Article VII. C-M, Commercial-Manufacturing Classification.

Sec. 44-68. Purposes.

The purpose of the classification C-M and its application is to provide for the location of and grouping of enterprises which may conduct on-premise retail services, but which involve a greater amount of fabrication, assembling and service features, including manufacturing and processing, than do uses locating in a more restrictive zone. The uses first permitted in this classification, if allowed in strictly on-premise retail and service areas, would introduce factors of heavy trucking and handling of materials that would destroy the maximum service and attraction of such strictly retail areas. The uses first permitted in this classification are considered as having common or similar performance standards in that:

(1) They involve a degree of noise, outside activities and accessory storage greater than are involved in uses first permitted in the strictly commercial zones, but such factors are measurably lighter than are involved in uses first permitted in the industrial zones;

(2) They do not attract, nor do they depend upon individual patron contact to the same degree as do uses in strictly retail and service areas but, rather, represent in part, enterprises whose services are rendered or product sold on a more community-wide basis;

(3) They can more advantageously utilize the standard lot and street pattern than can strictly industrial uses; and

(4) They are more space consuming and involve greater handling of materials and heavy trucking than do those uses permitted in the strictly retail areas but less than do strictly industrial uses.

(Ord. No. 178)

Sec. 44-69. Permitted uses--Generally.

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

(1) Any use permitted in the C-3 zone except:

  (a) Churches;

  (b) Educational institutions;

  (c) Hotels;

  (d) Institutions or homes for the treatment of convalescent persons, children, aged persons, alcoholics, the wounded or mentally infirm;

  (e) Day nurseries.

(2) Assembly of electrical appliances, such as:

  (a) Electronic instruments and devices;

  (b) Radios, phonographs and televisions, including manufacture of small parts, such as coils.

(3) Ambulance service.

(4) Auction houses or stores.

(5) Repealed.

(6) Reserved.

(7) Bakeries, when products are sold on the premises and at retail only.

(8) Blueprinting and photostating.

(9) Repealed by Ord. No. 599.

(10) 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 one hundred thirty cubic feet.

(11) Electric or neon sign manufacturing, service and repairing.

(12) Equipment rental and sales, but not heavy duty equipment.

(13) Repealed by Ord. No. 599.

(14) Frozen food or cold storage lockers.

(15) Furniture repair.

(16) Repealed by Ord. No. 599.

(17) Glass edging, beveling and silvering in connection with the sale of mirrors and glass decorated furniture.

(18) Repealed by Ord. No. 599.

(19) Repealed by Ord. No. 599.

(20) Repealed by Ord. No. 599.

(21) Laboratories, experimental, motion picture, testing.

(22) Repealed by Ord. No. 599.

(23) Repealed by Ord. No. 599.

(24) Printing establishments.

(25) Photo engraving.

(26) Plumbing shops.

(27) Repealed.

(27.1) Signs.

(a) General requirements for all signs.

1. 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. Creative signs as allowed by Section 44-69(27.1) are additionally subject to review and approval from the Development Review Board, pursuant to Sections 44-210 through 44-215 of the Paramount Municipal Code.

2. Approval criteria. Approval criteria for a sign shall include, but not be limited to, letter type, logos, and colors. A proposed sign shall not detract from the character of a historic landmark; shall not be located so as to have a negative impact on adjacent property; shall not detract from the pedestrian quality of street or area; and shall not add to an overproliferation of signs on a particular property. A proposed sign shall not interfere with pedestrian or vehicular lines of sight.

3. Sign design. All permanent signs shall be designed by professionals, including architects, building designers, landscape architects, interior designers, or those whose principal business is the design, manufacture, or sale of signs, or others who are capable of producing professional results.

4. Sign measurements. Sign area shall be measured by enclosing the entire sign or, collectively, all the letters or other units thereof, within sets of parallel lines touching the outer limits of the sign.

5. Permits. All necessary permits shall be obtained prior to the installation of any sign.

6. Location. Signs shall not obscure windows, grillework, columns, pilasters, vents, or ornamental features.

7. 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.

8. Permitted sign types. Permitted sign types shall include window, wall, plaque, undercanopy, suspended, address, monument, pylon, pole, awning, projecting, and portable signs.

9. Prohibited signs. The following sign types shall be prohibited:

Signs constituting a pedestrian or vehicular traffic hazard; unlawful advertising; off-premise signs; mobile billboards; vehicle signs attached to motor vehicles that are parked on or adjacent to property for more than 24 consecutive hours, the principal purpose of which is to attract attention to a product sold, service offered, or business located on the property; pole signs; light bulb strings and exposed tubing; 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.

10. Restricted signs. The following sign types are generally inconsistent with the purposes and standards of this chapter but may be allowed through separate approvals:

a. Temporary signs, including feather flags, banners, pennants, balloons, and inflated signs, may be allowed pursuant to Section 44-104.7 of the Paramount Municipal Code.

b. Animated, moving, flashing, blinking, reflecting, revolving, or other similar signs or signs that incorporate one or more of these elements are prohibited unless approved as a creative sign.

c. Exposed neon tubing wall signs or signs that incorporate this element are prohibited unless approved as a creative sign.

d. Roof signs extending above the roof of a structure are prohibited unless approved as a creative sign.

e. Signs emitting visible matter are prohibited unless approved as a creative sign.

11. Sign fabrication and installation. All permanent signs shall be fabricated and installed by persons whose principal business is building construction or a related building construction or a related trade including sign manufacturing and installation businesses, or others capable of producing professional results.

12. Sign maintenance.

a. Each sign and supporting hardware, including temporary signs, shall be maintained in good repair and functioning properly at all times. Defective or missing sign parts shall be replaced, and signs shall be maintained in a presentable condition such that they do not detract from the appearance of the surrounding area.

b. Any repair to a sign shall be of materials and design of equal or enhanced quality as the original sign.

c. A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with the Municipal Code.

d. When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed.

13. Sign removal. When a business, activity, or entity that is the subject of an on-site sign leaves the site, the sign shall be removed within 30 days thereafter. Affected building surfaces shall be restored to match the adjacent portion of the structure.

(b) Window signs. Specific design criteria for window signs shall be as follows:

1. Window signs shall be allowed on windows facing streets and windows facing interior areas of a shopping center.

2. Exposed neon tubing signs shall be allowed in windows facing streets and windows facing interior areas of a shopping center. Neon sign area shall be included in the calculation of the allowable sign area for single or individually framed panes of glass as set out in subsection (c) below. Neon sign area shall be calculated using the dimensions of the sign frame. Where no frame exists total neon sign area shall be calculated using the dimensions of a frame that would enclose the neon sign.

3. Sign area shall be limited to forty percent of each single or individually framed pane of glass on each street frontage, or 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.

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 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.

(c) Wall signs. Specific design criteria for wall signs shall be as follows:

1. One sign space shall be allowed for each occupant, except:

a. Businesses occupying corner units, which shall be allowed one wall sign per building side, up to a maximum of two wall signs for each business; and

b. Businesses occupying single unit buildings, which shall be allowed one wall sign per building side, up to a maximum of four wall signs per building.

c. No more than one wall sign may be placed on each separate building side.

2. The occupant shall verify the sign location and size with the city prior to installation or fabrication.

3. At multi-tenant properties, wall signs shall be compatible in terms of color, size, and font with the existing and proposed wall signs on the same property.

4. No more than two rows of letters are permitted.

5. Maximum sign area shall be one and one-half feet of sign area per one lineal foot of building frontage.

6. Maximum sign width shall not exceed sixty percent of the building width.

7. Individual letters shall be mounted directly on a building wall. All conduits, exposed electrical raceways, transformers, junction boxes, and openings in the building surface shall be concealed.

8. Lettering shall be individual channel letters with trim caps and returns of an appropriate design as approved by the Director of Community Development.

9. Creative wall signs may be approved by the Development Review Board pursuant to the creative sign provisions of the Paramount Municipal Code.

(d) Plaque or directory signs. Specific design criteria for plaque or directory 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.

(e) Undercanopy and suspended signs. Specific design criteria for undercanopy 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. An undercanopy or suspended sign shall have a minimum vertical clearance of eight feet from the sidewalk to the bottom of the undercanopy or suspended sign.

3. The sign and the copy shall be perpendicular to the wall of the building to which it is attached.

4. The area of an undercanopy or suspended sign shall not exceed six square feet

5. No more than two rows of letters are permitted.

(f) Address signs. 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.

(g) Monument signs. Specific design criteria for monument signs shall be as follows:

1. Where the site area equals fifteen thousand square feet or more, monument signs shall not exceed six feet in height, inclusive of a minimum of a two-foot high decorative brick or stone base or an equivalent surface area of decorative material. Where the site area is less than fifteen thousand square feet, monument signs shall not exceed four feet in height, inclusive of a one-foot high decorative brick or stone base or an equivalent surface area of decorative material.

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 for each tenant are permitted.

5. Monument signs shall display only the project title or tenant names.

6. A maximum of six tenants shall be displayed on a monument sign with a height equal to six feet. A maximum of four tenants shall be displayed on a monument sign with a height less than six feet.

7. The letters on a monument sign shall be raised or routed. Flat panel signs without decorative lettering are prohibited.

8. 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.

9. Materials and design for monument signs shall be complementary to the materials and design of the buildings for the related development.

10. Monument signs not exceeding ten feet six inches in height, eight feet in length, and one foot six inches in width/thickness shall be permitted at properties which contain a minimum of 12 acres of land; that contain a single unit structure with a minimum of 115,000 square feet of floor area; and that have a single tenant, provided that all other conditions specified for monument signs in this section are met.

11. Creative monument signs may be approved by the Development Review Board pursuant to the creative sign provisions of the Paramount Municipal Code.

(h) Pylon signs. 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. Directory signs as an integral part of a pylon sign shall be permitted, subject to the design criteria for pylon signs noted above.

9. Creative pylon signs may be approved by the Development Review Board pursuant to the creative sign provisions of the Paramount Municipal Code.

(i) Repealed by Ord. No. 667.

(j) Pole signs shall be permitted at properties that contain a minimum of 12 acres of land; that contain a single unit structure with a minimum of 115,000 square feet of floor area; that have a single tenant or occupant; and are located in proximity to a freeway such that the pole sign will have visibility to vehicles on the freeway. Pole signs shall be subject to the following design criteria:

1. Pole signs shall not exceed 100 feet in height.

2. Sign area shall not exceed 300 square feet per sign cabinet side.

(k) Awning signs. Specific design criteria for awning signs shall be as follows:

1. The design, logos, and colors shall be submitted to the City for written approval prior to fabrication.

2. Awnings shall be fabricated of woven fabric or architecturally decorative metal. Prohibited awning material includes, but is not limited to, vinyl and plastic.

3. Awnings should have simple horizontal valences instead of scalloped or decorative valences.

4. Awnings shall not conceal architectural features of the building.

5. Awnings shall be designed to project over individual window and door openings.

6. Signs on awnings shall be limited to ground-level occupancies only.

7. A logo on the exterior surface of a shed of an awning shall be limited to a maximum area of 30 percent of the total exterior surface of the shed of an awning. A logo is not permitted on the valance of an awning.

8. Lettering on the valance of an awning shall be limited to a maximum height of eight inches and a maximum length of 60 percent of the length of the valance. Lettering is not permitted on the shed of an awning. Lettering shall be limited to one line.

9. Any signage on awnings shall be printed directly onto the awning material. Banners shall not be affixed to awnings.

10. Following review and approval of an encroachment permit by the Public Works Department, awnings may extend a maximum of 3.5 feet into the public right-of-way provided a minimum of eight feet is clear from the top of the sidewalk to the underside of an awning or canopy.

11. Awning signs shall be regularly cleaned and kept free of dust and visible defects.

(l) Projecting signs. Specific design criteria for projecting signs shall be as follows:

1. The design, logos, and colors shall be submitted to the City for written approval prior to fabrication.

2. Consideration for projecting signs shall be provided to existing signs on adjoining businesses to ensure that visibility is not inhibited.

3. Projecting signs shall be double-faced and constructed of well-crafted, durable finish materials.

4. Sign supports and brackets shall be compatible with the design and scale of the sign.

5. No more than one projecting sign shall be permitted for each business. No more than one projecting sign shall be permitted for each suite.

6. No more than two rows of letters are permitted.

7. Projecting signs shall project no more than 52 inches from a building surface.

8. The maximum area of a projecting sign is six square feet.

9. All conduits, exposed electrical raceways, transformers, junction boxes, and openings in the building surface shall be concealed.

10. Projecting signs shall be located near the front entry of a business. They shall not be located above the second floor window sill in multi-storied buildings.

11. Following review and approval of an encroachment permit by the Public Works Department, projecting signs may extend a maximum of 3.5 feet into the public right-of-way provided a minimum of eight feet is clear from the top of the ground to the underside of an awning or canopy.

(m) Portable signs. Specific design criteria for portable signs shall be as follows:

1. Definition. A portable sign is a sign or advertising device that rests on the ground and is not designed to be permanently attached to a building or permanently anchored to the ground. Portable sign types include A-frame or sandwich board signs, but do not include temporary banners, posters, flags, feather flags, streamers, balloons, pennants, and similar signs made of nonpermanent materials.

2. Submittal. Prior to the installation of a portable sign, a portable sign permit shall be obtained from the Director of Community Development. The applicant shall submit the proposed design, logos, colors, and a site plan indicating the proposed location for a portable sign to the Director of Community Development for written approval prior to installation.

3. Maximum. A maximum of one portable sign for each business suite is allowed.

4. Location.

a. Portable signs shall be located on private property, provided they do not interfere with pedestrian movement or disabled access. Approval criteria includes, but is not limited to, a determination that the proposed portable sign will not contribute to an overproliferation of portable signs at the site, and vehicular and pedestrian safety will be maintained. A minimum access width of four feet shall be maintained along all walkways and building entrances accessible to the public.

b. Portable signs shall be separated by distance to avoid overproliferation.

c. Portable signs shall not be placed over any utility box, or within 36 inches of a fire hydrant. Portable signs shall not inhibit walkway access or interfere with vehicular safety.

5. Materials. Portable signs shall be constructed of wood or other well-crafted, durable, weather-resistant material and metal hardware, and all surfaces shall be coated with paint, varnish, or other durable finish. All portable sign copy shall be neat and legible. Portable signs shall have no electric, mechanical, or fixed attachments, including objects that move with the wind.

6. Content. Portable signs shall not advertise products or services not available at the location of the sign.

7. Display. A portable sign may be displayed only during the hours that the business being advertised is open to the public, and shall be removed from public view at all other times.

8. Size. The maximum height of a portable sign shall be four feet. The total sign face area shall not exceed 10 square feet per side.

9. Maintenance. Portable signs shall be maintained in a neat, orderly fashion so as not to constitute an unsightly appearance or a public nuisance. If such signs are not properly maintained, the property owner or business owner shall remove them immediately upon notice by the Director of Community Development.

(n) Creative signs.

1. Purpose. The purposes of the creative sign program are to encourage signs of unique design, that exhibit an exceptionally high degree of thoughtfulness, imagination, inventiveness, and spirit; and provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the property, zone, and overall image of the City, while mitigating the impacts of large or unusually designed signs.

2. Applicability. An applicant may request approval of a sign permit for a creative sign to authorize on-site signs that employ standards that differ from the other provisions of this chapter but comply with the provisions of this section.

3. Authority. Creative signs are subject to review and approval by the Development Review Board, pursuant to Sections 44-210 through 44-215 of the Paramount Municipal Code.

4. Design criteria.

a. Design quality. The sign shall constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area; be of unique design, and exhibit an exceptionally high degree of thoughtfulness, imagination, inventiveness, and spirit; and provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.

b. Contextual criteria. The sign shall contain at least one contextual design element, including a creative image reflecting the current or historic character of the City; or a substantially inventive representation of the use, name, or logo of the structure or business.

c. Architectural criteria. The sign shall utilize or enhance the architectural elements of the building and be placed in a logical location in relation to the overall composition of the building's façade and not cover any key architectural features and details of the façade.

d. Site criteria. The sign shall be sensitive to elements of the site, including but not limited to mature trees and existing signs advertising neighboring businesses.

e. Safety. The sign shall not interfere with pedestrian or traffic safety or otherwise endanger public safety.

(o) Sign program – Multi-tenant (three or more separate tenant spaces) developments.

1. Purpose. The purpose of the sign program requirements is to integrate a project's signs, including project identification signs, with the structure's design into a unified architectural statement.

2. Applicability. The approval of a sign program shall be required whenever any of the following circumstances exist.

   a. All existing or proposed developments, whenever three or more separate tenant spaces are existing, created, or proposed on the same lot, including commercial, office, and industrial development, shall adopt a sign program to encourage creativity and ensure high quality in the design and display of multiple permanent signs.

   b. The adoption of a sign program shall be required at the time of the initial construction of a new project or at the time a new sign is proposed for an existing development without an approved sign program.

3. Application requirements. On any commercial, office or industrial site, or building requiring a sign program, the owner shall submit to the Director a sign program application containing the following:

   a. An accurate plot plan of the site showing the location of buildings, parking lots, driveways, and landscaped areas on the lot, at such scale as the Director may reasonably require;

   b. Computation of the proposed maximum total sign area, the proposed maximum area of individual signs, allowed maximum total sign area, allowed maximum area of individual signs, the height of signs and the number of monument signs; and

   c. Specifications with regard to sign type, lighting, location of each sign on the buildings, materials, sign proportions, and any other pertinent information as required by the Director.

4. Findings. The Director of Community Development may approve a sign program if the following findings are made:

   a. The sign program complies with the purpose of this Chapter.

   b. Proposed signs are in harmony with the structures they identify, other signage on the site, and the surrounding development.

   c. The sign program contains provisions to accommodate future revisions that may be required because of changes in use or tenants.

5. Revisions. Revisions to an approved sign program may be approved by the Director with a standard sign permit if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new comprehensive sign program.

6. Minor modifications. Minor modifications to the sign program requirements may be permitted, provided that the proposed sign program meets the following criteria:

   a. Special circumstances, unique to the site and building locations, exist that require a modification from the sign program standards.

   b. Provides high quality graphic character through the imaginative use of color, graphics, proportion, quality materials, scale, and texture.

(28) Upholstering shops, custom work only.

(29) Repealed by Ord. No. 599.

(30) Repealed by Ord. No. 1061.

(31) See Unclassified Uses, Article X.

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

(33) 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.

(34) 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 pursuant to Sections 44-210 through 44-215 of the Paramount Municipal Code.

(Ord. Nos. 313, 437, 537, 563, 599, 639, 667, 719, 755, 831, 853, 882, 909, 932, 1036, 1061)

Sec. 44-69.1. 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 hereinafter provided in Section 44-104.2).

(2) Automobile laundry (subject to standards as hereinafter provided in Section 44-104.2).

(3) Off-site billboards.

(4) Churches.

(5) Reserved.

(6) Reserved.

(7) Bars, cocktail lounges or any establishment offering alcoholic beverages for sale for consumption on the premises.

(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 appurtenance 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) Boat sales.

(13) Garage, public, including repairing and storage; provided that all repairing is contained within an entirely enclosed building.

(14) Glass studios - stained, etc.

(15) Mobile homes, sales of new and used.

(16) Small collection facilities. Subject to standards set forth in Section 44-263 (b).

(17) Firearms sales.

(18) Medical and dental offices, medical and dental clinics, medical and dental laboratories, and optometrist offices.

(19) Check cashing businesses.

(20) Food voucher markets.

(Ord. Nos. 326, 337, 343, 521, 539, 563, 568, 599, 719, 823, 895)

Sec. 44-70. Same--Limitations.

Every use permitted in the C-M 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. Parking spaces shall be made permanently available and be permanently maintained for parking purposes. Storage of commercial vehicles and recreational vehicles is prohibited, including temporary overnight storage.

(2) On any exterior boundary property 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 lot line constituting the depth of the required front yard of the adjoining "R" classified property such wall shall be not more than forty-two inches nor less than thirty-six 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 and laundries.

(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.

(4) Reserved.

(5) 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 permit to operate from the air pollution control district.

(6) Any necessary additional features shall be provided to meet any unusual or special requirements for police protection, fire protection and health protection as may be required by the governmental agency having jurisdiction in each case.

(7) No building, wall, structure or fence shall be located closer than ten feet to the property front line, the space between the building, wall, structure or fence and the property front line shall be landscaped and permanently maintained, and not otherwise used.

(8) Side yards shall be provided as follows:

(a) Interior lots. On interior lots no side yard need be provided except as may be required by a variance, unclassified use permit or conditional use permit.

(b) Corner lots and reverse corner lots. On corner lots and reverse corner lots, a minimum five feet side yard shall be provided. Such side yard shall be totally landscaped as specified herein.

(c) Parking lots. Seven percent of the parking lot shall be landscaped.

(9) Exclusive of driveways and walkways, all required setback areas shall be totally landscaped and improved in accordance with the provision 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.

(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 of 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 (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 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.

(10) All buildings constructed, altered, or enlarged must be designed to the following requirement:

Sheet metal shall not be used as the outside covering of any exterior wall.

(11) Installation of exterior security doors, gates and window coverings. The installation of exterior security doors, gates and window coverings, including but not limited to bars, grilles, grates, and overhead roll down doors, or any exterior mounted covering of any type, shall be prohibited.

(12) 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, non-conforming 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.

(13) Exterior winter holiday lights. For legal, non-conforming 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. 893, 942, 957, 1002, 1067, 1075)

Sec. 44-70.1. 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 on-site 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)

Sec. 44-71. Height.

In the C-M zone, buildings may be erected to a maximum height of forty-five feet.

(Ord. No. 178)

Sec. 44-72. Floor area.

The maximum permitted floor area to be contained in all buildings on a lot in a C-M zone shall not exceed two times the area of the lot.

(Ord. No. 178)

Sec. 44-73. Open spaces.

Additional open spaces, both as to amount and location on the premises, may be required in the C-M 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. 44-73.1 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
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)

(Ord. Nos. 178, 211, 261, 264, 311, 313, 325, 326, 337, 343, 437, 521, 537, 539, 563, 568, 570, 571, 595, 596, 599, 639, 667, 719, 755, 823, 824, 831, 853, 882, 893, 895, 905, 909, 932, 942, 956, 957, 1002, 1036, 1061, 1067, 1070, 1075)