



Appendix I

City of Pomona

Zoning and Development Code

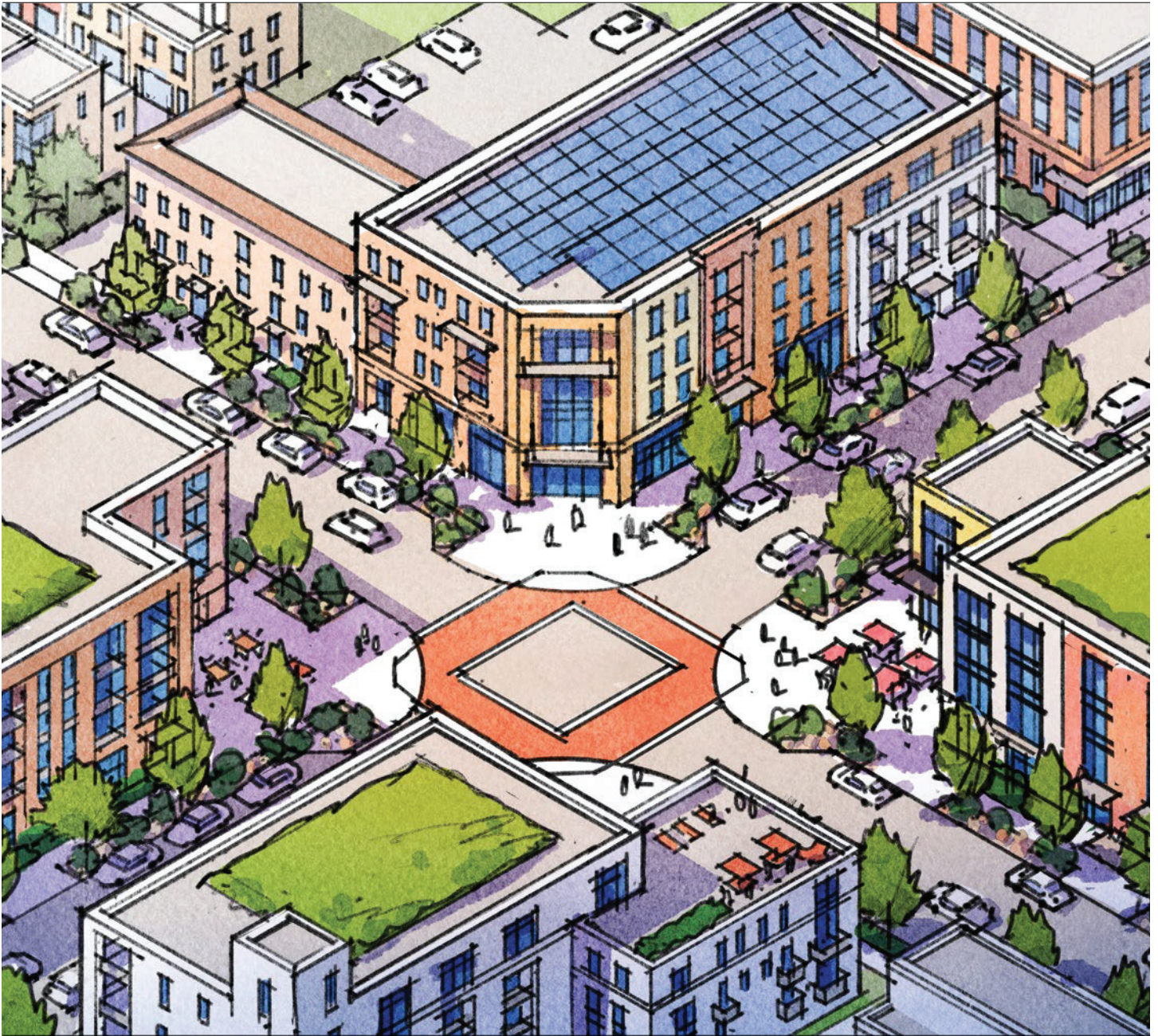
Adopted
July 1, 2024

Consolidated District Pages:

Urban Neighborhood District 3 (UND3)

Updated
February 2025

200.D. Urban Neighborhood Districts (UND)



1. General Intent

- a. Moderately scaled development primarily intended to accommodate a variety of medium intensity multi-unit housing options—up to 4 stories tall—in addition to office, commercial, and limited industrial uses that are compatible with adjacent development. While buildings may contain exclusively residential or nonresidential uses, the vertical mixing of uses is encouraged.
- b. Urban Neighborhood Districts (UND) implement the Urban Neighborhood Place Type established in the *General Plan*.

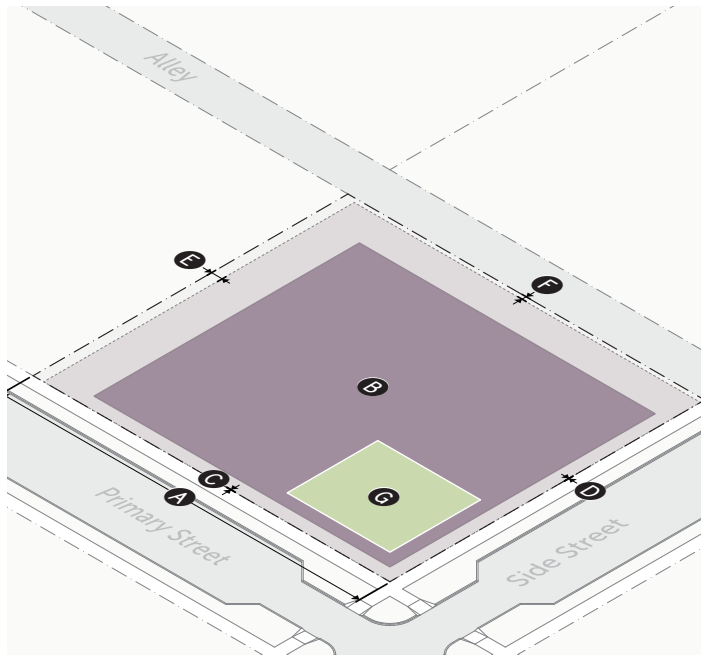
2. Districts

There are 3 Urban Neighborhood Districts (UND). The first bracket set [] of each UND zoning district is summarized below. *Part 6. Site* rules also apply to all UND zoning districts.

Zoning District	First Bracket Set			Zoning District Description
	Form Module	Frontage Module	Use Module	
Urban Neighborhood District 1 (UND1)	Low-Rise Medium 3 (LM3) <i>Sec. 330.C</i>	General 1 (G1) <i>Sec. 440.A</i>	Commercial Mixed 1 (CX1) <i>Sec. 520.C</i>	Sites with low-rise buildings up to 4 stories tall, located close to the street with somewhat active ground stories, and residential and minimal commercial primary uses.
Urban Neighborhood District 2 (UND2)	Low-Rise Medium 3 (LM3) <i>Sec. 330.C</i>	Multi-Unit 1 (MU1) <i>Sec. 430.A</i>	Residential 1 (R1) <i>Sec. 520.C</i>	Sites with low-rise buildings up to 4 stories tall, located close to the street with residential ground stories, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Urban Neighborhood District 3 (UND3)	Low-Rise Medium 3 (LM3) <i>Sec. 330.C</i>	General 1 (G1) <i>Sec. 440.A</i>	Industrial Mixed 1 (IX1) <i>Sec. 520.C</i>	Sites with low-rise buildings up to 4 stories tall, located close to the street with somewhat active ground stories, and residential and small industrial primary uses.

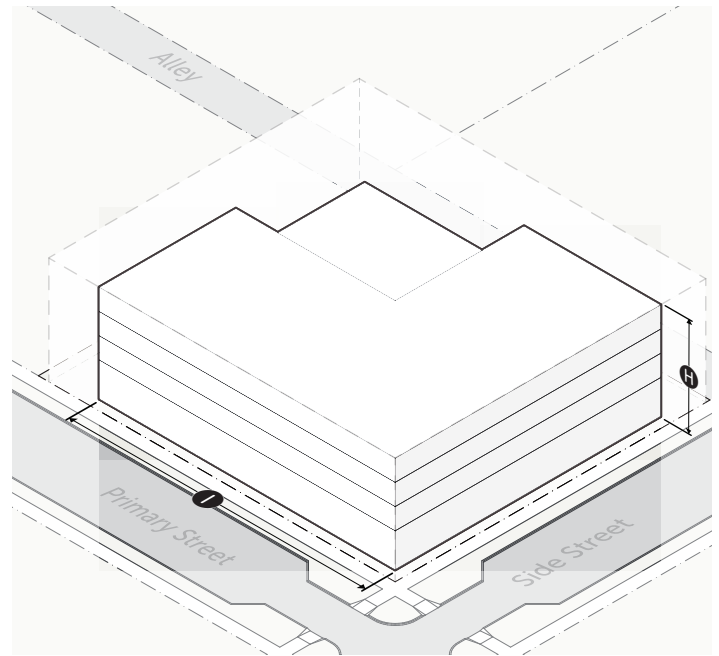
330.C. Low-Rise Medium 3 (LM3)

1. BUILDING PLACEMENT



LOT SIZE	Sec. 360.
Lot Area (min)	n/a
A Lot Width	
Front access (min)	100'
Side/alley access (min)	80'
COVERAGE	Sec. 370.
Impervious coverage (max)	80%
B Building coverage (max)	70%
Building setbacks	
C Primary street lot line (min)	0'
D Side street lot line (min)	0'
E Side lot line (min)	0' or 5'
Rear lot line (min)	20'
Alley setbacks	
F Alley lot line (min)	3' or 20'
Alley centerline (min)	13' or 30'
AMENITY	Sec. 380.
G Outdoor amenity space (min)	15%

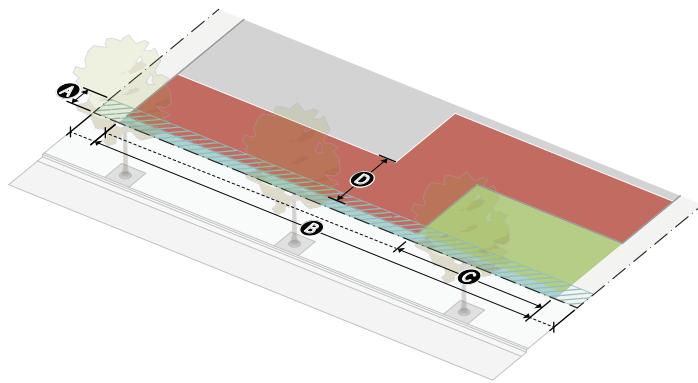
2. BUILDING FORM



BUILDING	Sec. 390.
H Building height (max stories/feet)	4/55'
I Building width (max)	250'
Building break (min)	10'
J Building depth (max)	250'
FENCES AND WALLS	Sec. 620.E
Front yard type	See Frontage Module
Side/rear yard type	Type VI

440.A. General 1 (G1)

1. STREET ORIENTATION



	Primary Street	Side Street
BUILD-TO	<u>Sec. 470.</u>	
Applicable stories (min)	All	All
A Build-to depth (max)	10'	10'
B Build-to width (min)	80%	50%
C Pedestrian amenity allowance	30%	20%
D Active depth (min)	15'	10'
PARKING LOCATION	<u>Sec. 480.</u>	
Parking between building and street	Not allowed	Not allowed
LANDSCAPING	<u>Sec. 490.</u>	
Frontage planting area (min)	30%	30%
Frontage yard fence and wall type allowed	Type A1	Type A2

2. STREET-FACING FACADE



	Primary Street	Side Street
TRANSPARENCY	<u>Sec. 4100.</u>	
E Ground story transparency	50%	35%
F Upper story transparency	25%	25%
G Active wall spacing (max)	25'	25'
ENTRANCES	<u>Sec. 4110.</u>	
H Street-facing entrance	Required	Required
I Entrance spacing (max)	75'	100'
Required Entry feature	Required	No
Options	<ul style="list-style-type: none"> • Stoop • Forecourt • Recessed Entry • Covered Entry • Storefront Bay • Market Stall 	
GROUND STORY	<u>Sec. 4120.</u>	
J Ground story-height		
Residential (min)	10'	10'
Non-residential (min)	16'	16'
K Ground-story elevation		
Residential (min/max)	0'/5'	0'/5'
Non-residential (min/max)	0'/2'	0'/2'

520.C. Allowed Use Table

Use	Use Module															Reference
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2	
RESIDENTIAL																
Household Living:																
Dwelling Unit	P	P	P	P	P	P	P*	P	-	-	-	C	FD	-	-	<i>Sec. 540.A.1.a.</i>
Manufactured Housing Park	P*	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	<i>Sec. 540.A.1.b.</i>
Live/Work Unit	-	P*	P*	P*	P*	P*	P*	P*	-	-	-	C*	FD	-	-	<i>Sec. 540.A.1.c.</i>
Family Day Care, Small	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	-	-	<i>Sec. 540.A.1.d.</i>
Family Day Care, Large	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	-	-	<i>Sec. 540.A.1.d.</i>
Low-Barrier Navigation Center	P	P	P	P	P	P	P	P	-	-	-	P	FD	-	-	
Community Care Center	P	P	P	P	P	P	P	P	-	-	-	P	FD	-	-	
Transient Occupancy:																
Short-Term Rental	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	<i>Sec. 540.A.2.a.</i>
Hotel/Motel	-	-	C	C	C	C	C	C	-	-	-	-	FD	-	-	
Boardinghouse/ Roominghouse	-	-	P	P	P	P	P	P	-	-	-	-	FD	-	-	
ASSEMBLY																
Civic and Institutional:																
Campus Format	C	C	C	C	C	C	C	-	-	-	-	-	FD	-	-	
Non-Campus Format, Small	P	P	P	P	P	P	P	-	-	-	-	-	FD	-	-	
Non-Campus Format, Large	C	C	C	C	C	C	C	-	-	-	-	-	FD	-	-	
Sports Arena and Stadium	-	-	-	-	C	C	C	C	-	-	-	C	FD	-	-	
OPEN SPACE AND RECREATION																
Nature Reserve	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P	
Open Space, Public	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P	
Recreation, Public:																
General	P	P	P	P	P	P	P	P	P	C	C	P	FD	P	C	
Golf Course	C	C	C	C	C	C	C	C	-	-	-	C	FD	C	-	
Indoor Recreation, Commercial:																
Small	-	-	P	P	P	P	P	P	P	P	P	-	FD	-	-	
Large	-	-	-	C	C	C	C	C	C	P	P	P	-	FD	-	-
Outdoor Recreation, Commercial:																
General	C	C	C	C	C	C	C	C	-	-	-	-	FD	C	-	
Golf Course	C	C	C	C	C	C	C	C	-	-	-	-	FD	C	-	
Cemetery	C*	C*	-	-	-	-	-	-	-	-	-	-	FD	C*	C*	<i>Sec. 540.B.1.</i>
INFRASTRUCTURE																
General Public Utility Infrastructure	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	C*	-	<i>Sec. 540.C.1.</i>
Flood Control Facility	P	P	P	P	P	P	P	P	P	P	P	P	FD	C	C	

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; * = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District

Use	Use Module															Reference	
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2		
Public Utility Substation/ Facility	C	C	C	C	C	C	C	C	P	P	P	P	P	FD	C	C	
Wireless Telecommunications Facility:																	
Stealth Facility	-	-	W*	W*	W*	W*	W*	W*	W*	W*	W*	W*	FD	W*	W*		Sec. 540.C.2.
Monopole Facility	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-		
Data Center	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-		
Freight Terminal	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-		
Heliport	-	-	-	-	-	C	C	C	C	C	C	C	FD	-	-		
Railway Facility	-	-	C	C	C	C	C	C	C	P	P	C	FD	-	-		
Transit Station	C	C	C	P	P	P	P	P	P	C	C	P	FD	C	-		
GENERAL COMMERCIAL																	
Veterinary Care	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	FD	-	-		Sec. 540.D.1.
Commissary Kitchen	-	-	-	-	-	C*	P*	P*	P*	P*	P*	-	FD	-	-		Sec. 540.D.1.
Food and Beverage:																	
Alcohol, Off-Sale	-	-	C*	C*	C*	C*	C*	C*	C*	C*	C*	-	FD	-	-		Sec. 540.D.1. Sec. 540.D.2.a. Sec. 540.D.2.b.
Alcohol, On-Sale	-	-	C*	C*	C*	C*	C*	C*	C*	C*	C*	-	FD	-	-		Sec. 540.D.1. Sec. 540.D.2.a. Sec. 540.D.2.c.
Alcoholic Beverage Manufacturing	-	-	-	-	-	-	-	P*	P*	P*	P*	-	FD	-	-		Sec. 540.D.1.
Restaurant/Drinking Establishment	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	FD	P*	P*		Sec. 540.D.1.
Tasting Room	-	-	-	-	-	-	-	C*	C*	C*	C*	-	FD	-	-		Sec. 540.D.1.
Entertainment Venue:																	
Indoor	-	-	-	-	C*	P*	P*	P*	C*	C*	-	P*	FD	P*	-		Sec. 540.D.1.
Outdoor	-	-	-	-	C*	C*	C*	P*	C*	C*	-	P*	FD	P*	-		Sec. 540.D.1.
Banking and Financial Services:																	
Bank or Finance Institution	-	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	FD	-	-		Sec. 540.D.1.
Deferred Deposit Originator (Payday Lender) Office	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-		
Plasma Center	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-		
Medical Clinic	-	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	-	-		Sec. 540.D.1.
General Office	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-		Sec. 540.D.1.
Personal Services:																	
General	-	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	-	-		Sec. 540.D.1.
Massage	-	-	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-		Sec. 540.D.3.a.
Fortuneteller	-	-	-	-	C*	C*	C*	C*	C*	-	-	-	FD	-	-		Sec. 540.D.1.
Mortuary Services	-	-	-	-	C*	C*	P*	P*	P*	P*	-	-	FD	-	-		Sec. 540.D.1.

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Use	Use Module															Reference
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2	
Retail:																
General	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	C*	FD	-	-	Sec. 540.D.1.
Swap Meet (Concession Mall)	-	-	-	-	-	P*	P*	-	P*	P*	P*	-	FD	-	-	Sec. 540.D.1.
Large Format Retail	-	-	-	-	-	P*	P*	P*	P*	P*	P*	-	FD	-	-	Sec. 540.D.1.
Outdoor sales	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Hookah Lounge	-	-	-	-	-	-	C*	C*	C*	-	-	-	FD	-	-	Sec. 540.D.1.
Smoke and Vape Shop	-	-	-	-	C*	C*	C*	C*	-	-	-	-	FD	-	-	Sec. 540.D.1.
Pawnshop	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Commercial Cannabis	-	-	CD*	-	-	CD*	-	CD*	-	-	CD*	-	FD	-	-	Sec. 540.D.1.
Adult-Oriented Business	-	-	-	-	-	-	-	-	C*	C*	-	-	FD	-	-	Sec. 540.D.1. Sec. 540.D.4.
Indoor Self-Service Facility	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
AUTO-ORIENTED COMMERCIAL																
Ghost Kitchen	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Motor Vehicle Services:																
General Service	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Automated Car Wash	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Hand Car Wash	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Fueling Station	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Electric Vehicle Charging Station (EVCS)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	Sec. 540.E.1.
Motor Vehicle Sales and Rental:																
Vehicle Rental	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Vehicle Sales	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Drive-Through Facility	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Tow Yard	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
PRODUCTION-ORIENTED INDUSTRIAL																
Production:																
General	-	-	-	-	-	-	-	C*	P*	P*	P*	-	FD	-	-	Sec. 540.F.1.
Assembly Line	-	-	-	-	-	-	-	C*	P*	P*	P*	-	FD	-	-	Sec. 540.F.1.
Animal Products Processing	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Artisanal Manufacturing	-	-	-	-	-	-	-	P*	P*	P*	P*	-	FD	-	-	Sec. 540.F.1.
Food and Beverage Manufacturing:																
Small	-	-	-	-	-	-	-	P*	P*	P*	P*	-	FD	-	-	Sec. 540.F.1.
Large	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Product Maintenance, Restoration, and Repair	-	-	-	-	-	-	-	P*	P*	P*	P*	-	FD	-	-	Sec. 540.F.1. Sec. 540.F.2.

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Use	Use Module															Reference
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2	
Media Production:																
Backlot/Outdoor Facility	-	-	-	-	-	-	-	-	P*	P*	P*	-	FD	-	-	Sec. 540.F.1.
Indoor Support Facility	-	-	-	-	-	-	-	-	P*	P*	P*	-	FD	-	-	Sec. 540.F.1.
Soundstage	-	-	-	-	-	-	-	-	P*	P*	P*	-	FD	-	-	Sec. 540.F.1.
Research and Development	-	-	-	-	-	-	-	P*	P*	P*	P*	-	FD	-	-	Sec. 540.F.1.
Pallet Yard	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
DISTRIBUTION-ORIENTED INDUSTRIAL																
Product Distribution	-	-	-	-	-	-	-	-	P	P	P	-	FD	-	-	
Cold Storage	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
FULLFILLMENT-ORIENTED INDUSTRIAL																
Microbusiness	-	-	-	-	-	-	-	-	P	P	P	-	FD	-	-	
Product Fulfillment	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Product Transportation	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
WASTE-ORIENTED INDUSTRIAL																
Automobile Dismantling Facility	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Waste:																
Construction and Demolition Waste Facility	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Electronic Waste Facility	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Food Waste Facility	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Green Waste Facility	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Hazardous Waste Facility	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Medical Waste Facility	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Solid Waste Facility	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Waste Transfer Facility	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Recycling:																
Recycling Facility	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Recycling Facility, Convenience	-	-	-	-	-	-	C	C	C	-	-	-	FD	-	-	
Recycling Manufacturer	-	-	-	-	-	-	-	-	-	C	C	-	FD	-	-	
Recycle, Recycling	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
OUTDOOR-ORIENTED INDUSTRIAL																
Storage:																
Workplace	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Container	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Vehicle	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	

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Use	Use Module															Reference
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2	
URBAN AGRICULTURAL																
Animal Keeping:																
Bees	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	Sec. 540.G.1.a. Sec. 540.G.1.b.
Kennel	-	-	-	C*	C*	C*	C*	C*	C*	C*	C*	-	FD	-	-	Sec. 540.G.1.a. Sec. 540.G.1.c.
Domestic Animal, Small	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	Sec. 540.G.1.a. Sec. 540.G.1.d.
Domestic Animal, Large	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	Sec. 540.G.1.a. Sec. 540.G.1.e.
Urban Farm:																
Small	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	Sec. 540.G.2.
Large	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	FD	P*	P*	Sec. 540.G.2.
Plant Cultivation:																
Outdoor Plant Nursery	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P	
Indoor Plant Nursery	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P	
ACCESSORY																
Shed	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	FD	P*	P*	Sec. 540.C.1.
Carport	P	P	-	-	-	-	-	-	-	-	-	-	FD	P	P	
Patio	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	FD	P*	P*	Sec. 540.C.2.
Sunroom	P	P	P	P	P	P	P	-	-	-	-	-	FD	P	P	
Garage	P	P	-	-	-	-	-	-	-	-	-	-	FD	P	P	
Outdoor Dining Area	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	P*	P*	Sec. 540.C.3.
Certified Farmers' Market	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	P*	P*	Sec. 540.C.4.
Swimming Pool	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	P*	FD	P*	P*	Sec. 540.C.5.
Home Occupation	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	-	-	Sec. 540.C.6.
Cottage Food Operation	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	Sec. 540.C.7.
Home-Based Business	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	Sec. 540.C.8.
Accessory Commercial Unit (ACU)	P*	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	Sec. 540.C.9.
Accessory Dwelling Unit (ADU)	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	Sec. 540.C.10.
Junior Accessory Dwelling Unit (JADU)	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	Sec. 540.C.11.
Outdoor Storage	-	-	-	-	-	-	-	P*	P*	P*	P*	-	-	-	-	Sec. 540.C.12.
Private Garden	P	P	P	P	P	P	P	P	-	-	-	P	FD	-	-	

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; * = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District