

CITY OF HAWTHORNE C-1 FREEWAY COMMERCIAL MIXED USE ZONING DISTRICT TABLE OF GENERAL USES, BULK REQUIREMENTS, AND PARKING				
Permitted Uses	Floor Area Ratio	Maximum Building Height ¹ (ft)	Off-Street Parking	Special Limitations
Automobile laundries and car washes	None	3 stories or more (CUP)	1/250gfa Minimum of 3 spaces	Requires CUP
Automobile parts sales and accessory service	1.0 or more (CUP)	3 stories or more (CUP)	1/250gfa Minimum of 3 spaces	Requires CUP Repairs not permitted Installation limited to 20% of gfa
Automobile rental agencies	1.0 or more (CUP)	3 stories or more (CUP)	Minimum of 3 spaces 1/300gfa ----- 1/2,000gla outdoor display area	None
Automobile service stations	None	3 stories or more (CUP)	Minimum of 3 spaces 1/2,000gla excluding island area, lube rooms and mini-markets ----- 1/300gfa mini-market as accessory use	Requires CUP Minor repairs only
Automobile, truck, motor home, and recreation vehicle sales, leasing, or rental, new or used	1.0 or more (CUP)	3 stories or more (CUP)	Minimum of 3 spaces 1/500gfa indoor display and sales area ----- 1/300gfa office area (if no indoor display area) ----- 1/2,000gla outdoor display area	Requires CUP Subject to additional requirements under Section 17.25.020 20. a to l Uses car sales, are only permitted as accessory use to new car sales

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Bakeries, retail	1.0 or more (CUP)	3 stories or more (CUP)	1/250gfa Minimum of 3 spaces	Not more than 10 people in processing/production
Banks and lending institutions	1.0 or more (CUP)	3 stories or more (CUP)	1/200gfa Minimum of 3 spaces	Does not include check cashing businesses
Cellular antennae sites	None	None	None	Requires CUP Requires FAA and FCC approvals
Child care centers, day care centers, and day nurseries	None	3 stories or more (CUP)	1/250gfa Minimum of 3 spaces	Does not include adult day care
Clothes cleaning and pressing establishments, retail	None	3 stories or more (CUP)	1/250gfa Minimum of 3 spaces	Does not include self-service laundries or laundromats or establishments with cleaning plants on premises
Department stores	1.0 or more (CUP)	3 stories or more (CUP)	1/250gfa Minimum of 3 spaces	None
Drugstores	1.0 or more (CUP)	3 stories or more (CUP)	1/300gfa, Minimum of 5 spaces	Requires CUP for off-site sales of alcoholic beverages
Food markets and grocery stores	1.0 or more (CUP)	3 stories or more (CUP)	1/300gfa Minimum of 3 spaces	Requires CUP for off-site sales of alcoholic beverages

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Health clubs	1.0 or more (CUP)	3 stories or more (CUP)	1/250gfa Minimum of 3 spaces	None
Hotels and motels	None	3 stories or more (CUP)	1/guest room Minimum of 3 spaces	Requires CUP and market feasibility study if contains more than 100 rooms. Requires CUP if has on-site sales of alcoholic beverages and has less than 101 rooms.
Movie Theaters	None	3 stories or more (CUP)	1/3 seats Minimum of 3 spaces	None
Offices, medical and dental	1.0 or more (CUP)	3 stories or more (CUP)	1/300gfa minimum of 5	None
Offices, professional and offices general			1/300gfa Minimum of 3 spaces	
Other similar retail	1.0 or more (CUP)	3 stories or more (CUP)	Minimum of 3 spaces 1/250gfa	None
(furniture, carpet, appliance, plumbing stores, hardware stores and machine sales)			1/500gfa	
multi-tenant/strip development (100,000 sf or less)			1/250gfa for 75% of gfa and 1/100gfa for 25% of gfa	No more than 25% of gfa can be restaurant uses
service establishments			1/300gfa ³	None

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Parking garages	None	3 stories or more (CUP)	None	None
Planned unit development	None	22 ft	1/per 3 dwelling units as guest parking and 2/per each 1-bedroom or 2-bedroom unit 3/per each 3-bedroom units 4/per each 4-bedroom units	Requires CUP subject to requirements of R-4 (Maximum Density Residential District), Section 17.21 1 du/2500 sf of lot
Restaurants (with or without cocktail bars)	None	3 stories or more (CUP)	1/3 seats or 1/100gfa Minimum of 10 spaces	Requires CUP if on-site sales of alcoholic beverages and has less than 100 seats
cafeterias				None
drive-thru				Requires CUP No drive-ins permitted
Schools, elementary and junior high	None	3 stories or more (CUP)	1/employee and faculty member	Requires CUP subject to Section 17.14. Schools may be public or private.
high schools			1/10 students and 1/employee and faculty member	
Single-family detached dwelling unit	None	22 ft	2 for additional bedrooms in excess of four, 1 additional space	Subject to requirements of Section 17.14, 1du/5000 sf

(ft) feet gfa gross floor area gla gross land area CUP Conditional Use Permit

¹ No commercial building, structure or sign greater than two stories in height may be located closer than fifteen feet to any boundary line with Residential zoned or residentially used property

SIGNS - Total sign area allotment is 2 sf of sign area for each 1 linear foot of qualified street frontage. Chargeable against the total sign area shall include, but not be limited to, wall, projecting, window, monument and freestanding signs.

Freestanding sign shall have a maximum height of 40 ft, provided that a conditional use permit (CUP) shall be required for any sign over 40 ft, up to a maximum of 70 ft above the ground upon which it is located or 40 ft above the freeway roadbed, whichever is more restrictive.

TRASH ENCLOSURES - There shall be 10 sf of trash storage area per 1,000 sf of building area, but in no case less than 36 sf and no less than one location with dimensions of 4.5 ft by 8 ft. Where drop bins are planned, the dimensions of the trash storage area shall be no less than 12 ft by 10 ft.

EXTERIOR COLORS - Approval of exterior colors shall be required for all of the following: buildings, awnings, fencing, walls, and any permanent painted sign.

USES REQUIRING INDUSTRIAL ZONING

Adult businesses	House trailer sales, new and used (mobile homes)
Auction House	Impounded cars storage yard
Automobile body and fender	Junkyards
Automobile painting	Kennels
Automobile major repairs (engine, transmission, etc)	Lumberyards
Bail bonding	Mechanical equipment rental
Bakeries, wholesale	Muffler sales and installation
Beauty shops, barbers, and nail salons	Paint contractor
Building material storage	Pawn shops
Cabinet shops and carpenters	Plumbing
Check cashing	Radio and television repair
Church ⁴	Second hand stores
Contractor storage yard	Tire rebuilding, recapping and retreading
Dog pounds	Truck servicing
Equipment sales	Upholstery and custom upholstery
Furniture repairs	Veterinarians and animal hospitals
Garden supplies	Warehousing
Heating and ventilation shop	Wholesale

⁴ Churches also allowed in Residential Zones