



Appendix I

City of Pomona

Zoning and Development Code

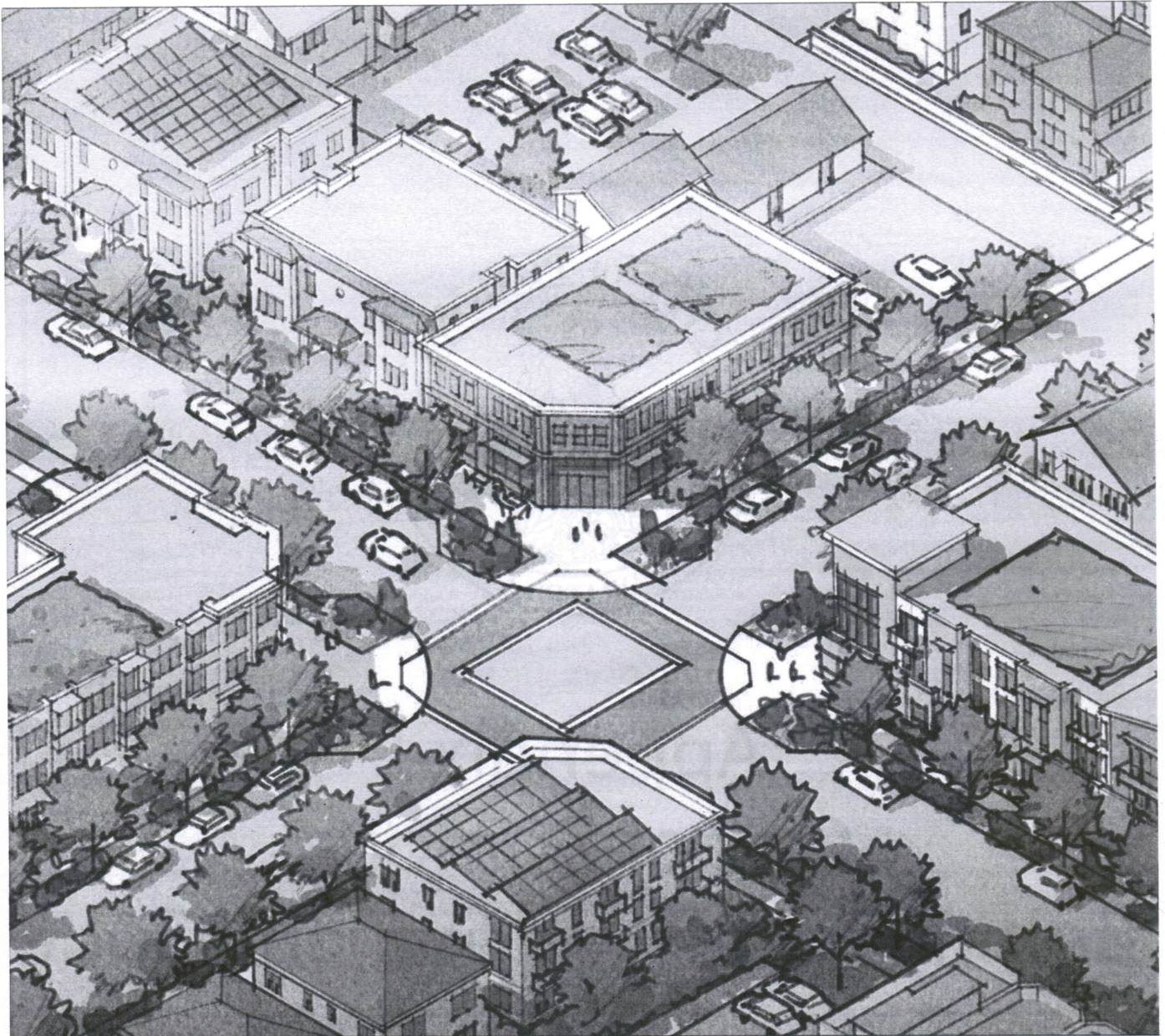
Adopted
July 1, 2024

Consolidated District Pages:

Neighborhood Edge District 1 (NED1)

Updated
February 2025

200.C. Neighborhood Edge Districts (NED)



1. General Intent

- a. Medium scale development intended to accommodate a variety of housing options—up to 3 stories tall—including a mixture of townhouses, live-work units and small scale multifamily with flexible ground stories for a variety of smaller scale commercial uses. Neighborhood Edge Districts (NED) typically transition to Residential Neighborhood Districts (RND) from zoning districts with more intense development.
- b. Neighborhood Edge Districts (NED) implement the Neighborhood Edge Place Type established in the *General Plan*.

2. Districts

There are 5 Neighborhood Edge Districts (NED). The first bracket set [] of each NED zoning district is summarized below. Part 6. Site rules also apply to all NED zoning districts.

Zoning District	[Form Module - Frontage Module - Use Module]	Zoning District Description
Neighborhood Edge District 1 (NED1)	Low-Rise Medium 2 (LM2) <i>Sec. 330.B</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 3 stories tall, located close to the street with somewhat active ground stories, and residential and minimal commercial primary uses.
Neighborhood Edge District 2 (NED2)	Low-Rise Medium 2 (LM2) <i>Sec. 330.B</i> - General 1 (G1) <i>Sec. 440.A</i> - Commercial Mixed 2 (CX2) <i>Sec. 520.C</i>	Sites with low-rise buildings up to 3 stories tall, located close to the street with somewhat active ground stories, and residential and small commercial primary uses.
Neighborhood Edge District 3 (NED3)	Low-Rise Medium 2 (LM2) <i>Sec. 330.B</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 3 stories tall, located close to the street with residential ground stories, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Neighborhood Edge District 4 (NED4)	Low-Rise Medium 2 (LM2) <i>Sec. 330.B</i> - General 1 (G1) <i>Sec. 440.A</i> - Commercial Mixed 3 (CX3) <i>Sec. 520.C</i>	Sites with low-rise buildings up to 3 stories tall, located close to the street with somewhat active ground stories, and residential and moderate commercial primary uses.
Neighborhood Edge District 5 (NED5)	House Narrow 2 (HN2) <i>Sec. 320.B</i> - Neighborhood Yard 2 (N2) <i>Sec. 420.B</i> - Residential 1 (R1) <i>Sec. 520.C</i>	Sites with narrow house-scale buildings up to 3 stories tall, shallow frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.