

CITY OF CYPRESS

PCM PLANNED COMMERCIAL/LIGHT INDUSTRIAL ZONE

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Section 1 PURPOSES

In addition to the objectives outlined in Section 1 (Purpose and Scope) of the City's Zoning Ordinance, the PCM Planned Commercial/Light Industrial Zone is designed to achieve the following purposes:

- A. To encourage the establishment of compatible industries in areas where it is deemed desirable to provide for limited manufacturing facilities, and to establish standards of design and type of use which will enhance the area, be in harmony with the objectives of the General Plan and minimize detrimental effects to the public health, safety and welfare.
- B. To designate an area for modern industrial, research developments, retail and commercial uses that can meet high performance and development standards, while benefiting the community through growth, prosperity and providing an increasing supply of citizen employment and services.
- C. To allow diversification of specified land uses as they relate to each other in a physical and environmental arrangement, while insuring substantial compliance with the overall goals of the City as identified in the various elements of the General Plan.

Section 2 USES PERMITTED

A. For Commercial Areas Designated on the Adopted Development Plan

1. Commercial and Office Uses

- a. Architectural, engineering, research and testing firms and laboratories.
- b. Bakery, retail or wholesale.
- c. Financial institutions.
- d. General, retail, commercial and office uses and services.
- e. Health and athletic clubs.
- f. Retail food service establishments with or without the incidental sale of alcoholic beverages, including but not limited to fast-food, drive-through food service establishment.
- g. Shopping centers.

B. For Industrial Areas Designated on the Adopted Development Plan

1. Industrial and Related Uses

- a. Pharmaceuticals: Cosmetics, drugs, perfumes, toiletries and soap (not including refining or rendering of fats or oils).
- b. Ambulance service firm.
- c. Architectural, engineering, research and testing firms and laboratories.
- d. Electronics: Electrical and related parts, electrical appliances, motors and devices; radio, television and phonograph.
- e. Electrical, electronic or electromechanical machinery manufacture.
- f. Electronic parts and equipment assembly and repair.
- g. Ice and cold storage plant.
- h. Instruments: Electronic and precision, medical and dental, timing and measuring.
- i. Laboratories: Chemical, dental, electrical, optical, mechanical, and medical.
- j. Laundry pickup and delivery agencies and self-service laundries.

- k. Mail order firm.
- l. Manufacture of novelty items, not including fireworks or other explosive type items.
- m. Motion picture studios, laboratories and film processing.
- n. Office and related machinery: Audio machinery, computers, electrical and manual, visual machinery.
- o. Parking lots or parking structures.
- p. Photo-engraving, photo-copying, photo-processing, blueprinting and other printing establishments.
- q. Public storage facilities (mini-warehouses).
- r. Public utility service office.
- s. Radio and television broadcasting studio or station.
- t. Rubber and metal stamp manufacturing.
- u. Shoe manufacture.
- v. Training center, industrial.
- w. Wholesale businesses.

Section 3 USES SUBJECT TO CONDITIONAL USE PERMIT

- A. The following uses are permitted subject to the approval of a Conditional Use Permit application by the City:
- 1. Commercial Uses
 - a. Automobile and truck sales and service including rental agencies, repairing, painting, washing, and supply stores.
 - b. Hospital or medical clinic.
 - c. Gasoline service stations.
 - d. Public utility pumping stations, electric generating stations and substations, equipment buildings and installations.
 - 2. Industrial Uses
 - a. Automobile and truck sales and service including rental agencies, repairing, painting, washing, and supply stores.

- b. Battery manufacture.
- c. Boat building.
- d. Bottling plant.
- e. Cabinet shop.
- f. Ceramic products manufacture.
- g. Electric or neon sign manufacture.
- h. Furniture manufacture.
- i. Hospital or medical clinic.
- j. Industrial laundry service.
- k. Machine shop or other metal working shop.
- l. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials:
 - Canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling); precious or semi-precious stones or metals, nonferrous metals, plaster, plastics, shells, textiles, tobacco, wood and yarns.
- m. Paint mixing.
- n. Prefabricated buildings manufacture.
- o. Public utility pumping stations, electric generating stations and substations, equipment, buildings and installations.
- p. Tire rebuilding, recapping and retreading.

Section 4 ACCESSORY USES

- A. Accessory structures and uses located on the same site as a permitted or conditional use.
- B. Incidental services for employees on a site occupied by a permitted or conditional use.

Section 5 OTHER USES

Other uses as may be determined by resolution of the Planning Agency to be similar to and no more detrimental than existing permitted or conditional uses in the PCM Zone.

Section 6 PROHIBITED INDUSTRIAL USES

Heavy industrial uses which, because of potential emanation of dust, ash, smoke, heat, noise, fumes, radiation, gas odors, or vibrations are or may be inconsistent with the intent and purposes of this article as determined by the Planning Agency.

Section 7 DEVELOPMENT STANDARDS

- A. Front Yard and Street Side Yard Setback. The minimum front yard setback and the minimum exterior side yard setback shall comply with the following requirements:
1. Parcels that front on a major, primary or secondary highway shall have a minimum front and minimum street side yard setback of twenty feet (20'). Provided further, that for each additional ten feet (10') of building length exceeding one hundred and fifty feet (150'), an additional foot of setback shall be provided; however, the maximum setback need not exceed thirty feet (30'). Parking shall be restricted to the fifty percent (50%) of said yard requirements closest to the structure. The remaining fifty percent (50%) of the required front and side yards shall be landscaped.
 2. Parcels that front on a local street shall have a minimum front and a minimum street side yard setback of fifteen feet (15'). Provided further, that for each additional ten feet (10') of building length exceeding one hundred and fifty feet (150'), an additional foot of setback shall be provided; however, the maximum setback need not exceed twenty feet (20'). Parking shall be restricted to the one-third (1/3) of said yard requirements closest to the structure. The remaining two-thirds (2/3) of the required front and side yards shall be landscaped.
 3. All required front and street side yard setbacks shall be landscaped.
 4. One (1) additional foot of setback for each foot of building height above twenty-five feet (25') shall be provided; however, the maximum setback need not exceed thirty feet (30').
 5. On a major, primary or secondary highway, front yard and street side yard setbacks shall be measured from back of sidewalk. On local streets, front yard and street side yard setbacks shall be measured from back of curb.
- B. Interior Side Yard. The minimum interior side yard shall be fifteen feet (15'), except that the interior side yard setback may be reduced to zero on one side of the lot provided that:

1. The wall constructed at the zero setback shall be of maintenance-free masonry material.
2. The opposite side yard is increased to thirty feet (30').

In the event that two contiguous property owners desire to construct buildings using zero side yard setbacks, utilizing a common driveway for ingress and egress to the rear of both properties, said opposite side yard may be reduced to fifteen feet (15') provided easements are obtained and recorded insuring a thirty-foot (30') minimum separation between the two buildings for ingress and egress to the rear of the property. This thirty-foot (30') accessway shall be maintained free of obstructions skyward and with no openings that would facilitate any loading or unloading, in any portion of the buildings which front on the easement.

3. Where an interior side yard abuts property zoned and planned for residential use, the minimum required side yard shall be not less than forty-five feet (45').
- C. Rear Yard. There shall be no minimum rear yard requirement except where a lot or parcel abuts property zoned or planned for residential use, then a minimum rear yard of forty-five feet (45') shall be required.
- D. Landscaped Buffer. A minimum five-foot (5') wide landscaped buffer of trees shall be provided along that portion of a side and rear property line where such side yard or rear yard abuts property that is zoned or planned for residential uses or community facilities. Said trees shall be of sufficient size and species to provide maximum screening and buffering from noise and visual intrusion of an industrial use upon a residential or community facility use. Said landscape buffer shall be in accordance with the adopted landscape standards on file in the Planning Department.
- E. Minimum Building Site. The minimum building site shall be ten thousand (10,000) square feet in area.
- F. Minimum Lot Width. The minimum average width shall be sixty feet (60').
- G. Building Height. No building structure, or combination of buildings and structures shall exceed fifty feet (50') in height.
1. Exception. Rooftop mechanical equipment and screening may exceed the fifty-foot (50') height limit, provided, however, they shall not exceed building height by more than five feet (5'). Screening shall be set back fifteen feet (15') from an exterior building edge and shall not project above the equipment which it is designed to shield from view.

H. Outside Storage. No material, supplies or products shall be stored or permitted to remain on the property in unscreened areas. Screening of storage areas shall be accomplished by the use of landscaping, walls, slatted fencing, buildings, or any combination thereof to a height sufficient to screen the stored items. Storage shall be confined to the rear two-thirds (2/3) of that property, unless out of view from the street.

I. Waste Disposal.

1. No waste material or refuse shall be dumped, placed, or allowed to remain on the property outside a permanent structure.
2. Industrial waste disposal shall be in accordance with all local codes and ordinances.
3. Trash receptacles shall be provided for each project as specified by City staff.

J. Off-Street Parking.

1. The arrangement, access and basic requirements of all parking spaces shall conform to Section 14 (Off-Street Parking) of the Zoning Ordinance of the City of Cypress.
2. The following schedule of off-street parking requirements shall apply to uses established in the PCM Zone.
 - a. Office, Retail and Commercial Uses
Four (4) spaces for each 1,000 square feet of gross floor area.
 - b. Manufacture, Research and Assembly, Service Industry, Construction, Support Industry and Multi-Tenant Industry
Three (3) parking spaces for each 1,000 square feet of gross floor areas.
 - c. Warehouse and Distribution Industry
One (1) parking space for each 1,000 square feet of gross floor area.
 - d. Restaurant - Interior Dining
Eight (8) parking spaces for each 1,000 square feet of gross floor area.
 - e. Fast Food, Drive-Through Service and Exterior Dining
Ten (10) parking spaces for each 1,000 square feet of gross floor area.

f. Public Storage Facilities (Mini-Warehouse)

One (1) parking space for each 5,000 square feet of gross floor area.

3. The parking requirements for uses subject to the granting of a Conditional Use Permit and which cannot be related to the schedule above, shall be as determined by the Planning Agency in their approval of the Use Permit.
 4. Where driveways have been provided to permit access to the rear of a building, the minimum driveway width shall be twenty feet (20'). Such driveway shall be maintained free and clear of any obstruction. Where a driveway is provided directly adjacent to the side of a building with openings, said driveway shall be increased to twenty-five feet (25').
- K. Trucking and Loading Requirements. Truck loading, rail loading, loading well deck facilities, or doors for such facilities shall not face a public street, or encroach into the required front and street side yard setbacks except as follows:
1. Trucking and loading facilities may face a local public street subject to the approval of a Conditional Use Permit application by the Planning Agency.
 2. In reviewing such application, the Planning Agency shall be governed by the following:
 - a. Any loading facility shall be set back a minimum of forty-five feet (45') from the property line.
 - b. Any loading facility shall not exceed a maximum width of twenty feet (20').
 - c. The doors of any loading facility shall be of a color compatible to the main building.
 - d. Installation of the loading facility will not create an over-concentration of such facilities on any one street, and the Planning Agency shall endeavor to achieve variations in the street scene.
 - e. Adequate area shall be provided for the safe operation of trucks in loading areas.
 - f. Any landscaping which is displaced by construction of loading facilities shall be provided elsewhere, or waived by appropriate authority of the City.
 - g. Trucking areas shall be adequately paved for the type of operation intended.

L. Signs.

Plans for the total signing program shall be submitted for review and approval in accordance with the Design Review requirements of the Zoning Ordinance. The following signs shall be permitted within the PCM Zone:

1. Wall Signs.

- a. No wall sign will exceed an area equal to one and one-half square feet of sign for each one foot (1') of lineal frontage of the building or store. However, no sign shall exceed 100 square feet in area.
- b. In multi-tenant industrial buildings, each individual industry may have a wall sign over the entrance to identify the tenant. Said signs will be oriented toward the street, parking or pedestrian area for that building and shall not exceed one square foot of sign area for each lineal foot of building frontage up to a maximum of 20 square feet.
- c. A maximum of two (2) signs is permitted per use.

2. Ground Signs.

Ground signs shall not exceed four feet (4') above grade in height nor more than one and one-half square feet in area for each one foot (1') of lineal frontage of the building or store. However, no sign shall exceed 75 square feet in area.

3. Freestanding Signs.

For commercial uses, in lieu of a ground sign, one (1) freestanding identification sign not exceeding one square foot in area for each lineal foot of property frontage. However, no sign shall exceed 25 feet in overall height of 125 square feet in area.

4. Special Purpose Signs.

- a. Special purpose signs shall be permitted subject to the requirements of Section 15.3 of the Zoning Ordinance for the City of Cypress.
- b. Offsite signs identifying tenants or businesses listed on the approved development plan.

5. Standards.

- a. Only one (1) single or double face permanent sign will be allowed per street frontage per tenant.

- b. Signs will be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site or the products sold therein.
- c. The area of a wall sign will be measured by a rectangle around the outside of the lettering and/or the pictorial symbol.
- d. All signs attached to the building will be surface mounted.
- e. Signs visible from the exterior of any building may be lighted but no signs or any other contrivance will be devised or constructed so as to rotate, gyrate, blink or move in any fashion.

Section 8 GENERAL REQUIREMENTS

A. Fencing.

Fences or walls may be located on a portion of the lot as follows:

1. Fences or walls which do not exceed thirty-six inches (36") in height may be located on any portion of the lot.
2. Fences or walls exceeding thirty-six inches (36"), but not exceeding eight feet (8') in height, may be located in the required rear and side yards to the front building line, but may not exceed thirty-six inches (36") within fifteen feet (15') of the intersection of a driveway and street right-of-way, except if said wall is required for security purposes as part of a public storage facility (mini-warehouse).

B. Lighting.

1. Adequate lighting shall be provided for all automobile parking areas, trucking and loading areas, and all pedestrian and vehicle access points.
2. Lighting shall be designed so that it does not directly project onto adjacent property or onto a public thoroughfare.

C. Buildings.

All structures constructed within the PCM Zone with the exception of trim and minor architectural features, shall be constructed of ceramics, masonry, concrete, stucco, or other materials of a similar nature, as approved by the Planning Agency. All building construction shall meet the requirements of Fire Zone Codes.

D. Design Review.

Prior to the issuance of any building permit, a site plan and elevation plan of the proposed project shall be submitted for review and approval by City staff.

Section 9 PERFORMANCE STANDARDS

- A. Sound shall be muffled so as not to become objectionable due to intermittence, beat frequency or shrillness. The measurement of sound shall be measured to decibels with a sound level meter and associated octave band filter, manufactured according to standards prescribed in Ordinance No. 563, the Ordinance for the City of Cypress.
- B. Smoke shall not be emitted from any source in a greater density of gray than that described as No. 1 on the Ringlemann Chart, except that visible gray smoke of a shade not darker than that described as No. 2 on the Ringlemann Chart may be emitted for not more than four (4) minutes in any thirty (30) minutes. These provisions, applicable to visible gray smoke, shall also apply to visible smoke of a different color, but with an equivalent apparent opacity.
- C. Dust, dirt, fly ash or airborne solids, from any source, shall not be emitted.
- D. Odors from gases or other odorous matters shall not be in such quantities as to be offensive beyond the lot lines of the use.
- E. Toxic gases or matter shall not be emitted which can cause any damage to health, to animals or vegetation, or other forms of property, or which can cause any excessive soiling beyond the lot lines of the use.
- F. Vibration from any machine, operation or process which can cause a displacement of .0003 of one inch (1"), as measured at the lot lines of the use, shall be prohibited. Shock absorbers or similar mountings shall be allowed which will reduce vibration below .003 of one inch (1") as measured at the lot line.
- G. Glare and heat from any source shall not be produced beyond the lot lines of the use.
- H. Radioactivity and Electrical Disturbances. Except with the prior approval of the Planning Agency as to specific additional uses, the use of radioactive material within the zone shall be limited to measuring, gauging and calibration devices; as tracer elements, in X-ray and like apparatus, and in connection with the processing and preservation of foods. In no event shall radioactivity, when measured at each lot line, be in excess of 2.7×10^{-11} microcuries per milliliter of air at any moment in time.

Radio and television transmitters shall be operated at the regularly assigned wave lengths (or within the authorized tolerances therefor) as assigned thereto by the appropriate governmental agency. Subject to such exception and the operation of domestic household equipment, all electrical and electronic devices and equipment shall be suitably wired, shielded and controlled so that in operation they shall not, beyond the lot lines, emit any electrical impulses or waves which will adversely affect the operation and control of any other electrical or electronic devices and equipment.