

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- (2) Repealed by Ord.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- (3) Repealed by Ord.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- (4) Repealed by Ord.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- (5) **Repealed by Ord.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- (6) **Repealed by Ord.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- (7) Repealed by Ord.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- (8) Repealed by Ord.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- (9) **Repealed by Ord.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- (10) **Repealed by Ord.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- (11) **Repealed by Ord.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- (12) **Repealed by Ord.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- (13) **Repealed by Ord.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- (14) **Repealed by Ord.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- (15) Repealed by Ord.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- (16) **Repealed by Ord.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- (17) Repealed by Ord.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 **and designed in harmony with the primary building and site.**
- (19) Repealed by Ord. No. 1061.
- (20) See Unclassified Uses, Article X.
- (21) Signs **advertising a business or organization.**
- (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. Directory 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. Standard window advertising. 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.
  2. Alcoholic beverage advertising. 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** 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.~~ *[move to Prohibited]*
- (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. [from Permitted]**
  - (63) Planing mills. [from Permitted]**
  - (64) Steel fabrication plants. [from Permitted]**
  - (65) Stone monument works. [from Permitted]**
  - (66) Electric distribution and transmission substations, including microwave transmitter**

incorporated as a part of a public utility installation. *[from Permitted, M-1 zone]*

- (67) 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, M-1 zone]*
- (68) Manufacture, processing or treatment of articles from previously prepared metal materials. *[from Permitted, M-1 zone]*

**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 and best management practices of the South Coast Air Quality Management District and all other relevant government agencies.
- (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. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.
- (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 of Community Development 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.

- (10) With consideration to enforcement and compliance of approved uses, specific operations shall be inspected annually by City of Paramount staff with the accompaniment of personnel from relevant regulatory agencies as needed to verify approved structures, operations, and equipment.

**Section 44-82.2. Regulations for existing metal-related manufacturing and/or processing 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 of Community Development 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 of Community Development 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 and best management practices of the South Coast Air Quality Management District and all other relevant government agencies.
  - (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. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.
  - (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. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.
- (6) Revocation, suspension, 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, may revoke, suspend, 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 of Community Development, 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 manufacturing and/or processing 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) **Expansion.** 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.
  - (b) The use of Best Available Control Technology is required at minimum. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.

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) **Health risk assessment.**

(a) **For all uses for which an Environmental Impact Report (EIR) will be prepared pursuant to the requirements of the California Environmental Quality Act (CEQA), a human health risk assessment (HRA) shall be prepared when the environmental factor category of Air Quality is considered a potentially significant impact or less than significant with mitigation incorporation.**

(b) **The human health risk assessment (HRA) shall be prepared at minimum in accordance with current health risk assessment requirements of the Office of Environmental Health Hazard Assessment.**

(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:



- a. 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.
- b. 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 three 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.
- c. Materials. Artificial turf product must:
  - i. Have an eight-year, "no-fade" manufacturer warranty.
  - ii. Be permeable to water and air and nonflammable.
  - 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.
- d. 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 (Streets and Sidewalks), Section 38-155 of the Paramount Municipal Code.
- (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 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.

Installation of new window security bars. The installation of **exterior** 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 judgment 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. [from Permitted]**
- (5) **Plastics manufacturer. [from Permitted]**
- (6) **Soda and compound manufacturer. [from Permitted]**
- (7) **Welding shops. [from Permitted]**

- (8) Acid, manufacture of sulfurous, sulfuric, picric, nitric, hydrochloric, hydrofluoric, or other similar acids. *[from CUP]*
- (9) Alcohol manufacturer. *[from CUP]*
- (10) Ammonia, bleaching powder or chlorine manufacturer. *[from CUP]*
- (11) Asphalt manufacture or refining. *[from CUP]*
- (12) Blast furnace and/or coke oven. *[from CUP]*
- (13) Boiler manufacture. *[from CUP]*
- (14) Brick, tile or terra cotta manufacturer. *[from CUP]*
- (15) Concrete products and/or ready-mix concrete manufacture. *[from CUP]*
- (16) Drop forge and/or drop hammer. *[from CUP]*
- (17) Fish smoking, curing or canning. *[from CUP]*
- (18) Freight classification yards. *[from CUP]*
- (19) Heat treatment plant (metal), except where incidental to a primary use. *[from CUP]*
- (20) Paint, oil, shellac, turpentine or varnish manufacture. *[from CUP]*
- (21) Petroleum products or wholesale storage of petroleum including processing and refining except as otherwise provided in this chapter. *[from CUP]*
- (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. *[from CUP]*
- (23) Roofing material manufacture. *[from CUP]*
- (24) Rubber, reclaiming or the manufacture of synthetic rubber or its constituents. *[from CUP]*
- (25) Loading platforms, ramps, stations or areas, in connection with oil, petroleum, gas, gasoline or other petroleum products. *[from CUP]*
- (26) Pipeline booster or pumping plant in connection with oil, petroleum, gas, gasoline or other petroleum products. *[from Permitted, M-1; removed reference to water]*
- (27) Grinding shops. *[from Permitted, M-1]*
- (28) Sheet metal shops. *[from Permitted, M-1]*
- (29) Automobile body and fender works, and/or automobile painting. *[from CUP, M-1]*
- (30) Chromium plating and/or electroplating.
- (31) Anodizing.
- (32) 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 development review application~~ 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) Variances. Variances 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 at the direction of the City Council.**

- (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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