

ORDINANCE NO. 1985

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AMENDING MULTIPLE SECTIONS OF THE FONTANA MUNICIPAL CODE, INCLUDING AMENDMENTS TO SEC. 30-12 PERTAINING TO THE DEFINITION OF ACUTE CARE, URGENT CARE AND BUSINESS PARK; SEC. 30-358 PERTAINING TO THE DEFINITION OF FRONTAGE COVERAGE; SEC. 30-368 PERTAINING TO THE MAXIMUM SETBACK FOR BUILDINGS IN THE ROUTE 66 GATEWAY SUBDISTRICT OF THE FORM-BASED CODE ZONE; SEC. 30-386 PERTAINING TO THE MINIMUM GLAZING STANDARD FOR THE SHOPFRONT FRONTAGE TYPE IN THE FORM-BASED CODE ZONE; SEC. 30-389 PERTAINING TO REQUIRED LANDSCAPING IN PARKING AREAS FOR MIXED-USE AND COMMERCIAL DEVELOPMENTS IN THE FORM-BASED CODE ZONE; SEC. 30-489 PERTAINING TO THE URGENT CARE AND ACUTE CARE LAND USES IN THE COMMERCIAL ZONES; SEC. 30-538 PERTAINING TO REQUIRED SCREENING OF LOADING AREAS IN INDUSTRIAL ZONES, PURSUANT TO A CATEGORICAL EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTIONS 15060(C), 15061(B)(3), AND SECTION 15378 AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION.

WHEREAS, pursuant to Government Code section 37100, the legislative body of a city may pass ordinances not in conflict with the Constitution and laws of the State or the United States; and

WHEREAS, Government Code sections 50022.1 to 50022.10 authorize a city to codify and recodify its ordinances; and

WHEREAS, through Municipal Code Amendment (“MCA”) No. 26-0001, the City of Fontana (“City”) desires to restate without substantive revision, amend and recodify certain ordinances codified in the Fontana Municipal Code (“FMC”); and

WHEREAS, the City of Fontana General Plan (“General Plan”) includes policies and actions calling for numerous updates to the FMC; and

WHEREAS, Section 30-12. – List of definitions. is amended to add definitions for acute care and urgent care, to modify the definition of business park, and to eliminate additional definitions of business parks; and

WHEREAS, Section 30-358. – List of definitions. is amended to modify the definition of frontage coverage; and

WHEREAS, Section 30-368. – Route 66 gateway district. is amended to modify the maximum building setback in the Route 66 Gateway subdistrict of the Form-Based Code zone; and

WHEREAS, Section 30-386. Shopfront. is amended to allow the use of spandrel glass, or similar, to fulfill the minimum glazing requirement; and

WHEREAS, Section 30-389. – Fences, hedges and walls. is amended to require landscaping in parking areas of commercial and mixed-use developments in the Form-Based Code zone; and

WHEREAS, Section 30-489. – Uses permitted. is amended to allow the urgent care land use in Commercial zones; and

WHEREAS, Section 30-532. – Special use regulations. is amended eliminate business parks from warehousing distribution/logistics special use regulations; and

WHEREAS, Section 30-538. – Screening. is amended to clarify that screening of loading areas pertains to dock areas in Industrial zones; and

WHEREAS, the amendments in MCA No. 26-0001 are consistent and compatible with the General Plan and are in line with goals, policies and objectives of the City, the Housing Element policies and the Zoning and Development Code; and

WHEREAS, the amendments in MCA No. 26-0001 are in conformity with appropriate land use practices and will establish appropriate development standards for the land use designations; and

WHEREAS, the amendments in MCA No. 26-0001 attached hereto as Exhibit “A” and incorporated herein by reference, will not be detrimental to the public health, safety and general welfare, nor will it adversely affect the orderly development of property; and

WHEREAS, on March 17, 2026, the Fontana Planning Commission (“Planning Commission”) held a public meeting on MCA No. 26-0001 where it received evidence and public testimony on the Code amendments and recommended that the Fontana City Council (“City Council”) determine that the amendments are exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15060(c), 15378, and 15061(B)(3) (the common-sense exemption), and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA. in that the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and

WHEREAS, the Planning Commission carefully considered all information pertaining to the municipal code amendments, including the staff report, and all the information, evidence, and testimony presented at its public hearing on March 17, 2026; and

WHEREAS, on April 14, 2026, the City Council held a public hearing on MCA No. 26-0001 where City Council received evidence and public testimony pertaining to the Zoning and Development Code amendments and documentation from the Planning Commission’s public hearing on March 17, 2026; and

WHEREAS, the City Council carefully considered all information pertaining to MCA No. 26-0001 that was presented at its public hearing on April 14, 2026; and

WHEREAS, all other legal prerequisites to the adoption of this Ordinance have occurred.

THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS FOLLOWS:

Section 1. Recitals. The above recitals are true, correct and incorporated herein by reference.

Section 2. CEQA. The City Council hereby determines that the code amendments are exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15060(c), 15378, and 15061(B)(3) (the common-sense exemption) and Sections 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA. Staff is directed to file a Notice of Determination pursuant to the foregoing.

Section 3. Municipal Code Amendment Findings. The City council hereby makes the following finding for MCA No. 26-0001 in accordance with Section 30-40 "Purpose" of the Fontana Zoning and Development Code:

Finding: **A Zoning and Development Code may be amended by changing the development standards (text) or zoning designation map boundaries of any zone whenever such an amendment is deemed necessary to protect or promote the public's health, safety or general welfare or when modification is viewed as appropriate in the context of generally accepted planning principles, surrounding land uses, and the General Plan.**

Finding of Fact: The proposed Municipal Code Amendments will clarify and streamline the City's development requirements and processes while facilitating housing, commercial development and supporting the business community. As such, they promote the General Plan goals of adequate housing to meet the needs of all residents in Fontana and promoting a diversified economy.

Section 4. Development Code Amendment Approval. Based on the foregoing, the City Council hereby approves the amendments as set forth in MCA No. 26-0001, which is attached hereto as Exhibit "A" and incorporated herein by reference as fully set forth herein.

The City Council further stipulates that the ordinance adopting the amendments to the Zoning and Development Code, under MCA No. 26-0001, does not apply to development applications deemed complete by the City of Fontana Planning Department prior to the ordinance's effective date. The City Council also stipulates that any such completed pre-adoption applications not conforming to these amendments after the

ordinance's effective date, once approved by the appropriate approving body, be granted legal non-conforming status, with all applications deemed complete on or after the ordinance's adoption being subject to its provisions.

Section 5. Effective Date/Publication. This Ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published by the City Clerk at least once in the Fontana Herald News, a local newspaper of the general circulation, published and circulated in the City of Fontana, and henceforth and thereafter the same shall be in full force and effect.

Section 6. Custodian of Records. The documents and materials that constitute the record of proceedings on which this Ordinance is based are located at the City Clerk's office located at 16860 Valencia Avenue, Fontana, CA 92335. The custodian or records is the City Clerk.

Section 7. Certification. The City Clerk of the City Council shall certify to the adoption of this Ordinance.

Section 8. Severability. If any provision of this Ordinance or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

APPROVED AND ADOPTED this 14th day of April 2026.

READ AND APPROVED AS TO LEGAL FORM:

City Attorney

I, Germaine Key, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing Ordinance is the actual Ordinance adopted by the City Council and was introduced at a regular meeting on the 14th day of April 2026, and was finally passed and adopted not less than five days thereafter on the 28th day of April 2026, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk of the City of Fontana

Mayor of the City of Fontana

ATTEST:

City Clerk

“EXHIBIT A”

AMENDMENT TO FONTANA MUNICIPAL CODE CHAPTER 30

(*Additions shown in underline, deletions shown in ~~strikeout~~)

ARTICLE I. – GENERAL PROVISIONS AND DEFINITIONS

Sec. 30-12. – List of Definitions

Text prior to remain unchanged

...

Acreage, gross means all land within a defined area, including private ownerships and future public rights-of-way, easements, etc.

Acute care means a 24-hour facility licensed by the State to provide diagnostic, therapeutic, and rehabilitative services by or under the supervision of physicians. This use is characterized by inpatient beds for stays exceeding 24 hours, surgical suites, and intensive care units. It may include "Emergency Services" (Level I-V Trauma Centers) as a primary or accessory use, along with helipads, laboratories, and specialized treatment wings.

Addition means any construction that is attached to an existing building and which increases the size of a building or facility in terms of site coverage, height, length, width, or gross floor area.

...

Bus terminal means a use that includes a building and area in which patrons of a private or semi-private for-pay passenger transportation service may purchase tickets on site (or off site if the point of sale is the subject site) for passage on a motor carrier, may board or disembark such motor carrier, and which may allow such motor carrier to remain in a secured area for more than two hours at a time. For the purpose of this definition, "motor carrier" shall mean a bus, van, limousine, or similar multi-passenger vehicle. Bus terminals may provide for the storage, maintenance, and services of busses including repair, washing, and fueling facilities. A bus terminal may include a bus depot. (See definition of "bus depot".)

~~*Business park, general* means a group of three or more substantially compatible and cross-supporting uses, typically in separate buildings with multiple tenant spaces, on a single parcel or multiple contiguous parcels of land that are planned, developed, and operated as an integrated site with shared common areas for such uses and supporting ancillary uses. Special design attention is given to circulation, parking, utility needs, aesthetics, and compatibility. Basic elements of a business park include, but are not limited to, the following: developments that are themed to a particular profession or discipline and contain strong branding; shared open space, parking, and amenities; architectural, design, and signage consistency; on-site management, property owners associations (POAs), governing documents such as covenants, conditions and restrictions (CC&R's), and may be held in condominium or in fee ownership. A development containing a cluster of buildings designed for a mix of research and development, light manufacturing (involving no raw materials), and administrative and professional offices. Business parks are characterized by a campus-like setting with unified architectural design, extensive landscaping, and the excluding of heavy industrial activities that produce significant noise, odor, or outdoor storage.~~

~~*Business park, industrial* means a group of three or more industrial uses, typically in separate buildings with multiple tenant spaces, on a single parcel or multiple contiguous parcels of land, that are planned, developed, and operated as an integrated site with shared common areas for such uses and supporting ancillary uses with special attention given to circulation, parking, utility needs, aesthetics, and compatibility. Incidental supporting uses that are ancillary to the main business park, may be permitted by the Director of Community Development provided specific written findings.~~

~~*Business park, logistics* means a group of three or more trucking related uses, typically in separate buildings with multiple tenant spaces, on a single parcel or multiple contiguous parcels of land, that are planned, developed, and operated as an integrated site with shared common areas for such uses and supporting ancillary uses with special attention given to circulation, parking, utility needs, aesthetics, and compatibility. Incidental supporting uses that are ancillary to the main business park, may be permitted by the Director of Community Development provided specific written findings.~~

~~*Business park, office* means a group of three or more office uses, typically in separate buildings, on a single parcel or multiple contiguous parcels of land, that are planned, developed, and operated as an integrated site with shared common areas for such uses and supporting ancillary uses with special attention given to circulation, parking, utility needs, aesthetics, and compatibility. Incidental supporting uses that are ancillary to the main business park, may be permitted by the Director of Community Development provided specific written findings.~~

...

University or college means an educational institution of higher learning which offers a course of study designed to culminate in the issuance of a degree as defined by the Education Code § 29002 of the State of California, or successor legislation.

Urgent care means an establishment providing immediate, short-term medical treatment for acute illness or injury on a walk-in basis, typically outside of standard business hours (8:00 am – 5:00 pm). Unlike a Medical Office, it does not primarily serve a permanent patient base through scheduled appointments; unlike an Emergency Room, it is not equipped to handle life-threatening trauma or overnight stays. These facilities may include diagnostic services such as imaging and laboratory testing as accessory uses.

Use means the purpose for which land or a building is occupied, arranged, designed or intended, or for which either land or building is, or may be, occupied or maintained.

...

Remainder of section to remain unchanged

ARTICLE III – FORM BASED CODE

Sec. 30-358. – List of definitions.

...

Frontage means a strip or extent of land abutting a thoroughfare, civic space or other public right-of-way.

- (1) Frontage, private. The area between the building facade and the shared lot line between the public right-of-way and the lot.
- (2) Frontage, public. The area between the curb of the vehicular lanes and the edge of the right-of-way.

Frontage coverage means ~~the minimum percentage of the length of the frontage coverage zone that shall be occupied by a primary building façade(s)~~ the minimum percentage of a lot's width that must be occupied by a building façade, measured at the maximum setback line. This calculation ensures the continuity of the "street wall" and prevents excessive gaps between buildings that disrupt the pedestrian environment. Frontage coverage requirements shall not be applied to project sites less than 75 feet in width as measured at the front property line adjacent to the public right-of-way.

Frontage coverage zone means the space between the minimum and maximum front yard setback lines and the minimum size yard or front yard setback line.

Remainder of section to remain unchanged.

...

Remainder of section to remain unchanged

Sec. 30-368. Route 66 gateway district.

The Route 66 gateway district is primarily intended for commercial retail and personal service uses with incorporated automobile uses that have traditionally been located along the corridor.

Residential or Mixed-Use Density		Minimum		Maximum
		18 units/acre		39 units/acre
Commercial Floor Area Ratio (without a residential component)		—		2.0
Setback		Building setback from PL		
		Front		Side/Rear
		Min. (ft.)	Max. (ft.)	Min. (ft.)
i.	Front Street	0	10*/25 on parcels without frontage on Foothill Blvd.	—
ii.	Side Street	0	10*	—
iii.	Side (Interior)	—	—	0
iv.	Rear yard	—	—	5

* Required setbacks for civic buildings may be modified with Planning Commission approval.

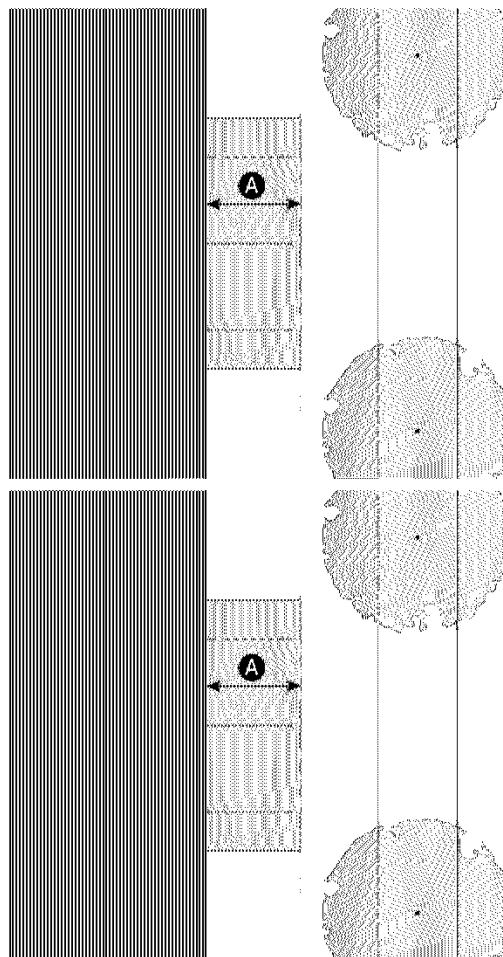
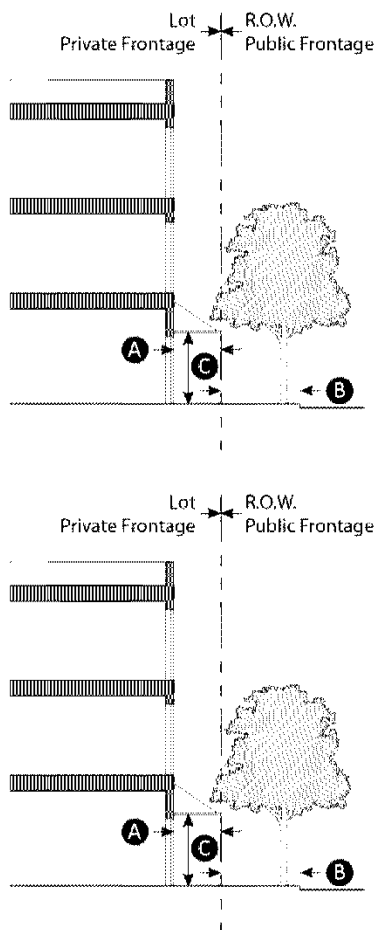
Allowed Building Types	Min		Max.	
	Stories/ft.	Lot W/D	Stories/ft.	Lot W/D
Flex	1/30	25/100	4/60	400/150
Hybrid	3/40	150/160	5/70	400/150
Liner	1/24	100/100	5/70	200/150
Live/Work	1/24	75/80	3/40	150/150
Rowhouse	2/24	75/80	3/40	150/150
Frontage Coverage			50% minimum	
Story Height				
Ground Floor		Upper Stories		
Min. Height	12 ft.	Minimum Height		10 ft.

W = Building lot width along primary frontage; D = Building lot depth perpendicular to primary frontage.

Hotels may be allowed to a maximum of seven stories and 90 feet in height.

Remainder of section to remain unchanged.

Sec. 30-386. Shopfront.



In the shopfront

frontage type, the main facade of the building has an at-grade entrance along the public way. This type is intended for retail and other commercial uses. It has substantial glazing at the sidewalk level and may include an awning that may encroach into the ROW. It may be used in conjunction with other frontage types.

Size

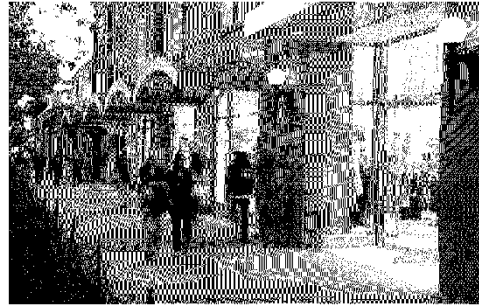
Ground floor transparency	40% min.
Ground floor transparency may be achieved through the use of spandrel glass or similar, to the satisfaction of the Director of Planning.	

Awning

Depth	4 ft. min.	A
Setback from curb	2 ft. min.	B
Height, clear	8 ft. max.	C

Design Standard

Shopfront glass shall be clear without reflective glass frosting or dark tinting. Shopfront windows may be clerestory windows (horizontal panels) between the shopfront and second floor/top of single-story parapet. Glass clerestory may be of a character to allow light, while moderating it such as stained glass, glass block, painted glass, or frosted glass. Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged. Operable awnings are encouraged.



Sec. 30-389. Fences, hedges and walls.

(a) *Single-family and multi-family site walls and fencing.*

- (1) Low walls or hedges may be used to divide space, create a variety in landscaping and to define site edges.
- (2) Locate fences or walls on the property line (excluding the front property line) to define private open space and common open space areas, protect privacy, and buffer residents from noise sources.
 - a. Use masonry materials for sound reduction purposes.
 - b. Masonry walls shall include a top or cap.
 - c. Wood and chain link fencing is prohibited. However, wood picket fencing shall be allowed in the front yard setback area of the neighborhood district.

- (4) Design fences and walls to be an attractive part of the project, with materials and designs that are compatible with the exterior building materials and demonstrate design integrity with the project as a whole.



- (5) Front yard fencing and walls shall comply with the following requirements as applicable:
- Single family*. Open fencing and solid walls shall be setback from the sidewalk by at least two feet to allow for landscaping; not grass that must be mowed or trimmed;
 - Multi-family*. Open fencing and solid walls shall meet the standards in Table 30-389.A.
- (6) The overall height of fencing, when present, shall not exceed the standards in Table 30-389.A. below:

Table 30-389.A.—Maximum Height of Fences or Walls

Location of Fence or Wall	Maximum Height
Within front or side street setback	
Solid wall	3 feet
Open fencing	4 feet
Not within front or side street setback	
Interior side and rear property line	6 feet

(b) *Mixed-use or commercial site walls and fencing.*

- Walls and fences shall meet the requirements of Section 30-494(g) and Section 30-500 of the Zoning and Development Code.
- Fence design*. Fences shall be constructed, designed and maintained as follows:
 - Permitted materials*. Fencing visible from public view should be open work such as wrought iron and metal (tube) fences with design features. Masonry, stucco and plaster are permitted when deemed more appropriate to the design of the building on the project site.
 - Fence maintenance*. Every fence shall be kept in good repair, consistent with the design thereof. The property owner shall be responsible for landscaping and maintaining the area, if any, between the property line and the owner's fence.
 - Hazardous and prohibited materials*. Fences shall not incorporate barbed wire and razor wire, spiked tips, chain link of any kind, woven wire mesh ("chicken wire"), welded wire mesh, woven wire ("hog wire") rope, cable, railroad ties or any other similar materials or materials not specifically manufactured for permanent fencing.
- Walls and fences in parking areas. Fencing and walls in parking areas shall be landscaped in adherence to standards in Sec. 30-670(a)(8).

ARTICLE VI. – COMMERCIAL AND MIXED-USE ZONING DISTRICTS

Sec. 30-489. Uses permitted.

- (a) *Uses by zoning district.* Table No. 30-489, lists the uses permitted in each of the commercial and mixed-use zoning districts. A "P" indicates a use is permitted by right subject to design review by the Planning Commission, administrative site plan review by the Director of Planning, or regulatory permit issued by the City, an "M" indicates the use requires the granting of a minor use permit approved by the Director of Planning, a "C" indicates the use requires the granting of a conditional use permit approved by the Planning Commission, and "—" means the use is not permitted in that zoning district.
- (b) *Uses subject to specific requirements.* Permitted uses marked with an asterisk "*" indicate that the use is subject to special use regulations in Chapter 33, Section 30-491 and Chapter 15 of the Municipal Code. Conditional uses are subject to the provisions in Section 30-492.
- (c) Uses marked with a superscript** indicate that the requirement pertains to parcels with frontage along Foothill Boulevard between Ilex Street to Maple Avenue.

Table No. 30-489
Allowed Uses within Commercial Zoning Districts

Use	C-1	C-2	RMU
Retail Sales			
Adult businesses	P*	P*	—
Antique shop	P	P	P
Automobile sales agency with or without incidental repair and sales display area	—	C	C
Automobile supply store (no machine shop)	P	P	P
Bakery goods store	P	P	P
Bar, cocktail lounge	C	C	C
Bicycle shop	P	P	P
Boat sales with incidental repair and sales display area	—	C	C
Book store	P	P	P
Building materials, retail sale of (if contained within a completely enclosed building)	—	P	P
Building materials with outdoor storage	—	—** /P*	P*
Blueprinting establishment	—	P	P
Cannabis retailer, storefront (with City Permit)	P*	P*	—
Caterer	P	P	P
Clothing store	P	P	P
Computer store	P	P	P
Convenience store	P	P	P
Cafés (cyber, animal, gaming)	P** /C	P** /C	C
Department store	—	P	P
Discount store	P	P	P
Drugstore	P	P	P

Electrical Supply Store	P	P	P
Feed store	C	M	—
Florist shop	P	P	P
Furniture store	P	P	P
Garden furniture and supplies store	P*	P*	P*
Glass or mirror store	P	P	P
Grocery, fruit, vegetable, meat, fish, poultry, or delicatessen store	P	P	C
Hardware store	P*	P*	P*
Hobby supplies store	P	P	P
Home furnishing store	P	P	P
Household appliance store	P	P	P
Ice cream store	P	P	P
Ice storage locker (if not more than five-ton capacity)	P	P	P
Interior decorating shop	P	P	P
Jewelry and coin store	P	P	P
Liquor store	C	C	C
Micro-brewery	—	C	C
Newsstand	P	P	P
Novelties store	P	P	P
Nursery, plant (includes statuary sales)	P*	P*	P*
Paint and wallpaper shop	P	P	P
Pawn shop	—	C	C
Pet boarding	—	M	—
Pet shop	P	P	P
Plumbing supply store	—	P	P
Radio, television, and small electrical appliance shop (including repair when incidental to retail sales)	P	P	P
Restaurant, café, excluding those having dancing and/or floorshows. Alcohol beverages are not permitted.	P*	P*	P*
Restaurant and café with entertainment and/or dancing. Alcohol beverages permitted. (See Section 30-492 for alcohol beverage sales)	<u>P*/C*</u>	<u>P*/C*</u>	C*
Restaurant, café, without entertainment and/or dancing. alcohol beverages permitted. (See Section 30-492 for alcohol beverage sales)			
Restaurant, drive-thru and take out	P*	P*	P*
Secondhand store	—	P	P
Shoe store	P	P	P
Smoke/tobacco shop and vape shop	C	C	C
Sporting goods store	P	P	P
Swap meet (indoor/outdoor)	—	—	—
Tattoo establishments	P*	P*	P*
Trailer and mobile home sales and rental	—	P*	C
Truck and trailer sales (Properties fronting Valley <u>Boulevard</u> only)	—	C	—
Wholesale auto sales (requires one stall)	C	C	—
Warehousing sales, retail	C	P*	P*

Warehousing sales, wholesale	—	C	P*
Business and Professional Offices			
Administrative and professional offices involving no retail trade	P	P	P
Art gallery	P	P	P
Financial institution	P	P	P
Clinic, medical or dental, acupuncture (not including acute and For <u>urgent care, see land use below</u>)	P	P	P
Convention centers	—	—	P
Government offices	P	P	P
Medical laboratory	—	P	P
Optician	P	P	P
Pharmacy	P	P	P
Radio/television studio (with transmitter)	—	C	C
Studio (without transmitter)	P	P	P
Studios for professional work or teaching of any form of fine art	P	P	P
<u>Urgent care</u>	<u>P/—</u> **	<u>P/—</u> **	<u>P/—</u> **
Service Establishments			
Ambulance service	P	P	P
Animal hospital	M	P	C
Animal hospital (with boarding)	—	M	—
Assembly/meeting hall for, private clubs, religious services, or similar uses	C	C	C
Automobile fueling station	C	C	C
Automobile and truck rental, two-ton, single unit maximum	—	C	C
Automobile/vehicle body and fender repair shop	—	C	C
Automobile/vehicle repair	C	C	C
Automotive custom repair (includes lowering and lifting)	C	C	C
Automotive stereo, alarm and upholstery installation	C	M	M
Automobile wash	—	M	M
Barber shop or beauty parlor	P	P	P
Chemical substance abuse facility	C	C	C
Cleaners	P*	P*	P*
Clothing and costume rental establishment	P	P	P
Community care facility	C	C	C
Community center	C	C	C
Construction trailer (temporary use permit)	P*	P*	P*
Convalescent hospital	M	M	C
Copying, packing and mailing services	P	P	P
Day care—Commercial	M	M	M
Day care—Commercial (24-hour)	—	C	C
Depot—Bus	—	P*	P*
Depot—Railway, park-and-ride	—	P	P
Dressmaker or millinery shop	P	P	P

Equipment rental	— ^{**} /—	— ^{**} /P [*]	P [*]
Fortune-telling	P	P	P
Hospitals, acute, and urgent care	— ^{**} /— —	— ^{**} /M	M
Hotels	—	C	C
Laundromat, self-service	P	P	P
Locksmith	P	P	P
Machine shop	— ^{**} /— —	— ^{**} /C	C
Masseur or masseuse, day spa, acupressure	—	C	C
Self-storage facility	—	C	C
Mortuaries	—	C	C
Library	P	P	P
Museums	P	P	P
Motel	—	C	C
Music and vocal instruction	P	P	P
Nursing home	M	M	C
Parks	P	P	P
Photographer	P	P	P
Pick-up truck rated over one ton (carrying weight), commercial truck or van, or trailer rental	—	C	C
Picture framing store	P	P	P
Post office	M	M	M
Printer, blueprint shop	—	P	P
Private schools	C	C	C
Public utility structures and facilities	M	M	M
Publishing establishments	—	P	P
Repair shop for household appliances	— ^{**} /P	— ^{**} /P	P
Schools such as business colleges, music conservatories, dancing schools, and other schools that offer training in nonindustrial professions	P	P	P
Stenographic services	P	P	P
Swimming pool, commercial	P	P	P
Sign shop in enclosed structure	—	P	P
Tailor	P	P	P
Telephone answering service or exchange	P	P	P
Ticket agency, travel bureau	P	P	P
Tire shop	—	C	C
Truck repair service	—	—	—
Truck storage yard	—	—	—

Upholstery shop	—** /— =	—** /P	P
Wedding chapel	P	P	P
Amusement Establishments			
Amusement enterprise for children including pony rides (no stables), merry-go-round, and the like when incidental to a permitted use	P	P	P
Amusement park	P** /—	P** /C	C
Arcades—Pinball, video, and the like	P** /—	P** /C	C
Archery range	P** /—	P** /C	C
Baseball; batting range	P** /—	P** /C	C
Bowling alley	P** /C	P** /C	C
Boxing arena	P** /—	P** /C	C
Banquet hall	C** /—	C	C
Golf, driving range, miniature, pitch and putt	P** /—	P** /C	C
Gymnasiums, health spas, or physical culture establishments under 4,000 square feet in floor area	P	P	P
Gymnasiums, health spas, or physical culture establishments over 4,000 square feet in floor area	P** /C	P** /C	C
Nightclub	C** /—	C	C
Pool hall, billiard center	C	C	C
Skating rink, roller or ice	P** /C	P** /C	C
Smoking lounge, hookah lounge, vapor lounge, e-lounge (allowed only as a secondary use to a full-service restaurant)	C	C	C
Theater, indoor	P** /C	P** /C	C
Indoor playground/recreation	P	P	P
Residential uses			
Senior housing	M	M	M
Multiple-family dwellings with an area plan			C
Other Uses			
Animal kennel	—	C	C
Animals, small—Keeping and raising	P*	P*	P*
Antenna, transmitting	C	C	C
Cemetery and related uses	—	M	C
Construction trailer	P*	P*	P*
Home occupation	P*	P*	P*
Homeless shelters	—	—	—

Emergency shelter subject to the activation of an emergency operation center	P	P	P
Metal storage containers (temporary storage only with a temporary use permit)	P*	P*	P*
Museum and art galleries	P** /—	P** /M	M
Parking lots (not related to use on same property)	—	P	P
Parking structures	—	P	P
Research and development	—	P	P

ARTICLE VII. – INDUSTRIAL ZONING DISTRICTS

Sec. 30-532. – Special use regulations.

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- (7) *Warehousing distribution/logistic/~~business park~~ regulations in the M-1 Zone.* The following does not apply to M-2 zoned parcels. M-2 zoned parcels shall be per the Development Code for warehousing.

Intent. The intent of allowing warehousing is to provide for well-planned and orderly development of ~~business parks and~~ warehousing distribution/logistic uses on properties within the M-1 industrial zone.

- a. General standards. The development standards and design guidelines, including elevations herein, for warehousing distribution/logistics and ~~business park~~ type uses shall be considered the minimum standards and conform to the Fontana Municipal Code and the following additional requirements.

Remainder of section to remain unchanged

Sec. 30-538. – Screening.

- (a) *Adjacent to residential zoning district.* All industrial uses adjoining or abutting a residential zoning district shall be screened by a solid masonry wall not less than ten feet in height. However, in the front yard area abutting the residential lot, the fence or wall may be lower as determined through the site plan review process. Any masonry wall shall be constructed with decorative block (split-face or slump stone, or equal, or finished on both sides with plaster, stucco.
- (b) *Rooftop mechanical equipment.* All rooftop mechanical equipment, with the exception of solar panels, shall be screened on all sides by screening not less than the height of the equipment being screened. The screening devices shall be well incorporated into the design of the building through such features as parapet walls, false roofs, or equipment rooms.
- (c) *Mechanical equipment, ground.* All mechanical equipment shall be screened to the extent feasible on all sides by a decorative screen wall not less than the height of the equipment being screened in conjunction with landscaping, subject to approval of the Director of Planning. The decorative screen wall shall be located between the street and the mechanical equipment not less than three-foot. The decorative screen wall shall be well incorporated into the design of the building. The other side of the equipment shall be screened with landscaping not less than ten-gallon shrubs or approved landscaping.
- (d) *Loading areas screening.*
- (1) All loading dock areas shall be screened from ~~off-site viewing~~ view from the public right-of-way. ~~The purpose of loading area screening is to allow for loading areas to be screened from view from the public right-of-way and to utilize screening that is architecturally compatible with the surrounding environment.~~
 - (2) Where loading dock doors face a public street, any openings in the screen wall shall be positioned such that neither the loading dock doors nor the loading areas are visible from the street.
 - (3) All loading dock areas and all loading dock doors shall be screened from the view of the public street by decorative screen walls in combination with dense

landscaping, inclusive of trees, shrubs and berming, or by portions of the building such that the loading areas and doors are not visible from the public right-of-way. (4) A line-of-sight analysis shall be required with all development applications, and shall show that all loading dock areas and roll up doors are screened from view from the public right-of-way.

- A line-of-sight analysis shall at a minimum contain a site plan and cross section graphics demonstrating the line-of-sight from the right-of-way to the loading dock or storage areas at six feet above the right-of-way surface at three distinct points: The centerline of the right-of-way and the property lines on either side of the right-of-way. The graphics shall be to scale, fully dimensional, and contain all building elevations, berms, walls, landscaping, setbacks, fences, and other structures as they are being proposed to be built.