

Article III. Zone and Overlay Zones.

Sec. 26.3.1. Zone and Overlay Zones of the City.

Sec. 26.3.1-1. Establishment of Zone and Overlay Zones. As a result of its commitment to making property available for Industrial Use and to carry out the purposes and provisions of this Chapter, the entire City of Vernon is hereby zoned for General Industry (I Zone). All property within the City is located within the General Industry Zone (the I Zone), and must conform to the standards of use and the Development Standards and Site Planning Standards for the I Zone. Within the I Zone, special categories of Overlay Zones have been established for the purpose of allowing special uses that are not otherwise permitted within the City. The Zone and the Overlay Zones are designated as follows, and either the name or the symbol may be used to refer to the General Industry Zone (the I Zone) or any of the Overlay Zones. The boundaries of each of the Overlay Zones are set forth in detail on the Zoning Map.

The I Zone is the General Industry Zone.

The Overlay Zones are:

- C-1** - Commercial-1 Overlay Zone
- C-2** - Commercial-2 Overlay Zone
- E** - Emergency Shelter Overlay Zone
- H** - Housing Overlay Zone
- R** - Rendering Overlay Zone
- S** - Slaughtering Overlay Zone
- T** - Truck and Freight Terminal Overlay Zone

Sec. 26.3.1-2. Uses Permitted of Right. It is the City’s intent to provide an acceptable location within the County of Los Angeles for Industrial Uses, including those that may not be compatible with land use elsewhere in much of the County. As a result of this intent and the City’s pervasive industrial environment, Industrial Uses are permitted in the I Zone and each of the Overlay Zones. Certain non-Industrial Uses are permitted in the I Zone in accordance with Section 26.4.1-2, “Uses Permitted of Right,” *et seq.* Certain non-Industrial Uses may be permitted in the C-1, C-2, E, H, R, S, and T Overlay Zones, as set forth in the descriptions of the uses permitted in those Overlay Zones.

Sec. 26.3.1-3. Uses that Require a Conditional Use Permit. All uses that are not specifically permitted under this Chapter and are not specifically prohibited by this Chapter require a Conditional Use Permit or other entitlement as may be specified in this Chapter.

Sec. 26.3.1-4. Prohibited Uses. Uses that are prohibited in Section 26.4.1-5, “Uses That Are Prohibited or Limited,” shall not be permitted in any Zone or other Overlay Zone and are not be eligible for a Conditional Use Permit or other entitlement, in any Zone or other Overlay Zone.

Sec. 26.3.1-5. Determination of Category of Use. The Director shall have the authority to determine if a proposed use is substantially similar to a use that is permitted of right and may therefore be located in the City or in a particular Overlay Zone. If the Director determines that a use is not

specifically prohibited, is not permitted of right, or is substantially similar to a use that is permitted of right and may not otherwise be permitted through another entitlement process, the owner or applicant shall have the right to apply for a Conditional Use Permit or a Minor Conditional Use Permit in accordance with Sections 26.6.3, “Conditional Use Permit,” and 26.6.4, “Minor Conditional Use Permit.”

Sec. 26.3.1-6. Legal Nonconforming Uses. Notwithstanding the terms of this Ordinance, uses that were in existence and permitted of right or by use of a Conditional Use Permit prior to the effective date of this Ordinance shall be permitted to remain on the Lot on which they are currently located, as Legal Nonconforming Uses in accordance with the terms of Section 26.5.3, “Legal Nonconforming Status,” and in accordance with their existing Conditional Use Permit, if applicable.

Sec. 26.3.2. Comprehensive Zoning Map.

A part of this Chapter is a Map that shows the location and boundaries of the various Overlay Zones established by this Chapter. This Map shall be known, cited, and referred to as the “**Comprehensive Zoning Map of the City of Vernon**” and may be referred to in this Chapter as the Zoning Map. Said Zoning Map, together with all notations, references, and other information shown thereon, is the official zoning map of the City of Vernon and shall be as much a part of this Chapter as if the matters and information set forth by said Zoning Map were all fully described herein. Copies of the Zoning Map are on file with the Department of Public Works and are available on request. In the event of a conflict between the terms of this Chapter and the Zoning Map, the terms of this Chapter shall control.

Sec. 26.3.3. Uncertainty as to Overlay Zone Boundaries.

Where uncertainty exists with respect to the boundaries of any of the Overlay Zones, as shown on the Zoning Map, the determination of the City Council as to the location thereof shall be final and conclusive. Any decision regarding the boundaries of an Overlay Zone shall follow the then existing Lot lines.

Sec. 26.3.4. Keeping of Zoning Map.

The City Clerk shall keep a true and correct copy of the current Zoning Map at his or her office in the City Hall of the City. At the end of each calendar year, or more often at the direction of the City Clerk, said Zoning Map shall be revised to reflect all Amendments to this Chapter or the Zoning Map.

Sec. 26.3.5. Non-Applicability to City of Vernon.

Except as otherwise required by law, the requirements of this Chapter, and of the General Plan, do not apply to actions taken by the City to use or authorize the use of property that it owns or controls.

Article IV. Zones, Permitted Uses, Development Standards, and Site Planning Standards.

Sec. 26.4.1. General Industry (I) Zone.

Sec. 26.4.1-1. Purpose and Intent.

- (a) The General Industry (I) Zone is intended to provide for the orderly development and operation of most types of Industrial Use and to promote the concentration of such uses in a manner that will foster mutually beneficial relationships with each other. The regulation of uses and establishment of Development Standards and Site Planning Standards set forth in the I Zone are those deemed necessary to promote the orderly operation and efficient functioning of the City. The right to use and maintain Legal Nonconforming Uses and Legal Nonconforming Building and Standards in the I Zone and all Overlay Zones are governed by Section 26.5.3, “Legal Nonconforming Status.”
- (b) Residential Uses are permitted only in the H Overlay Zone.
- (c) Commercial Use and Retail Use are permitted only in the C-1 and C-2 Overlay Zones.
- (d) First Amendment Protected Uses and Religious Uses are only permitted in the C-2 Overlay Zone.
- (e) Emergency Shelters are permitted only in the E Overlay Zone.
- (f) Rendering Plants are permitted only in the R Overlay Zone.
- (g) Slaughtering is permitted only in the S Overlay Zone.
- (h) Hazardous Waste Facilities, Solid Waste Facilities, Truck Terminals, Freight Terminals, and/or Transportation-Related Uses are permitted only in the T Overlay Zone.
- (i) Fueling Stations are permitted only in the C-1, C-2 and T Overlay Zones.
- (j) All of the above uses that are permitted in specified Overlay Zones are not permitted in other areas of the I Zone, and are not eligible for a Conditional Use Permit or Minor Conditional Use Permit in other areas of the I Zone, even if they are less intensive uses than the Permitted Uses within the I Zone or an Overlay Zone,
- (k) All of the above uses that are permitted in specified Overlay Zones are subject to the standards and regulations outlined for the Overlay Zone in which they are located.
- (l) Uses that are prohibited under this Chapter, even if less intensive than the Permitted Uses, shall not be permitted in the I Zone or any Overlay Zone. Determination of whether uses fit within the definition of Permitted Uses shall be in the discretion of the Director, as described in Section 26.3.1-5, “Determination of Category of Use.”

Sec. 26.4.1-2. Uses Permitted of Right. The following uses of Buildings and land are permitted of right in the I Zone.

- (a) Industrial Use.
- (b) Data Centers.
- (c) Cold Storage Warehouses.
- (d) Industrial Gas Manufacturing.
- (e) Telecommunications Antenna and Cell Towers.
- (f) Warehouse Use (other than Cold Storage Warehouses).
- (g) Wholesale Use.
- (h) Ancillary Use. Each occupant or user on the Property and each tenant in a multi-tenant Building shall be permitted to dedicate a portion of that Person's space to an Ancillary Use in connection with that Person's Permitted Use, if the following criteria are satisfied:
 - (1) The Permitted Use for such Person is that Person's majority use.
 - (2) The Ancillary Use is located upon the same Lot as that Person's Permitted Use.
 - (3) The Ancillary Use is used solely and exclusively by the Person for that Person's Permitted Use.
 - (4) Ancillary Use includes offices and showrooms ancillary to the Permitted Use, but does not include the right to sell at retail (Ancillary Retail Use), but does include the right to sublease to a separate tenant office space only within an existing office area. Ancillary Use does not include Outdoor Storage and Activities.
 - (5) The cumulative total area dedicated to all Ancillary Uses (including any Ancillary Retail Use permitted with a Minor Conditional Use Permit) shall not exceed twenty percent (20%) of the gross floor area occupied by a Permitted Use.
- (i) Incidental Use. Each occupant or user on the Property and each tenant in a multi-tenant Building shall be permitted to dedicate a portion of that Person's space to an Incidental Use in connection with that Person's Permitted Use, if the following criteria are satisfied:
 - (1) The Permitted Use for such Person is that Person's majority use;

- (2) The Incidental Use is located upon the same Lot as that Person's Permitted Use.
 - (3) Incidental Use includes offices, design areas and showrooms related to the Permitted Use, but does not include the right to sell at retail. Incidental Use does not include Outdoor Storage and Activities.
 - (4) The cumulative total area dedicated to all Incidental and Ancillary Uses (including Ancillary Retail Uses) shall not exceed fifty percent (50%) of the gross floor area occupied by a Permitted Use.
- (j) Any activity or use undertaken by the City.

Sec. 26.4.1-3. Uses That May Be Permitted by Conditional Use Permit. Uses that are not specifically permitted pursuant to Section 26.4.1-2, "Use Permitted of Right," and are not specifically prohibited by Section 26.4.1-1, "Purpose and Intent," or Section 26.4.1-5, "Uses That Are Prohibited or Limited," or Section 26.4.1-6, "Uses That May Constitute Legal Nonconforming Use" may be permitted in the I Zone only with a Conditional Use Permit. Without limiting the generality of the foregoing, the following uses require a Conditional Use Permit:

- (a) Refineries.
- (b) Generating facilities, power plants, cogeneration facilities.
- (c) Trash to Energy Facilities.
- (d) Petroleum Related Uses, Petroleum Storage Facilities.
- (e) Recycling Facilities.
- (f) Trade Schools.
- (g) Public Utilities.

Sec. 26.4.1-4. Uses That May Be Permitted by Minor Conditional Use Permit. The uses set forth in this Section 26.4.1-4, may be permitted in the I Zone with a Minor Conditional Use Permit.

- (a) Ancillary Retail Use. Each occupant or user on the Property and each tenant in a multi-tenant Building shall be permitted to dedicate a portion of that Person's space to an Ancillary Retail Use in connection with that Person's Permitted Use, if the following criteria are satisfied:
 - (1) The Permitted Use for such Person is that Person's majority use;
 - (2) The Ancillary Retail Use is located upon the same Lot as that Person's Permitted Use and sufficient parking is provided.
 - (3) The Ancillary Retail Use is used solely and exclusively by the Person for that Person's Permitted Use and the sell at retail is only for products manufactured

onsite or products imported and stored in bulk as part of the Persons' Permitted Use.

- (4) Ancillary Retail Use includes the right to sell at retail any day week but does not include Outdoor Storage and Activities including the outdoor display of merchandise.
- (5) The cumulative total area dedicated to all Ancillary Uses (including any Ancillary Retail Use) shall not exceed twenty percent (20%) of the gross floor area occupied by a Permitted Use.

Sec. 26.4.1-5. Uses That Are Prohibited or Limited.

- (a) No Motel, Hotel, Trailer, or Trailer Park is permitted in any Zone or Overlay Zone. The provisions of this Section do not apply to portable units which (a) have been acknowledged in writing by the owner or user to be units that are to be used temporarily and solely in connection with a construction project on the same Lot by persons who have a separate existing, permanent Residence, (b) have received written approval from the Director for such temporary usage, and (c) are not used for bathing or sleeping. The provisions of this Section do not apply to Trailers used solely to move goods.
- (b) No Marijuana Dispensary, Store, Co-op, or Cultivation Operation is permitted in any Zone or Overlay Zone.
- (c) No Convention and Entertainment Venue is permitted in any Zone or Overlay Zone.

Sec. 26.4.1-6. Uses That May Constitute Legal Nonconforming Use. The following uses are not permitted in any Zone or Overlay Zone, except that any such use that exists as of the effective date of this Ordinance may be maintained as a Legal Nonconforming Use, subject to the terms of Section 26.5.3, "Legal Nonconforming Status."

- (a) Community Facilities
- (b) Bars
- (c) Junk or Salvage Business
- (d) Public Storage (including mini-storage) facilities
- (e) Manure Fertilizer Business
- (f) Contractor's Yard
- (g) Residences located outside of the H Overlay Zone
- (h) Freight Terminals, Solid Waste Facilities, Truck Terminals, Transportation-Related Use, or Hazardous Waste Facilities located outside of the T Overlay Zone

- (i) Commercial or Retail Uses located outside of the C-1 or C-2 Overlay Zones
- (j) Slaughtering located outside of the S Overlay Zone
- (k) Rendering Plants located outside of the R Overlay Zone
- (l) Fueling Stations located outside of the C-1, C-2 and T Overlay Zones

Sec. 26.4.1-7. Development and Performance Standards. The following development and performance standards (Development Standards) apply to all Buildings, Ancillary Structures, land, uses, and businesses in the I Zone.

- (a) All Buildings, Ancillary Structures, land, uses, and businesses in the I Zone must comply with the following Development Standards at all times.
 - (1) **Fire, Explosion, and Environmental Hazards.** All storage of, and activities involving, hazardous, flammable, or explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and with adequate fire-fighting and fire-suppression equipment and devices that meet the standards and requirements of the Vernon Fire Department, as such standards and requirements may change from time to time. The storage of or activities involving acutely hazardous materials above the exempt amount, as established by the State of California Fire Code, shall not be permitted within five hundred (500) feet of the outside property line of a school site for students grades kindergarten through twelfth (12th) grade.
 - (2) **Radioactivity and Electrical Disturbances.**
 - (i) Except with the prior approval of the City Council as to specific uses, the use of radioactive materials within any Zone or Overlay Zone shall be limited to measuring, gauging, and calibration devices, and tracer elements in X-ray and like apparatus. In no event shall radioactivity, when measured at any point along any Lot line, be in excess of two and seven-tenths (2.7) by ten (10) to the eleventh (11th) power microcuries per milliliter of air at any moment of time.
 - (ii) Radio and television and other telecommunications transmitters shall be operated at the regularly assigned wavelengths (or within the authorized tolerances therefor) as assigned thereto by the appropriate governmental agency. All electrical and electronic devices and equipment shall be suitably wired, shielded, and controlled so that in operation they shall not, beyond any point along any Lot line, emit any electrical impulse or wave which will adversely affect the operation and control of any other electrical or electronic device or equipment.
 - (3) **Outdoor Storage and Activities.** Outdoor Storage and Activities (other than off-street parking and loading, which are governed by Section 26.5.1, “Off-Street Parking and Loading Facilities”) are permitted only in compliance with the following requirements:

- (i) No materials or wastes may be deposited on a Lot in such form or manner that they may be transferred off the Lot by natural causes or forces.
 - (ii) Wastes which might cause fumes or dust, which constitute a fire hazard, or which may be edible by or otherwise attractive to rodents or insects shall be stored only in closed containers in required enclosures.
 - (iii) Outdoor Storage and Activities of all materials, products, and inoperative equipment shall be screened or otherwise hidden so as not to be visible from the Street; however, the screen shall not exceed ten (10) feet in height as measured from grade level. The screen shall be maintained in good repair. Operational equipment used in the business located on the Lot is not required to be screened.
 - (iv) A minimum six-foot high screening wall shall be provided on the interior lot lines of any lot with outdoor storage and activities that abuts a Lot with an existing Residential Use or any Lot that is zoned for Residential Use. Screening walls shall follow the lot line of the Lot to be screened, or shall be so arranged within the boundaries of the Lot so as to substantially hide the outdoor storage and activities from adjoining residential properties.
 - (v) No Outdoor Storage and Activities are permitted on any area of a Lot that is required to be available for fire department access, as such access requirements are set forth in the Code.
 - (vi) Outdoor Storage and Activities, including operational equipment used in the business located on the Lot, shall not occur if such usage would result in a reduction or elimination of the parking, loading, or maneuvering required for the Permitted Use located on the property unless approved by the Director pursuant to Section 26.5.1-6(q), "Reduction in Required Parking Spaces." Outdoor Storage and Activities existing on the effective date of this Ordinance that violate these provisions may be continued as a legally nonconforming usage for the period described in Section 26.5.3-2(e).
- (4) **Weed and Debris Abatement.** All landscaped areas (on the Property, as well as contiguous planted areas within the public Right-of-way) shall be kept free from weeds, overgrown grass and shrubbery, and debris. Any diseased, dead, damaged, or decaying plant materials shall be removed.
- (5) **No Vehicular Encroachment.** No vehicle (including a truck trailer) when parked or stopped on a Lot shall extend into the Right-of-way.
- (b) All Buildings, Ancillary Structures, land, and businesses in the I Zone must comply with the following Development Standards upon a Change of Use or upon the

occurrence of an event described in Table 26.5.3-3 Right to Continue Nonconforming Uses and Buildings that requires compliance with the Development Standards.

- (1) **Vibration.** Upon a Change of Use or the occurrence of an event described in Table 26.5.3-3 Right to Continue Nonconforming Uses and Buildings that requires compliance with the Development Standards, all of the businesses located on the Lot shall be operated so that, cumulatively with existing Vibrations of all new and existing equipment of all businesses on the Lot, the steady ground Vibration inherently and recurrently generated shall not exceed four hundredths of one inch (0.04) per second particle velocity when measured at any point along the Lot line of the Lot on which the source of the Vibration is located. The cumulative effect of Vibrations in excess of four hundredths (0.04) of one inch measured at any point along the Lot line on which the source of the Vibration is located shall be permitted only with a Conditional Use Permit.

- (2) **Noise.** Upon a Change of Use or the occurrence of an event described in Table 26.5.3-3 Right to Continue Nonconforming Uses and Buildings that requires compliance with the Development Standards, all of the businesses located on the Lot shall be operated in compliance with the following noise standards.
 - (i) The following noise standards, unless otherwise specifically indicated, shall apply to all Lots within the designated noise zones, measured cumulatively with existing noise from all businesses on the Lot.

**Table 26.4.1-7(b)(2)
Noise Standards**

Noise Zone	Time Interval	Allowable Exterior Noise
Lots located within one tenth (1/10) of a mile of any residence or school located in Vernon or abutting communities.	10:00 P.M. to 7:00 A.M.	60 dBA
	7:00 A.M. to 10:00 P.M.	65 dBA
All other Lots	Any time	75 dBA

- (ii) No Person, in any location within the City, shall create any noise, or allow the creation of noise, on any Lot owned, leased, occupied or otherwise controlled by such Person which causes the cumulative noise level when measured at any point along the Lot line of the Lot on which the source of the noise is located to exceed:
 - (A) The applicable noise standard for a cumulative period of more than thirty (30) minutes in any hour; or
 - (B) The applicable noise standard plus five (5) dBA for a cumulative period of more than fifteen (15) minutes in any one hour; or

- (C) The applicable noise standard plus ten (10) dBA for a cumulative period of more than five (5) minutes in any hour; or
 - (D) The applicable noise standard plus fifteen (15) dBA for a cumulative period of more than one (1) minute in any hour; or
- (iii) In the event the ambient noise level exceeds any of the noise limit categories set forth in subsections (A), (B), or (C) of subsection 2(ii) of this Section, the cumulative period applicable to such category shall be increased to reflect the ambient noise level, plus 5 dBA.
 - (iv) If a Lot is located on a boundary between two (2) different noise zones, the noise level standard applicable to the quieter noise zone shall apply.
 - (v) If the noise source is continuous and cannot reasonably be discontinued or stopped for a time period whereby the ambient noise level can be determined, the measured noise level obtained while the source is in operation shall be compared directly to the Lot's designated noise zone for the time of day the noise level is measured.
 - (vi) Any noise source in excess of the standards set forth herein shall be permitted only with a Conditional Use Permit.
- (3) **Water Usage.** No Person shall increase water demand and usage associated with any Property by more than five hundred (500) acre-feet from the prior calendar year except with a Conditional Use Permit.
 - (4) **Distributed Generation.** With the exception of solar photovoltaic generation of up to one (1) MW of energy on a Lot and emergency generators that only provide power backup when a building's electric utility service is interrupted, no distributed generation shall be permitted on a parcel of land except with a Conditional Use Permit. The City reserves the right to limit the amount of distributed generation to be interconnected to the distribution system.

Sec. 26.4.1-8. Site Planning Standards. The following Site Planning Standards shall apply to all Buildings, Ancillary Structures, land, uses, and businesses in the I Zone. Legal Nonconforming Uses and Legal Nonconforming Buildings or Standards are required to comply with the Site Planning Standards at the time of the occurrence of an event described in Table 26.5.3-3 Right to Continue Nonconforming Uses and Buildings that requires compliance with the Site Planning Standards.

- (a) **Building Intensity.** The total gross Floor Area of all Buildings on any Lot shall not exceed a Floor Area Ratio (FAR) of 2:1.
- (b) **Off-Street Parking and Loading.** Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 26.5.1, "Off-Street Parking and Loading Facilities."
- (c) **Building Setback.** Every Building or Structure shall be set back not less than twenty-one (21) feet from the curb face, as shown on the Master Plan of Streets. The Director

shall designate the distance from the center of the Street in any case in which the planned future ultimate width of a Street is not specified or a Street is not symmetrical.

- (d) ***Ancillary Structure Setback.*** Where a Lot or parcel of land in any Zone or Overlay Zone abuts a Street as shown on the Master Plan of Streets, every Ancillary Structure on such Lot or parcel shall be set back as follows: (1) if the Ancillary Structure is equal to or greater than twenty (20) feet in height, it shall be set back not less than twenty-one (21) feet from the curb face, as shown on the Master Plan of Streets; and (2) if the Ancillary Structure is less than twenty (20) feet in height, it shall be set back not less than to the ultimate planned right of way width of the street as shown on the Master Plan of the Streets, except in no case shall the structure be set back less than eight (8) feet from the curb face, as shown on the Master Plan of Streets. The Director shall designate the distance from the center of the Street to the curb face in any case in which the Master Plan of Streets does not specify a planned future ultimate width from curb to curb or a Street is not symmetrical.
- (e) ***No Encroachment.*** Except as otherwise provided in Chapter 22 Streets and Sidewalks Article VI Encroachments Section 22.32 Encroachment to be authorized by license before issuance of permit; exceptions of the Code, no Building or Ancillary Structure shall encroach into the planned future ultimate width of a Street.
- (f) ***Barriers.*** Where parking, loading, or maneuvering areas adjoin a Street or Streets, a twelve (12) gauge wrought iron fence not less than eight (8) feet in height, a masonry or concrete wall not less than thirty (30”) inches in height, or a landscaped area a minimum of four (4) feet in width measured from the property line, or an equivalent protective device as approved by the Director, shall be established along such full frontage, except at driveways, walkways, or other openings where such are necessary. Where a barrier or a landscaped area adjoins a driveway, a ten-inch (10”) concrete-filled steel pipe or equivalent protective device shall be installed on driveways used for trucks, and an eight inch (8”) concrete filled steel pipe or equivalent protective device shall be installed on driveways used exclusively by automobiles.
- (g) ***Minimum Lot Size.*** Except in the C-1 and C-2 Overlay Zones, no new Lot shall be established for any use in the I Zone unless the Lot is at least one acre in size and complies with Code Section 28.28, “Lots to Conform to Minimum Requirements.”
- (h) ***Trash Enclosures.*** All trash disposal areas shall be enclosed on three (3) sides, shall have two (2) block walls and one (1) lockable gate. The gate’s overall height shall be a minimum of six (6) feet; its overall width shall be a minimum of eight (8) feet. All block walls shall be a minimum six (6) feet tall.

Sec. 26.4.2. Commercial-1 (C-1) Overlay Zone.

Sec. 26.4.2-1. Purpose and Intent. The purpose of the Commercial-1 (C-1) Overlay Zone is to accommodate at limited and specific areas of the City those business uses that complement and do not detract from the purposely established industrial character of the City. The C-1 Overlay Zone is intended to provide areas for the development of mercantile facilities, including Commercial Uses, Retail Uses, Offices, services, and business operations that would serve existing businesses and

surrounding uses by improving access to a greater range of facilities and services. The regulation of uses and establishment of Development Standards and Site Planning Standards set forth in the C-1 Overlay Zone are those deemed necessary to promote the orderly operation and efficient functioning of the City.

Sec. 26.4.2-2. Uses Permitted of Right in the C-1 Overlay Zone. Uses permitted of right in the I Zone are permitted of right in the C-1 Overlay Zone.

Sec. 26.4.2-3. Uses That May Be Permitted by Conditional Use Permit in the C-1 Overlay Zone. Uses permitted in the I Zone with a Conditional Use Permit may be permitted in the C-1 Overlay Zone subject to a Conditional Use Permit.

Sec. 26.4.2-4. Uses That May Be Permitted by Minor Conditional Use Permit. The uses set forth in this Section 26.4.2-4, “Uses That May Be Permitted by Minor Conditional Use Permit,” may be permitted in the C-1 Overlay Zone with a Minor Conditional Use Permit.

- (a) Commercial or Retail Uses.
- (b) Fueling stations.
- (c) Incidental Use, including the right to sell at retail, and Ancillary Retail Use.
- (d) Uses permitted with a Minor Conditional Use Permit in the I Zone.

Sec. 26.4.2-5. Development Standards and Site Planning Standards in the C-1 Overlay Zone.

- (a) The Development Standards of Section 26.4.1-7, “Development and Performance Standards,” Table 26.4.1-7(b)(2), “Noise Standards,” and Section 26.4.1-8, “Site Planning Standards,” shall apply to all newly constructed Buildings and Ancillary Structures, land, and uses in the C-1 Overlay Zone.
- (b) New uses in existing Buildings in the C-1 Overlay Zone shall be required to comply with the Development Standards of Section 26.4.1-7, “Development and Performance Standards.” No new Lot shall be established for any use in the C-1 Overlay Zone unless the Lot is at least twenty-five thousand (25,000) square feet in size and complies with Code Section 28.28, “Lots to Conform to Minimum Requirements”.
- (c) All parcels and Lots located in the C-1 Overlay Zone shall dedicate a minimum of five percent (5%) of the gross square footage of the Lot to irrigated Landscaping that is visible from the Street.
- (d) The City Council may impose as part of the Conditional Use Permit, or the Director may impose as part of the Minor Conditional Use Permit, any other requirements as are reasonably necessary to protect nearby owners and occupants from traffic, noise, odor, dust, and similar concerns.

Sec. 26.4.3. Commercial-2 (C-2) Overlay Zone.

Sec. 26.4.3-1. Purpose and Intent. The purpose of the Commercial-2 (C-2) Overlay Zone is to accommodate at limited and specific areas of the City those uses that may ordinarily conflict with the purposely established industrial character of the City. The C-2 Overlay Zone is intended to provide areas for the development of commercial and retail facilities, including Commercial Uses, Retail Uses, Offices, services, and business operations, at locations where such commercial and retail facilities would complement and serve existing business and surrounding uses by improving access to a greater range of facilities and services. The C-2 Overlay Zone is intended to accommodate a higher level of intensity of uses than the C-1 Overlay Zone. The regulations for the C-2 Overlay Zone are those deemed necessary to promote the orderly operation and efficient functioning of the City.

Sec. 26.4.3-2. Uses Permitted of Right in the C-2 Zone. The following uses of Buildings and land are permitted of right in the C-2 Zone.

- (a) Uses permitted of right in the I Zone.
- (b) Commercial or Retail Uses whose purpose is engaging in business associated with First Amendment Protected Uses.

Sec. 26.4.3-3. Uses That May Be Permitted by Conditional Use Permit in the C-2 Zone. Uses permitted in the I Zone with a Conditional Use Permit may be permitted in the C-2 Overlay Zone subject to a Conditional Use Permit.

Sec. 26.4.3-4. Uses That May Be Permitted by Minor Conditional Use Permit. The uses set forth in this Section 26.4.3-4, “Uses That May Be Permitted by Minor Conditional use Permit,” may be permitted in the C-2 Overlay Zone only with a Minor Conditional Use Permit.

- (a) Commercial or Retail Uses.
- (b) Fueling Stations.
- (c) Incidental Use, including the right to sell at retail, and Ancillary Retail Use.
- (d) Religious Uses.
- (e) Uses permitted with a Minor Conditional Use Permit in the I Zone.

Sec. 26.4.3-5. Development Standards and Site Planning Standards.

- (a) Sections 26.4.1-7, “Development and Performance Standards,” and 26.4.1-8, “Site Planning Standards,” shall apply to all newly constructed Buildings and Ancillary Structures, land, and uses in the C-2 Overlay Zone.
- (b) No new Lot shall be established or approved for any use in the C-2 Overlay Zone unless the Lot is at least twenty-five thousand (25,000) square feet in size and complies with Code Section 28.28.

- (c) All parcels and Lots located in the C-2 Overlay Zone shall dedicate a minimum of five percent (5%) of the gross square footage of the Lot to irrigated Landscaping that is visible from the Street.
- (d) The City Council may impose as part of the Conditional Use Permit, or the Director may impose as part of the Minor Conditional Use Permit, any other requirements as are reasonably necessary to protect nearby owners and occupants from traffic, noise, odor, dust, and similar concerns.
- (e) New uses in existing Buildings in the C-2 Overlay Zone shall be required to comply with Section 26.4.1-7, "Development and Performance Standards."

Sec. 26.4.4. Slaughtering (S) Overlay Zone.

Sec. 26.4.4-1. Purpose and Intent. The purpose of the Slaughtering (S) Overlay Zone is to permit the Slaughtering of animals at limited and specific locations, with such land use controls as will adequately accommodate such specialized operations and will minimize traffic, noise, vibration, dust, odors, smoke, or risk of disease that is obnoxious to or interferes with the operation of other uses in the I Zone and the other Overlay Zones. The provisions of this S Overlay Zone are intended to ensure that the City will function safely and efficiently and provide an attractive industrial environment.

Sec. 26.4.4-2. Uses Permitted of Right in the S Overlay Zone. Uses permitted of right in the I Zone are permitted of right in the S Overlay Zone.

Sec. 26.4.4-3. Uses That May Be Permitted by Conditional Use Permit in the S Overlay Zone. The uses set forth in this Section 26.4.4-3, "Uses That May Be Permitted by Conditional Use Permit," may be permitted in the S Overlay Zone only with a Conditional Use Permit.

- (a) All uses permitted in the I Zone with a Conditional Use Permit are also permitted in the S Overlay Zone with a Conditional Use Permit.
- (b) Lots encompassing one acre or more of area may be used for the slaughtering of animals.

Sec. 26.4.4-4. Development Standards and Site Planning Standards in the S Overlay Zone.

- (a) The Development Standards of Section 26.4.1-7, "Development and Performance Standards," and the Site Planning Standards of Section 26.4.1-8, "Site Planning Standards," shall apply to all newly constructed Buildings, Ancillary Structures, land, and uses in the S Overlay Zone.
- (b) New uses in existing Buildings in the S Overlay Zone shall be required to comply with the Development Standards of Section 26.4.1-7, "Development and Performance Standards."
- (c) The City Council may impose as a part of the Conditional Use Permit any other requirements as are necessary to protect nearby owners and occupants from the traffic, noise, odor, dust, vibration, risk of infection or disease, and similar concerns.

Sec. 26.4.5. Rendering (R) Overlay Zone.

Sec. 26.4.5-1. Purpose and Intent. The purpose of the Rendering (R) Overlay Zone is to allow for Rendering Plants at limited and specific locations, with such land use controls as will adequately accommodate their specialized operations and will minimize traffic, noise, vibration, dust, odors, smoke, or risk of disease that is obnoxious to or interferes with the operation of other uses in the I Zone and the other Overlay Zones. The provisions of the R Overlay Zone are intended to ensure that the City will function safely and efficiently and provide an attractive industrial environment.

Sec. 26.4.5-2. Uses Permitted of Right in the R Overlay Zone. Uses permitted of right in the I Zone are permitted of right in the R Overlay Zone.

Sec. 26.4.5-3. Uses That May Be Permitted by Conditional Use Permit in the R Overlay Zone. The uses set forth in this Section 26.4.5-3, “Uses That May Be Permitted by Conditional Use Permit,” may be permitted in the R Overlay Zone only with a Conditional Use Permit.

- (a) All uses permitted in the I Zone with a Conditional Use Permit are also permitted in the R Overlay Zone with a Conditional Use Permit.
- (b) Lots encompassing one acre or more of area may be used for a Rendering Plant.

Sec. 26.4.5-4. Development Standards and Site Planning Standards in the R Overlay Zone.

- (a) The Development Standards of Section 26.4.1-7, “Development and Performance Standards,” and the Site Planning Standards of Section 26.4.1-8, “Site Planning Standards,” shall apply to all newly constructed Buildings, Ancillary Structures, land, and uses in the R Overlay Zone.
- (b) New uses in existing Buildings in the R Overlay Zone shall be required to comply with the Development Standards of Section 26.4.1-7, “Development and Performance Standards.”
- (c) The City Council may impose as a part of the Conditional Use Permit any other requirements as are necessary to protect nearby owners and occupants from the traffic, noise, odor, dust, vibration, risk of infection or disease, and similar concerns.

Sec. 26.4.6. Housing (H) Overlay Zone.

Sec. 26.4.6-1. Purpose and Intent. The purpose of the Housing (H) Overlay Zone is to accommodate housing at limited and specific areas of the City pursuant to General Plan policy, and to locate such housing in a manner that minimizes potential conflicts between residential and industrial uses. The regulation of uses and establishment of Standards and Findings set forth in the H Overlay Zone are those deemed necessary to promote health and safety of residents and businesses, and the orderly operation and efficient functioning of the City. Given the industrial nature of Vernon, this Section 26.4.6, “Housing (H) Overlay Zone,” establishes a Development Agreement as the entitlement process for establishing any new Residential Use in the H Overlay Zone. A Development Agreement will allow tailored development standards to be applied to proposed residential projects, thereby providing flexibility in responding to the unique land use conditions in Vernon.

Sec. 26.4.6-2. Uses Permitted of Right in the H Overlay Zone. Uses permitted of right in the I Zone are permitted of right in the H Overlay Zone.

Sec. 26.4.6-3. Uses That May Be Permitted by Conditional Use Permit in the H Overlay Zone. All uses permitted in the I Zone with a Conditional Use Permit are also permitted in the H Overlay Zone with a Conditional Use Permit.

Sec. 26.4.6-4. Uses That May Be Permitted by Development Agreement in the H Overlay Zone. Residential Uses, including single-family housing, multi-family housing, supportive housing, transitional housing, and other similar forms of housing are permitted in the H Overlay Zone with a Development Agreement.

Sec. 26.4.6-5. Development Standards and Site Planning Standards in the H Overlay Zone.

- (a) For any nonresidential Permitted Use in the H Overlay Zone, the Development Standards of Section 26.4.1-7, "Development and Performance Standards," and the Site Planning Standards of Section 26.4.1-8, "Site Planning Standards," shall apply to all Buildings, Ancillary Structures, land, and uses.
- (b) For any proposed Residential Use in the H Overlay Zone, the approved Development Agreement specific to that Residential Use shall define the Development Standards and Site Planning Standards that apply to all Buildings, Ancillary Structures, land, and uses associated with that Residential Use. Where the approved Development Agreement is silent with regard to any Development Standard or Site Planning Standard required by this Chapter, the provisions of the underlying zone shall apply.
- (c) The City Council may impose as a part of the Development Agreement any other requirements as are necessary to protect occupants of the development and/or nearby owners and occupants from the impacts associated with traffic, air pollutants, noise, odor, dust, vibration, risk of infection or disease, and similar concerns.

Sec. 26.4.6-6. Findings. After a public hearing, the City Council shall approve a proposed residential development and related Development Agreement only after first making all of the following findings:

- (a) The design, location, size, and operating characteristics of the proposed residential development will be compatible with the existing land uses in the vicinity;
- (b) The proposed density is consistent with density standards and all applicable policies contained in the General Plan;
- (c) The site and site plan are physically suitable in terms of design, location, shape, size, and the provision of public and emergency vehicle access, and public services and utilities, including but not limited to fire protection, police protection, potable water, schools, sewerage, solid waste collection and disposal, storm drainage, and wastewater collection, treatment, and disposal;
- (d) On-site traffic circulation for pedestrians and vehicles is designed into the development to allow residents to move easily through the development and to avoid pedestrian/vehicular conflicts and further, to ensure appropriate access for fire and

police response and surveillance equal to or better than what would normally be created by compliance with the Site Planning Standards of Section 26.4.1-8, “Site Planning Standards”;

- (e) The proposed project provides suitable, usable common and/or private open space that will meet the passive and/or active recreation needs of the resident. Common open space areas and setbacks are provided with landscaping and other improvements suitable for the development proposed;
- (f) The proposed project provides adequate parking to meet the residents’ needs, to avoid parking impacts on surrounding properties, and to comply with state and federal law; and
- (g) Refuse/recycling collection areas are located to provide easy access to for all residents and collection vehicles, and to minimize noise impacts on residents.

Sec. 26.4.7. Truck and Freight Terminal (T) Overlay Zone.

Sec. 26.4.7-1. Purpose and Intent. The purpose of the Truck and Freight Terminal (T) Overlay Zone is to permit Truck Terminals, Freight Terminals, Solid Waste, and Hazardous Waste Facilities at limited and specific locations with such land use controls as will adequately accommodate their specialized operations and will minimize traffic, noise, vibration, dust, or odors that are obnoxious to or interfere with the operation of other uses in the I Zone and the other Overlay Zones. The provisions of this T Overlay Zone are intended to ensure that the City will function safely and efficiently and provide an attractive industrial environment.

Sec. 26.4.7-2. Uses Permitted of Right in the T Overlay Zone. Uses permitted of right in the I Zone are permitted of right in the T Overlay Zone.

Sec. 26.4.7-3. Uses That May Be Permitted by Conditional Use Permit in the T Overlay Zone. The uses set forth in this Section 26.4.7-3 may be permitted in the T Overlay Zone only with a Conditional Use Permit.

- (a) All uses permitted in the I Zone with a Conditional Use Permit are also permitted in the T Overlay Zone with a Conditional Use Permit.
- (b) Hazardous Waste Facilities.
- (c) Solid Waste Facilities.
- (d) Fueling stations.
- (e) Lots encompassing two (2) acres or more of area may be used for a Freight Terminal, Truck Terminal or Transportation Related Use.

Sec. 26.4.7-4. Development Standards and Site Planning Standards in the T Overlay Zone.

- (a) The Development Standards of Section 26.4.1-7, “Development and Performance Standards,” and the Site Planning Standards of Section 26.4.1-8, “Site Planning

Standards” shall apply to all newly constructed Buildings, Ancillary Structures, land, and uses in the T Overlay Zone.

- (b) New uses in existing Buildings in the T Overlay Zone shall be required to comply with the Development Standards of Section 26.4.1-7, “Development and Performance Standards.”
- (c) The City Council may impose as a part of the Conditional Use Permit any other requirements as are necessary to protect nearby owners and occupants from the traffic, air pollutants, noise, odor, dust, vibration, risk of infection or disease, and similar concerns.

Sec. 26.4.8. Emergency Shelter (E) Overlay Zone.

Sec. 26.4.8-1. Purpose and Intent. The purpose of the Emergency Shelter (E) Overlay Zone is to comply with Government Code Sections 65582, 65583(a) and 65589.5, which require all California cities to permit emergency (homeless) shelters as a matter of right in at least one zone. The purpose of regulating the siting of emergency shelters is to ensure emergency shelters are developed in a manner which protects the health, safety, and general welfare of nearby residents and businesses while providing for the housing needs of the homeless.

Sec. 26.4.8-2. Uses Permitted of Right. Uses permitted of right in the I Zone are permitted of right in the E Overlay Zone, and all such uses shall be subject to the Development Standards of Section 26.4.1-7, “Development and Performance Standards,” and the Site Planning Standards of Section 26.4.1-8, “Site Planning Standards.” Emergency shelters are permitted of right in the E Overlay Zone. Emergency shelters developed within the E Overlay Zone shall be subject to the Development Standards of Section 26.4.8-4, “Development and Site Planning Standards for Emergency Shelters.”

Sec. 26.4.8-3. Uses That May Be Permitted by Conditional Use Permit.

- (a) All uses permitted in the I Zone with a Conditional Use Permit are also permitted in the E Overlay Zone with a Conditional Use Permit and shall be subject to the Development Standards of Section 26.4.1-7, “Development and Performance Standards,” and the Site Planning Standards of Section 26.4.1-8, “Site Planning Standards.”
- (b) The City Council may impose as a part of the Conditional Use Permit any other requirements as are necessary to protect nearby owners and occupants from the traffic, air pollutants, noise, odor, dust, vibration, risk of infection or disease, and similar concerns.

Sec. 26.4.8-4. Development and Site Planning Standards for Emergency Shelters.

- (a) The emergency shelter shall contain a maximum of ten (10) beds and shall serve no more than ten (10) homeless persons at any one time.
- (b) Occupancy by an individual or family may not exceed one hundred eighty (180) consecutive days unless the management plan provides for longer residency by those enrolled and regularly participating in a training or rehabilitation program.

- (c) A minimum distance of three hundred (300) feet shall be maintained from any other Emergency Shelter, as measured from the property line.
- (d) Adequate external lighting shall be provided for security purposes. The lighting shall be stationary and directed away from adjacent properties and public rights-of-way. The intensity shall comply with standard City performance standards for outdoor lighting.
- (e) A Security and Safety Plan shall be provided for the review and approval of the Director. The plan may be required to address additional security and safety needs as identified by the Director. The approved Security and Safety Plan shall remain active throughout the life of the facility. The plan shall contain provisions addressing the following topical areas: sleeping areas, loitering control, management of outdoor areas, alcohol and illegal drugs, and current contact information for the operator of the facility during day and nighttime hours.
- (f) The facility may provide the following services in designated areas separate from sleeping areas: recreation area, counseling center, laundry, kitchen, dining hall, and client storage areas.