lettering shall be individually cut letters with trim caps and returns of an appropriate design. Raceways are not permitted. Panel signs and can/cabinet style signs are not permitted.
- (e) Certification is encouraged to be obtained from the International Standardization Organization (ISO) or equivalent international standard-setting body as relevant regarding environmentally sustainable practices and organization.
- (f) Public tours of a facility shall be reasonably accommodated at least once each year for the purpose of informing the public of business operations and practices. A comprehensive information session at an offsite facility is acceptable provided direct facility access

prohibitively impedes public safety or compromises proprietary processes, as determined by the owner in consultation with the Director of Community Development.

- (g) All metal manufacturing operations shall comply with required housekeeping practices of the South Coast Air Quality Management District.
- (h) To the extent that installation of emissions control equipment, including retrofit equipment, is required by an applicable South Coast Air Quality Management District rule or regulation, then such required emissions control equipment shall comply with Best Available Control Technology requirements.
- (i) With consideration of days and hours of operation, specific operations shall be mitigated to minimize impacts upon surrounding uses and infrastructure. In connection with the issuance of an Administrative Action or Conditional Use Permit, the Director or Planning Commission shall have the authority to impose reasonable restrictions on the hours of operation for certain outdoor activities (e.g., deliveries) to the extent such restriction on hours is necessary to mitigate or minimize impacts directly relating to such activity on surrounding uses and infrastructure.

Section 44-245. Regulations for existing metal-related uses in the PD-PS zone, but which, by the adoption of Ordinance No. _____, require an Administrative Action.

The following provisions apply exclusively to any legally established metal manufacturing business operation that requires a permit to operate from the South Coast Air Quality Management District, and which was operating in the City prior to the Effective Date of Ordinance No. _____.

- (a) A legally established use which, by the adoption of Ordinance No. _____, requires an Administrative Action shall be permitted to continue pursuant to the rules and regulations applicable to such use prior to the effective date of Ordinance No. _____, until such time that the City approves an Administrative Action for such use.
- (b) Within one year of the effective date of Ordinance No. _____, the responsible party for any use subject to this Section 44-242 that is in compliance with applicable laws shall apply for an Administrative Action. Such Administrative Action shall not be for the purpose of authorizing a particular use that would otherwise be a legal nonconforming use but for the requirement to obtain an Administrative Action pursuant to Ordinance No. _____. Instead, the approval of the Administrative Action shall be for the purposes of (1) cataloging equipment, materials, and uses and (2) imposing those conditions set forth in this Section 44-242 on existing uses. As such, the approval of an Administrative Action pursuant to this section shall be considered a ministerial action not subject to a public hearing, unless the Director of Community Development determines an application requires a public hearing and discretionary review. If the applicant for an Administrative Action is concurrently proposing an expansion of existing operations, the Director shall be permitted to transfer decision-making authority to the Planning Commission, in which case a public hearing shall be required.
- (c) The decision of the Director to approve or deny an application for an Administrative Action shall be appealable to the Planning Commission, and the decision of the Planning Commission shall be appealable to the City Council. Any decision by the City Council on appeal shall be final.
- (d) An Administrative Action obtained by the responsible party pursuant to Section 44-242 (b), above, shall specify that such use was an existing use prior to the effective date of Ordinance No._____, and shall be permitted to continue operating in the same manner as previously permitted prior to the adoption of Ordinance No. _____, subject to the following conditions, which conditions shall be included in the Administrative Action.

- (1) The operator shall maintain required applicable permits from the South Coast Air Quality Management District and all other relevant agencies and shall comply with the requirements of valid permits issued by the South Coast Air Quality Management District and all other relevant agencies.
 - (2) The use shall comply with required housekeeping practices of the South Coast Air Quality Management District.
 - (3) To the extent that installation of emissions control equipment, including retrofit equipment, is required by an applicable South Coast Air Quality Management District rule or regulation, then such required emissions control equipment shall comply with Best Available Control Technology requirements.
 - (4) Core production and heavy manufacturing activities shall be conducted within an enclosed structure. Notwithstanding the foregoing, ancillary activities including but not limited to maintenance, inspection, measuring, packing, loading, and unloading shall be permitted outdoors.
- (e) A legally established use which, by the adoption of Ordinance No. ____, requires an Administrative Action may be permitted to expand provided that all requirements of the Paramount Municipal Code, all Federal environmental regulations as set by the Federal Environmental Protection Agency, all California Environmental Quality Act regulations, and all South Coast Air Quality Management District regulations are met. Additionally, the use of Best Available Control Technology is required at minimum.
- (f) Revocation and modification. The Director of Community Development may, after a hearing to be conducted in a manner with formal rules of evidence within 10 business days following a written request for a hearing, revoke or modify on any one or more of the following grounds any Administrative Action previously issued:
- (1) That the approval was obtained by fraud.
 - (2) That the use for which such approval was granted is not being exercised.
 - (3) That the use for which such approval was granted has ceased to exist or has been suspended for one year or more.
 - (4) That the Administrative Action is being, or recently has been, exercised contrary to the terms or conditions of such approval, or in violation of any statute, provision of this Code, ordinance, law or regulation.
 - (5) That the use for which the approval was granted was so exercised as to be detrimental to the public health or safety, or so as to constitute a nuisance.

A written decision noting the Paramount Municipal Code Section violated, evidence supporting the violation, and appeal information, shall be rendered within five (5) working days after the close of the hearing. Within ten (10) working days from a written decision of the Director, a business representative may submit a written request to the Community Development Department with legal and factual basis for an appeal before the Planning Commission. Appeals to the Planning Commission are subject to provisions of Article XII of the Paramount Municipal Code.

Section 44-246. Regulations for existing non-metal-related manufacturing and/or processing uses in the PD-PS zone, but which, by the adoption of Ordinance No. ____, have been rendered legal nonconforming.

The following provisions apply to any legally established non-metal business operation that was rendered legal nonconforming by the adoption of Ordinance No. ____ .

A legally established non-metal-related use which, by the adoption of Ordinance No. ____, has been rendered legal nonconforming may be permitted to expand provided that a conditional use permit is obtained from the Planning Commission provided that all requirements of the Paramount Municipal Code, all Federal environmental regulations as set by the Federal Environmental Protection Agency, all California Environmental Quality Act regulations, and all South Coast Air Quality Management District regulations are met. Additionally, the use of Best Available Control Technology is required at minimum.

(Ord. No. 495)