

ZONING MATRIX Proposed Changes in Blue

USE		C-3	C-M	M-1	M-2
1	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.			CUP	
2	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.				Permitted
3	Acid, manufacture of sulfurous, sulfuric, picric, nitric, hydrochloric, hydrofluoric, or other similar acids.				CUP [change to Prohibited]
4	Alcohol manufacture.				CUP [change to Prohibited]
5	Ambulance service.		Permitted	Permitted	Permitted
6	Ammonia, bleaching powder or chlorine manufacture.				CUP [change to Prohibited]
7	Any retail commercial, wholesale, warehousing, or manufacturing business operations, engaged in the sale, storage, or manufacture of alcohol for on or off-site consumption, subject to restrictions.	CUP	CUP	CUP	CUP
8	Appliance stores & appliance repairing. Area devoted to repair cannot be more than 25% of floor area.	Permitted	Permitted		
9	Asphalt manufacture or refining.				CUP [change to Prohibited]
10	Assembly of electrical appliances such as: Electronic instruments and devices; Radios, phonographs and televisions, including manufacture of small parts, such as coils.		Permitted	Permitted	Permitted
11	Auction houses or stores.		Permitted	Permitted	Permitted
12	Automatic screw machine.				CUP

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13	Automobile body and fender works, and/or automobile painting; provided that all painting, sanding, and baking shall be conducted within an entirely enclosed building.			CUP [Change to Prohibited]	<i>Not listed</i> [change to Prohibited]
14	Automobile laundries. Subject to standards as hereinafter set forth in Section 44-104.2.		CUP	CUP	CUP
15	Automobile sales, new and used, subject to standards provided by Section 44-104.8 and as defined by Section 44-1.		CUP	CUP	CUP
16	Automobile service stations, subject to standards as provided in Section 44-104.2.	CUP	CUP	CUP	CUP
17	Bakeries, retail.	Permitted	Permitted		
18	Bakeries, when products are sold on the premises and at retail only.		Permitted	Permitted	Permitted
19	Bakeries, wholesale.			Permitted	Permitted
20	Banks and savings and loan institutions.	Permitted	Permitted	Permitted	Permitted
21	Barber shops and beauty shops.	Permitted	Permitted		
22	Bars, cocktail lounges or any establishment offering alcoholic beverages for sale for consumption on premises, subject to restrictions.	CUP	CUP	CUP	CUP
23	Blast furnace and/or coke oven.				CUP [change to Prohibited]
24	Blueprinting and photostating.		Permitted	Permitted	
25	Boat building.			P [change to CUP]	P [change to CUP]
26	Boat sales.		CUP		
27	Boiler manufacture.				CUP [change to Prohibited]

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28	Book and stationary stores.	Permitted	Permitted		
29	Bookbinding.			Permitted	Permitted
30	Bottling plants.			Permitted	Permitted
31	Bowling alleys.	Permitted	Permitted		
32	Brick, tile or terra cota manufacture.				CUP [change to Prohibited]
33	Business, professional and public utility commercial offices.	Permitted	Permitted		
34	Cabinet shop or carpenter shop.			P [change to CUP]	P [change to CUP]
35	Carpet and rug cleaning plants.			P [change to CUP]	P [change to CUP]
36	Ceramic products, manufacture of, including figurines (but not including bricks, drain, building or conduit tile), using only previously pulverized clay and batch kilns as distinguished from shuttle, tunnel or beehive kilns, and such batch kilns shall not exceed a total capacity of 130 cubic feet.		Permitted	Permitted	Permitted
37	Ceramic tile, manufacture of wall and floor tile and related small tile products, but not including bricks or drain, building conduit tile.			P [change to CUP]	P [change to CUP]
38	Check cashing businesses.	CUP	CUP		
39	Churches.	CUP	CUP		
40	Clothes cleaning plants.			P [Repeal/ "Laundries" applies]	P [Repeal/ "Laundries" applies]
41	Concrete products manufacture and ready-mix concrete.				CUP [change to Prohibited]

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42	Cosmetics, manufacture of.			P [change to CUP]	P [change to CUP]
43	Creameries, and dairy products manufacture or processing.			Permitted	Permitted
44	Dairy products, retail sales of.	Permitted	Permitted		
45	Die casting.				P [change to CUP]
46	Dressmaking and millinery shops.	Permitted	Permitted		
47	Drop forge or drop hammer; provided, that they are contained in an entirely enclosed building and are not closer than five-hundred feet to and "R" classified property.				CUP [change to Prohibited]
48	Drugstores.	Permitted	Permitted		
49	Dry goods and notion stores.	Permitted	Permitted		
50	Electric distribution and transmission substations, including microwave transmitter incorporated as a part of a public utility installation.	See #53	See #53	P [change to CUP]	P [change to CUP]
51	Electric or neon sign manufacturing, service and repairing.		Permitted	Permitted	Permitted
52	Electrical appliances, manufacture and assembly of.			Permitted	Permitted
53	Electrical distribution and transmission substation including microwave receiving and relaying installations.	Permitted	Permitted	See #50	See #50
54	Equipment rental and sales, but not heavy duty equipment.		Permitted	Permitted	Permitted
55	Equipment, heavy duty rental and sales.				CUP
56	Exterior telephones - subject to the review and approval from the Development Review Board, pursuant to Sections 44-210 through 44-215 of the Paramount Municipal Code.	DRA	DRA	DRA	DRA

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57	Exterior vending machines, including, but not 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.	DRA	DRA	DRA	DRA
58	Factory built housing, as defined by the Uniform Building Code, for temporary offices.			CUP	CUP
59	Fire stations.	Permitted	Permitted		
60	Firearms sales.	CUP	CUP	CUP	CUP
61	Fish smoking, curing or canning.				CUP [change to Prohibited]
62	Florist shops.	Permitted	Permitted		
63	Food products manufacture, storage, processing and packaging of, but not including lard, pickles, sauerkraut, sausage or vinegar.			Permitted	Permitted
64	Food products manufacture, storage, processing and packing of lard, pickles, sauerkraut, sausage or vinegar.				CUP
65	Food voucher markets.	CUP	CUP		
66	Freight classification yards.				CUP [change to Prohibited]
67	Frozen food or cold storage lockers.		Permitted	Permitted	Permitted
68	Fuel yards.				CUP
69	Furniture repair.		Permitted	Permitted	Permitted
70	Furniture store, and furniture repair and refinishing when the area devoted to finishing and repairing does not occupy more than twenty-five percent of the total floor area of the establishment.	Permitted	Permitted		

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71	Galvanizing and lead plating, including heating and dipping.			<i>Not listed [change to Prohibited]</i>	P [change to Prohibited]
72	Game arcades.	CUP	CUP	CUP	CUP
73	Garage, public, including repairing and storage; provided that all repairing is contained within an entirely enclosed building.		CUP		
74	Garment manufacture.			Permitted	Permitted
75	Glass edging, beveling and silvering in connection with the sale of mirrors and glass decorated furniture.		Permitted	Permitted	Permitted
76	Glass studios; stained, etc.		CUP		
77	Greenhouses (private commercial) as an accessory use for propagation and culture only, and not for sale (orchid culture excepted).	Permitted	Permitted		
78	Grinding shops.			P [change to Prohibited]	P [change to Prohibited]
79	Grocery and fruit stores.	Permitted	Permitted		
80	Gymnasiums, public commercial, or physical culture studios.	CUP			
81	Hardware stores.	Permitted	Permitted		
82	Heat treatment plant (metal).				CUP [change to Prohibited]
83	Hospitals.	CUP			
84	Ice, packaged; storage and retail dispensing machines not exceeding five ton capacity.	Permitted	Permitted		
85	Insurance agencies.	Permitted	Permitted		
86	Jewelry stores.	Permitted	Permitted		
87	Laboratories, experimental, motion picture, testing.		Permitted	Permitted	Permitted

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88	Laundries, automatic; provided that not more than five persons are employed at any one time.	Permitted	Permitted		
89	Laundries, excluding retail dry cleaners and coin laundries.	Permitted		P [change to CUP]	P [change to CUP]
90	Laundry agencies or clothes cleaning and pressing establishment using nonflammable and nonexplosive cleaning fluids or liquids.	Permitted	Permitted		
91	Libraries.	Permitted	Permitted		
92	Liquor store, subject to restrictions.	CUP	CUP	CUP	CUP
93	Loading platforms, ramps, stations or areas, in connection with oil, petroleum, gas, gasoline or other petroleum products, except as otherwise provided in this chapter.				CUP [change to Prohibited]
94	Locksmiths.	Permitted	Permitted		
95	Lumberyards.			P [change to CUP]	P [change to CUP]
96	Machine shops with a punch press or hydraulic press up to twenty tons capacity, with no perceptible vibration beyond the property line of property containing the use , when contained within an enclosed building, but no drop hammer or drop forge.			P [change to CUP]	P [change to CUP]
97	Manufacture, processing or treatment of articles from previously prepared materials, excluding metal materials.			P, CUP for metal	P, CUP for metal
98	Massage parlors.	CUP			
99	Meat markets or delicatessen shops.	Permitted	Permitted		
100	Medical and dental offices, medical and dental clinics, medical and dental laboratories, and optometrist office.	CUP	CUP		
101	Metal structures, main, accessory, or addition to existing.			CUP	CUP

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102	Mobile homes, as defined by the California Health and Safety Code, for temporary offices.			CUP	CUP
103	Mobile homes, sales of new and used.		CUP		
104	Mortuaries.	CUP			
105	Non-public schools including, but not limited to, private, trade, business, vocational, and charter schools; and educational organizations sponsored by a public school board or county board of education.	CUP			
106	Nurseries, horticultural stock and auxiliary supplies.	Permitted	Permitted		
107	Off-site billboards.	CUP	CUP	CUP	CUP
108	Other similar commercial and industrial enterprises or businesses when interpreted by the planning commission as to performance standards as set forth in Section 44-107.		Repealed 2016	Repealed 2016	Repealed 2016
109	Outside storage and activities , subject to restrictions.				CUP
110	Paint, oil, shellac, turpentine or varnish manufacture.				CUP [change to Prohibited]
111	Parking lots; provided, that any area so used shall be improved and maintained in the manner required by Article X; and, provided further, that no such area shall be used for a car sales area or trailer sales area or for the accessory storage of cars or trailers.	Permitted	Permitted		
112	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.			Permitted	Permitted
113	Patrol and warning service, including private detective agencies.	Permitted	Permitted		
114	Permanent outside retail sales areas shall be subject to restrictions/conditions.	CUP			

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115	Pet shops (no kennels).	Permitted	Permitted		
116	Petroleum products or wholesale storage of petroleum including processing and refining except as otherwise provided in this chapter.				CUP [change to Prohibited]
117	Pharmaceuticals, manufacturing, processing, packaging and storage of, including drugs, perfumes, toiletries and soap (cold mix only).			P [change to CUP]	CUP
118	Photo engraving.		Permitted	Permitted	Permitted
119	Photographic supply stores.	Permitted	Permitted		
120	Pipeline booster or pumping plant in connection with public water facilities, oil, petroleum, gas, gasoline or other petroleum products.			P [water]; [change oil, etc. to Prohibited]	P [water]; [change oil, etc. to Prohibited]
121	Planing mills.				P [change to CUP]
122	Plastics manufacture.				P [change to Prohibited]
123	Plastics, [change "fabrication" to "assembly"] from.			Permitted	Permitted
124	Plumbing shops.		Permitted	Permitted	Permitted
125	Printing establishments.		Permitted	Permitted	Permitted

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126	Punch press or hydraulic press over twenty tons with no perceptible vibration beyond the property line of property containing the use ; provided that 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.				CUP
127	Real estate brokers and sales offices.	Permitted	Permitted		
128	Research and electronic industries.			Permitted	Permitted
129	Restaurants, cafes, dinner houses, or establishments offering food for in-house consumption.	CUP			
130	Reverse vending machines, provided that in each instance an administrative permit is obtained, as set forth in section 44-263(a).	Admin Permit	Admin Permit	Admin Permit	Admin Permit
131	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.				CUP [change to Prohibited]
132	Roofing material manufacture.				CUP [change to Prohibited]
133	Rubber, fabrication of products made from finished rubber.			P [change to CUP]	P [change to CUP]
134	Rubber, reclaiming or the manufacture of synthetic rubber or its constituents.				CUP [change to Prohibited]
135	Sheet metal shops.			P [change to Prohibited]	P [change to Prohibited]

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136	Shoe manufacture.			Permitted	Permitted
137	Shoe stores and shoe repair shops.	Permitted	Permitted		
138	Signs.	Permitted	Permitted	Permitted	Permitted
139	Similar retail or service establishments catering directly to the consumer, or specializing in the rendering of custom services, when interpreted by the planning commission as to performance standards as set forth in section 44-107.	Permitted	Permitted		
140	Small collection facilities. Subject to standards set forth in Section 44-263(b).	CUP	CUP	CUP	CUP
141	Soap, manufacture of.				P [change to CUP]
142	Soda and compound manufacture.				P [change to Prohibited]
143	Steel fabrication plants.				P [change to CUP]
144	Stone monument works.				P [change to CUP]
145	Storage for transit and transportation equipment within an enclosed building , except railroad freight classification yards.			Permitted	Permitted
146	Studios, such as interior decorating, record recording, couturier, artist, music, dancing, and photographic.	Permitted	Permitted		
147	Tailors, and wearing apparel shops.	Permitted	Permitted		
148	Taxicab companies.			CUP	CUP
149	Telephone exchanges.	Permitted	Permitted		
150	Textile manufacture, processing or treatment.			P [change to CUP]	P [change to CUP]

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151	Truck repairing and overhauling, when conducted in an entirely enclosed building.				CUP
152	Upholstering shops, custom work only.		Permitted	Permitted	Permitted
153	Upholstering, except vehicle upholstery.			Permitted	Permitted
154	Welding shops.			<i>Not listed</i> [change to Prohibited]	P [change to Prohibited]
155	Wineries.				CUP
156	Worm farms, subject to the standards provided by Section 44-104.5, and as defined by Section 44 1.				CUP
157	Truck storage/truck yards.		Prohibited	Prohibited	Prohibited
158	Chromium plating and/or electroplating.			Prohibited	Prohibited
159	Anodizing.			Prohibited	Prohibited
160	Metal forging.			Prohibited	Prohibited
161	Use of paint containing hexavalent chromium.			Prohibited	Prohibited
162	Warehouse and distribution centers.			CUP	CUP