

Division 5. Nonconforming Buildings and Uses.

Sec. 44-142.1. Regulations for metal-related manufacturing and/or processing uses made nonconforming by the adoption of Ordinance No. ____.

The following provisions apply exclusively to any legally existing metal-related use in an M-1, M-2, and PD-PS zone that was legally existing as of the effective date of Ordinance No. ____, but which was rendered legal nonconforming by the adoption of Ordinance No. ____.

- (a) A legally established use which, by the adoption of Ordinance No. ____, is no longer a permitted use in the M-1, M-2, or PD-PS zone, shall be considered a permitted legal nonconforming use for the purposes of this Chapter.
- (b) Notwithstanding anything to the contrary contained in Division 5, Chapter 44, Article XI of the Paramount Municipal Code beginning with Section 44-136, or any other provision of the Municipal Code relating to nonconforming uses, any permitted legal nonconforming use as defined in Paragraph 1, above, shall be allowed to remain and operate indefinitely, subject to the provisions of this 44-142.1.
- (c) A legal nonconforming use may be allowed to expand, including its physical size, operational capacity, production output, and/or equipment installations, within a conforming or nonconforming parcel upon review and approval of the Director of Community Development, Planning Commission, or Development Review Board as relevant. Where such expansion requires the alteration of existing buildings or the construction of new buildings, such alterations or construction shall comply all pertinent codes regarding development. No expansion may be allowed until an Administrative Action, conditional use permit, development review application, or other required permit has been approved.
- (d) Permitted legal nonconforming uses shall be allowed to continue operations in accordance with the rules and regulations in place prior to the effective date of Ordinance No. ____, except as otherwise set forth in this Section 44-142.1.
- (e) Notwithstanding anything to the contrary in this Section 44-142.1, a permitted legal nonconforming use shall obtain and maintain required permits from the South Coast Air Quality Management District and all other relevant agencies. Permitted legal nonconforming uses shall comply with the requirements of valid permits issued by the South Coast Air Quality Management District and all other relevant agencies.
- (f) Permitted legal nonconforming uses shall comply with required housekeeping and best management practices of the South Coast Air Quality Management District and all other relevant government agencies.
- (g) To the extent the installation of emissions control equipment is required by an adopted and applicable South Coast Air Quality Management District rule or regulation, then such emissions control equipment, including retrofit equipment, required for the operation of a permitted legal nonconforming use shall comply with Best Available Control Technology requirements. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.
- (h) Core production and heavy manufacturing activities relating to a permitted legal nonconforming use shall be conducted within an enclosed structure. Notwithstanding the foregoing or anything in the Municipal Code to the contrary, all ancillary activities of a permitted legal nonconforming use shall be permitted outdoors, including, but not limited to, the following activities:
 - (1) Storage established prior to the adoption of Ordinance No. 571 on July 3, 1984 or with the approval of a conditional use permit for outdoor storage;

- (2) Maintenance;
- (3) Inspection;
- (4) Measuring;
- (5) Packing; and
- (6) Loading and unloading.

Other ancillary activities shall be approved by the Director of Community Development.

- (i) Failure to operate a permitted legal nonconforming use for a period of six consecutive months shall result in such use losing its nonconforming status. For the purpose of this paragraph, a failure to continuously operate means the discontinuance of all activities relating to the permitted legal nonconforming use for six consecutive months.

Sec. 44-142.2. Regulations for non-metal-related manufacturing and/or processing uses made nonconforming by the adoption of Ordinance No. ____.

The following provisions apply to any legally established non-metal business operation that was rendered legal nonconforming by the adoption of Ordinance No. ____ .

- (a) A legally established non-metal-related use which, by the adoption of Ordinance No. ____, has been rendered legal nonconforming may be permitted to expand provided that a conditional use permit is obtained from the Planning Commission provided that all requirements of the Paramount Municipal Code, all Federal environmental regulations, as set by the Federal Environmental Protection Agency, all California Environmental Quality Act regulations, and all South Coast Air Quality Management District regulations are met. Additionally, the use of Best Available Control Technology is required at minimum. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.
- (b) At least one clearly visible exterior wall sign identifying the business shall be installed in public view following separate review and approval of the Community Development Department in compliance with approval criteria of the Paramount Municipal Code and the individual zone. The sign area shall not exceed one and one-half feet of sign area per one lineal foot of building frontage. Maximum sign width shall not exceed sixty percent of the building width. The sign shall display only the established trade name or basic product name, or a combination thereof. Information such as telephone numbers, websites, and product lists is not permitted on the sign. Lettering shall be individually cut letters with trim caps and returns of an appropriate design. Raceways are not permitted. Panel signs and can/cabinet style signs are not permitted.