

<b>CITY OF HAWTHORNE            C-3 GENERAL COMMERCIAL ZONING DISTRICT            TABLE OF GENERAL USES, BULK REQUIREMENTS, AND PARKING</b>				
<b>Permitted Uses</b>	<b>Floor Area Ratio</b>	<b>Maximum Building Height (ft)</b>	<b>Off-Street Parking</b>	<b>Special Limitations</b>
<b>Ambulance service</b>	2.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	None
<b>Automobile laundries or car washes</b>	2.5	5 stories or more (CUP)	1/250gfa Minimum of 3 spaces	<b>Requires CUP</b>
<b>Automobile parts sales and accessory service</b>	2.5	5 stories or more (CUP)	1/250gfa Minimum of 3 spaces	Minor automotive repair work permitted. Includes accessory storage contained wholly within a building
<b>Automobile rental agencies</b>	2.5	5 stories or more (CUP)	Minimum of 3 spaces 1/300gfa	None
			----- 1/2,000gla outdoor display area	
<b>Automobile service station</b>	2.5	5 stories or more (CUP)	Minimum of 3 spaces 1/2,000gla excluding island area, lube rooms and mini-market	<b>Requires CUP</b> Minor repairs only
			----- 1/300gfa mini-market as accessory use	

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<b>Automobile, truck, motor home, and recreation vehicle sales, leasing, or rental, new or used</b>	2.5	5 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	<b>Requires CUP</b>  Subject to additional requirements under Section 17.26.020 2. a to i
<b>Aviaries</b>	2.5	5 stories or more (CUP)	1/250gfa Minimum of 3 spaces	None
<b>Awning shops</b>	2.5	5 stories or more (CUP)	1/500gfa Minimum of 3 spaces	Custom made from prepared material
<b>Bakeries, retail</b>	2.5	5 stories or more (CUP)	1/250gfa Minimum of 3 spaces	Not more than 10 people in processing/production
<b>Banks and lending institutions</b>	2.5	5 stories or more (CUP)	1/200gfa Minimum of 3 spaces	Does not include check cashing businesses
<b>Bars and cocktail lounges</b>	2.5	5 stories or more (CUP)	1/3 seats or 1/100gfa Minimum of 10 spaces	<b>Requires CUP</b>
<b>Bicycle shops</b>	2.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	Including repairing
<b>Blueprinting and photostatting</b>	2.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	None

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<b>Boat sales, new and used</b>	2.5	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	
<b>Bookbinding</b>	2.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	None
<b>Bowling alleys</b>	2.5	5 stories or more (CUP)	5/each lane Minimum of 3 spaces	None
<b>Business and professional offices</b>	2.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	None
<b>Cellular antennae sites</b>	None	None	None	<b>Requires CUP</b> Requires FAA and FCC approvals

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<b>Ceramic products, retail</b>	2.5	5 stories or more (CUP)	1/250gfa Minimum of 3 spaces	Including manufacture of, when sold only from the property at retail, including figurines, using only previously pulverized clay or batch kilns. Kilns shall not exceed a total capacity of 130 cubic feet. Does not include brick, building or conduit tile
<b>Clothes cleaning and pressing establishments, retail</b>	2.5	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
<b>Conservatories of music, dance, drama, and instrument instruction</b>	2.5	5 stories or more (CUP)	1/3 seats or 1/100gfa Minimum of 3 spaces	None
<b>Decorator shops (interior)</b>	2.5	5 stories or more (CUP)	1/250gfa Minimum of 3 spaces	None
<b>Department stores</b>	2.5	5 stories or more (CUP)	1/250gfa Minimum of 3 spaces	None
<b>Drugstores</b>	2.5	5 stories or more (CUP)	1/300gfa, Minimum of 5 spaces	<b>Requires CUP</b> for off-site sales of alcoholic beverages
<b>Electric fixtures, custom made</b>	2.5	5 stories or more (CUP)	1/500gfa Minimum of 3 spaces	None
<b>Electroplating</b>	2.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	Accessory to silversmiths and goldsmiths
<b>Employment agencies</b>	2.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	None

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<b>Engineering consultants</b>	2.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	None
<b>Food markets and grocery stores</b>	2.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	<b>Requires CUP</b> for off-site sales of alcoholic beverages
<b>Glass edging, beveling and silvering</b>	2.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	Accessory to sales of mirrors and glass decorated furniture
<b>Glass studios, stained glass</b>	2.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	None
<b>Health clubs</b>	2.5	5 stories or more (CUP)	1/250gfa Minimum of 3 spaces	None
<b>Hospitals, including emergency</b>	2.5	5 stories or more (CUP)	2/bed Minimum of 3 spaces	Does not include animal hospitals
<b>Hotels and motels</b>	2.5	5 stories or more (CUP)	1/guest room Minimum of 3 spaces	<b>Requires CUP</b> and market feasibility study
<b>Laboratories, x-ray</b>	2.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	None
<b>Medical-dental buildings and clinics</b>	2.5	5 stories or more (CUP)	1/300gfa Minimum of 5 spaces	None
<b>Mortuaries</b>	2.5	5 stories or more (CUP)	1/40gfa devoted to assembly Minimum of 3 spaces	<b>Requires CUP</b>
<b>Movie Theaters</b>	2.5	5 stories or more (CUP)	1/3 seats Minimum of 3 spaces	None

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<b>Other similar commercial and industrial establishments</b>	2.5	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
<b>Parking garages, public</b>	2.5	5 stories or more (CUP)	None	Does not include repairing
<b>Parking lots</b>	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
<b>Passenger terminals</b>	2.5	5 stories or more (CUP)	1/100gfa Minimum of 3 spaces	None
<b>Printing establishments, including newspapers</b>	2.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	None

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Restaurants, including take-out and walk-up	2.5	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	2.5	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	2.5	5 stories or more (CUP)	1/250gfa Minimum of 3 spaces	Including incidental printing
Studios, recording and dance	2.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	None
Swimming pools, commercial	2.5	5 stories or more (CUP)	1/100gfa Minimum of 3 spaces	None
Telegraph offices and telephone exchanges	2.5	5 stories or more (CUP)	1/300gfa Minimum of 3 spaces	None
Trade schools	2.5	5 stories or more (CUP)	1/3 students and 1/each employee and faculty member Minimum of 3 spaces	Requires CUP
Transmission substation	2.5	5 stories or more (CUP)	None	None
Unclassified uses	2.5	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 <sup>4</sup>	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

<sup>4</sup> Churches also allowed in Residential Zones