

CITY OF HAWTHORNE C-2 LOCAL COMMERCIAL ZONING DISTRICT TABLE OF GENERAL USES, BULK REQUIREMENTS, AND PARKING				
Permitted Uses	Floor Area Ratio	Maximum Building Height (ft)	Off-Street Parking	Special Limitations
Ambulance service	1.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	None
Automobile parts sales and accessory service	1.5	5 stories or more (CUP)	1/250gfa Minimum of 3 spaces	Requires CUP Minor automotive repair work permitted. Includes accessory storage contained wholly within a building
Automobile, truck, motor home, and recreation vehicle sales, leasing, or rental, new or used	1.5	5 stories or more (CUP)	Minimum of 3 spaces 1/500gfa indoor display and sales area	Requires CUP Subject to additional requirements under Section 17.26.020 2. a to i
			1/300gfa office area (if no indoor display area)	
			1/2,000gla outdoor display area	
Bakeries, retail	1.5	5 stories or more (CUP)	1/250gfa Minimum of 3 spaces	Not more than 10 people in processing/production
Banks and lending institutions	1.5	5 stories or more (CUP)	1/200gfa Minimum of 3 spaces	Does not include check cashing businesses
Bars and cocktail lounges	1.5	5 stories or more (CUP)	1/3 seats or 1/100gfa Minimum of 10 spaces	Requires CUP
Bicycle shops	1.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	Including repairing

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Boat sales, new and used	1.5	5 stories or more (CUP)	Minimum of 3 spaces 1/500gfa indoor display and sales area	Including incidental repairing
			1/300gfa office area (if no indoor display area)	
			1/2,000gla outdoor display area	
Bowling alleys	1.5	5 stories or more (CUP)	5/each lane Minimum of 3 spaces	None
Business and professional offices	1.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	None
Cellular antennae sites	None	None	None	Requires CUP Requires FAA and FCC approvals
Clothes cleaning and pressing establishments	1.5	5 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
Conservatories of music, dance, drama, and instrument instruction	1.5	5 stories or more (CUP)	1/3 seats or 1/100gfa Minimum of 3 spaces	None
Department stores	1.5	5 stories or more (CUP)	1/250gfa Minimum of 3 spaces	None

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Drugstores	1.5	5 stories or more (CUP)	1/300gfa, Minimum of 5 spaces	Requires CUP for off-site sales of alcoholic beverages
Employment agencies	1.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	None
Engineering consultants	1.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	None
Food markets and grocery stores	1.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	Requires CUP for off-site sales of alcoholic beverages
Health clubs	1.5	5 stories or more (CUP)	1/250gfa Minimum of 3 spaces	None
Hospitals, emergency only	1.5	5 stories or more (CUP)	2/bed Minimum of 3 spaces	Does not include animal hospitals
Hotels and motels	1.5	5 stories or more (CUP)	1/guest room Minimum of 3 spaces	Requires CUP and market feasibility study
Laboratories, x-ray	1.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	None
Medical-dental buildings and clinics	1.5	5 stories or more (CUP)	1/300gfa Minimum of 5 spaces	None
Mortuaries	1.5	5 stories or more (CUP)	1/40gfa devoted to assembly Minimum of 3 spaces	Requires CUP
Movie Theaters	1.5	5 stories or more (CUP)	1/3 seats Minimum of 3 spaces	None

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Other similar commercial recreational establishments	1.5	5 stories or more CUP)	Minimum of 3 spaces 1/250gfa	When interpreted by Planning Commission as to performance standards as set in Chapter 17.10 Does not include amusement arcades, barber shops, beauty shops, bail bonding services, check cashing services, cyber cafes, laundromats and nail salons
(furniture, carpet, appliance, plumbing stores, hardware stores and machine sales)			1/500gfa	
service and professional establishments			1/300gfa	
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
Parking garages, public	1.5	5 stories or more (CUP)	None	Does not include repairing
Parking lots	None	None	None	When improved and maintained in the manner specified by this code or standards established by City Council Resolution. No such are shall be used for sales or storage of cars, trucks, boats or trailers
Passenger terminals	1.5	5 stories or more (CUP)	1/100gfa Minimum of 3 spaces	None
Printing establishments, including newspapers	1.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	None

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Restaurants, including take-out and walk-up	1.5	5 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	1.5	5 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	
Stationary stores	1.5	5 stories or more (CUP)	1/250gfa Minimum of 3 spaces	Including incidental printing
Telegraph offices and telephone exchanges	1.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	None
Unclassified uses	1.5	5 stories or more (CUP)	Varies	Requires UU subject to Section 17.36

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

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 25 ft and a maximum size of 150 sf . Roof signs require a CUP.

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