

REVIEW OF USES IN COMMERCIAL ZONES TITLE 22

CUP: Conditional Use Permit P: Permitted DR: Director's Review

Use	C-H	C-1	C-2	C-3	C-M
Adult day care facilities.	CUP	CUP	CUP	CUP	CUP
Adult residential facilities.	CUP	CUP	CUP	CUP	CUP
Air pollution sampling stations.	CUP	P	P	P	P
Airports.	CUP	CUP	CUP	CUP	CUP
Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.		CUP	CUP	CUP	CUP
Ambulance services.				CUP	CUP
Amphitheaters.				CUP	CUP
Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six month period.				P	P
Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment for longer than seven days.				CUP	CUP
Antique shops.		P	P	P	P
Apartment houses.	CUP	CUP	CUP	CUP	CUP
Appliance stores, household.		P	P	P	P
Arboretums and horticultural gardens.	CUP	P	P	P	P
Arcades, game or movie.			CUP	CUP	CUP
Archery ranges.		CUP		CUP	CUP
Art galleries.		P	P	P	P
Art supply stores.		P	P	P	P
Assaying.					P
Assembly and manufacture, as described in Part B of 22.28.230.					P
Athletic fields, excluding stadiums.		P	P	P	P
Auction houses, excluding animal auctions				P	P
Automobile battery service, provided all repair activities are conducted within an enclosed building only.				P	P
Automobile body and fender repair shops, provided that all operations are conducted within an enclosed building.				CUP	CUP
Automobile body and fender repair and painting and upholstery, when incidental to new automobile sales.				CUP	CUP
Automobile brake repair shops, provided all repair activities are conducted within an enclosed building only.				P	P
Automobile impound yards, subject to the conditions of Part 4 of Chapter 22.52, except as otherwise prescribed by the commission in approving an application therefor.				CUP	CUP
Automobile muffler shops, provided all repair activities are conducted within an enclosed building only.				P	P
Automobile painting and upholstering shops, provided that all operations are conducted within an enclosed building.				CUP	CUP
Automobile radiator shops, provided all repair activities are conducted within an enclosed building only.				P	P
Automobile rental and leasing agencies.			P	P	P
Automobile repair garages within an enclosed building only, and excluding body and fender work, painting and upholstering.				P	P
Automobile repair and installation, when incidental to the sale of new automobiles, automobile service stations, and automobile supply stores.				P	P
Automobile sales, sale of new motor vehicles, and including incidental repair and washing subject to provisions of subsection B of Section 22.28.090.		P	P		
Automobile sales, sale of new and used motor vehicles.				P	P
Automobile service stations, including incidental repair, washing and rental of utility trailers subject to the provisions of subsection B of Section 22.28.090.		P	P		
Automobile service stations.				P	P
Automobile sightseeing agencies					P
Automobile supply stores, provided all repair activities are conducted within an enclosed building.				P	P
Automobile supply stores, including incidental installation of parts, subject to the provisions of subsection B of Section 22.28.090.		P			
Automobile washing, waxing, and polishing, when incidental to the sale of new automobile service stations.		P			

Use	C-H	C-1	C-2	C-3	C-M
Bakery goods distributors.				P	P
Bakery shops, including baking only when incidental to retail sales from the premises.		P	P		
Bakery shops.				P	P
Banks, savings and loan, credit unions and finance companies.	P	P	P	P	P
Barber shops.		P	P	P	P
Bars and cocktail lounges.			CUP		
Bars and cocktail lounges, but excluding cabarets.		CUP			
Beauty shops.		P	P	P	P
Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.		CUP	CUP	CUP	CUP
Bicycle rentals.		P	P	P	P
Bicycle shops.		P	P	P	P
Billiard halls.			CUP	CUP	CUP
Blueprint shops.				P	P
Boat and other marine sales.		P	P	P	P
Boat repair, minor repairs incidental to the sale of boats.		P	P	P	P
Boat rentals.				P	P
Body piercing parlor.				CUP	CUP
Book binderies.				P	P
Bookstores.		P	P	P	P
Bowling alleys.			CUP	CUP	CUP
Boxing arenas.				CUP	CUP
Butane and propane service stations.				CUP	CUP
Cardrooms or clubs.				CUP	CUP
Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six month period.				P	P
Carnivals, commercial, including pony rides, for longer than seven days.				CUP	CUP
Carpet and rug cleaners.					P
Car washes, coin-operated and hand wash.		CUP	CUP	P	P
Catering services.				P	P
Ceramic shops, excluding a kiln or manufacture.		P			
Ceramic shops, including manufacturing incidental to retail sales from the premises, provided the total volume of kiln space does not exceed eight cubic feet.			P		
Ceramics shops, including manufacturing incidental to retail sale from the premises, provided that total volume of kiln space does not exceed 16 cubic feet.				P	
Ceramics shops.					P
Child care centers.	P	P	P	P	P
Christmas trees and wreaths, the sale of, between December 1st and December 25th, both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.	DR	DR	DR	DR	DR
Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.	P	P	P	P	P
Circuses.				CUP	CUP
Clothing stores.		P	P	P	P
Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or recognized accrediting agency, but excluding trade or commercial schools.	P	P	P	P	P
Comfort stations.		P	P	P	P
Communication equipment buildings	P	P	P	P	P
Community centers.				P	P
Confectionery or candy stores, including making only when incidental to retail sales from the premises.		P	P		
Confectionery or candy stores.				P	P
Convents and monasteries.	CUP	CUP	CUP	CUP	CUP
Correctional institutions, including jails, farms and camps.		CUP	CUP	CUP	CUP
Costume rentals.				P	P
Crops--Field, tree, bush, berry and row, including nursery stock.	DR	P	P	P	P
Dance halls.				CUP	CUP
Delicatessens.		P	P	P	P
Department stores.		P	P	P	P

Use	C-H	C-1	C-2	C-3	C-M
Dental clinics.	CUP			P	P
Dental laboratories.	CUP			P	P
Dental clinics, including laboratories in conjunction therewith.	CUP	P	P		
Disability rehabilitation and training centers.				CUP	
Disability rehabilitation and training centers, on a lot or parcel having an area of not less than one acre, where sheltered employment or industrial-type training is conducted.		CUP	CUP		
Disability rehabilitation and training centers, except that assembly and manufacturing are permitted only as provided in C-M.					P
Dog kennels.					CUP
Dog training schools, excluding boarding.				P	P
Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.	DR	DR	DR	DR	
Dress shops.		P	P	P	P
Drugstores.		P	P	P	P
Dry cleaning plants, wholesale.				CUP	
Dry cleaning establishments, excluding wholesale dry cleaning plants, provided that the building is so constructed and the equipment is so installed and maintained and the activity is so conducted that all noise, vibration, dust, odor and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity.		P	P	P	P
Earth stations.	CUP	CUP	CUP	CUP	CUP
Electric distribution substations, including microwave facilities; provided, that such installations are completely surrounded by a masonry wall to a height of not less than eight feet.	P	P	P	P	P
Electricians' shop.				P	P
Electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.	CUP	CUP	CUP	CUP	CUP
Employment agencies.		P	P	P	P
Escort bureaus.				CUP	CUP
Family child care homes, large.	P	P	P	P	P
Family child care homes, small.	P	P	P	P	P
Feed and grain sales.				P	P
Film laboratories.				P	P
Fire stations.	P	P	P	P	P
Florist shops.		P	P	P	P
Foster family homes.	P	P	P	P	P
Fraternity and sorority houses.	CUP	CUP	CUP	CUP	CUP
Frozen food lockers.				P	P
Fruit and vegetable markets.					P
Furniture stores.		P	P	P	P
Furniture and appliance rentals.				P	P
Furniture and household goods, transfer and storage.				P	P
Furrier shops.		P	P	P	P
Games of skill.			CUP	CUP	CUP
Gas distribution depots, public utility.				CUP	CUP
Gas, industrial, including oxygen, acetylene, argon, carbon dioxide and similar gases in Interstate Commerce Commission approved-type cylinders.					CUP
Gas metering and control stations, public utility.	CUP	P	P	P	P
Gift shops.		P	P	P	P
Glass and mirror sales, including automobile glass installation only when conducted within an enclosed building.		P	P	P	P
Golf courses, including the customary clubhouse and appurtenant facilities.	CUP	P	P	P	P
Golf driving ranges.		CUP	CUP	CUP	CUP
Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.	DR	DR	DR	DR	DR
Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.	CUP	CUP	CUP	CUP	CUP
Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.	CUP	CUP	CUP	CUP	CUP
Greenhouses.		P	P	P	P
Grocery stores.		P	P	P	P
Group homes, children.	CUP	CUP	CUP	CUP	CUP
Gymnasiums.				CUP	CUP

Use	C-H	C-1	C-2	C-3	C-M
Hardware stores.		P	P	P	
Hardware stores, including the sale of lumber and other building supplies, but excluding milling or woodworking other than incidental cutting of lumber to size, provided that all sale, display, storage and incidental cutting is within an enclosed building.				P	P
Health clubs or centers.				CUP	CUP
Health food stores.		P	P	P	P
Heliport.	CUP	CUP	CUP	CUP	CUP
Helistops.	CUP	CUP	CUP	CUP	CUP
Hobby supply stores.		P	P	P	P
Homeless shelters, subject to the requirements of Section 22.56.1760.	CUP	DR	DR	DR	DR
Hospitals.	CUP	CUP	CUP	CUP	CUP
Hospitals, small animal.					CUP
Hospital equipment and supply rentals.				P	P
Hotels.	CUP	CUP	CUP	CUP	CUP
Ice cream shops.		P	P	P	P
Ice sales, excluding ice plants.		CUP	CUP	P	P
Interior decorating studios.		P	P	P	P
Jewelry stores.		P	P	P	P
Juvenile halls.	CUP	CUP	CUP	CUP	CUP
Laboratories, research and testing.				P	P
Landing strips.	CUP	CUP	CUP	CUP	CUP
Land reclamation projects.	CUP	CUP	CUP	CUP	CUP
Lapidary shops.					P
Laundry agencies.		P	P	P	P
Laundries, hand.		P	P	P	P
Laundries, retail.				P	P
Laundries, self service.		P	P	P	P
Laundry plants, wholesale.				CUP	P
Leather goods stores.		P	P	P	P
Libraries.	P	P	P	P	P
Locksmith shops.		P	P	P	P
Lodge halls.		P	P	P	P
Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754.		DR	DR	DR	DR
Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people where the conditions of Section 22.56.1754 have not or cannot be met.		CUP	CUP	CUP	CUP
Mail order houses.		P	P	P	P
Massage parlors.				CUP	CUP
Meat markets, excluding slaughtering.		P	P	P	P
Medical clinics.	CUP			P	P
Medical laboratories.	CUP			P	P
Medical clinics, including laboratories and prescription pharmacies in conjunction therewith.	CUP	P	P		
Medical marijuana dispensaries, subject to the requirements of Section 22.56.196.		CUP	CUP	CUP	CUP
Microwave stations.	CUP	P	P	P	P
Millinery shops.		P	P	P	P
Mimeograph and addressograph services.				P	P
Miniature golf courses.		CUP	CUP	CUP	CUP
Mobilehome parks, subject to the conditions of Part 6 of Chapter 22.52.	CUP	CUP	CUP	CUP	CUP
Mobilehome sales.				P	P
Mobilehomes for use by a caretaker and his immediate family, in accordance with Part 6 of Chapter 22.52.		CUP	CUP	CUP	CUP
Mobilehomes used as a residence of the owner and his family during the construction by such owner of a permanent residence but only while a building permit for the construction of such residence is in full force and effect and in no event longer than six months.	DR	DR	DR	DR	DR
Model home display centers and sales offices, provided that such models shall not be used for residential purposes unless a conditional use permit is first obtained pursuant to the provisions of Part 1 of Chapter 22.56.				P	P
Mortuaries.				P	P
Motels.	CUP	CUP	CUP	CUP	CUP
Motion picture processing, reconstruction and synchronizing of film with sound tracks.				P	P

Use	C-H	C-1	C-2	C-3	C-M
Motion picture studios and indoor sets, including the temporary use of domestic and wild animals in motion picture and television production, provided said animals are kept or maintained pursuant to all regulations of the Los Angeles County department of animal control, and are retained on the premises for a period not exceeding 60 days.				P	P
Motorcycle, motorscooter and trail bike rentals.				P	P
Motorcycle, motorscooter and trail bike sales.				P	P
Museums.	P	P	P	P	P
Music stores.		P	P	P	P
Newstands.				P	P
Nightclubs.			CUP	CUP	CUP
Notion or novelty stores.		P	P	P	P
Nurseries, including the growing of nursery stock.		P	P	P	P
Observatories.		P	P	P	P
Offices, business or professional.	P	P	P	P	P
Office machines and equipment sales.		P	P	P	P
Oil wells.	CUP	CUP	CUP	CUP	CUP
Outdoor dining, subject to the conditions of subsection G of Section 22.28.070.	P	P	P	P	P
Outdoor dining, where the conditions of subsection G of Section 22.28.070 have not or cannot be met.		CUP	CUP	CUP	CUP
Packaging businesses.					P
Paint and wallpaper stores.		P	P	P	P
Parcel delivery terminals.				P	P
Parking lots and parking buildings.	CUP	P	P	P	P
Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.	P	P	P	P	P
Party equipment rentals.				P	P
Pawnshops.				P	P
Permanent cosmetics parlor.				CUP	CUP
Pet grooming, excluding boarding.		CUP	CUP	P	P
Pet stores, within an enclosed building only.		CUP	CUP	P	P
Pet supply stores.				P	P
Pet supply stores, excluding the sale of pets other than tropical fish or goldfish.		P	P		
Photocopying and duplicating services.				P	P
Photoengravers and lithographers.				P	P
Photographic equipment and supply stores.		P	P	P	P
Photography studios.		P	P	P	P
Plumbing shops.				P	P
Police stations.	P	P	P	P	P
Pool halls.			CUP	CUP	CUP
Post offices.	P	P	P	P	P
Printers or publishers.				P	P
Public utility service centers.	CUP	P	P	P	P
Public utility service yards.				CUP	CUP
Publicly owned uses necessary to the maintenance of the public health, convenience, or general welfare in addition to those specifically listed in this section.	CUP	CUP	CUP	CUP	CUP
Radio and television broadcasting studios.				P	P
Radio and television stations and towers.				CUP	CUP
Radio and television stations and towers, but excluding studios.	CUP	CUP	CUP		
Radio and television stores.		P	P	P	P
Real estate offices.		P	P	P	P
Recording studios.		CUP	CUP	P	P
Recreational trailer parks, as provided in Part 6 of Chapter 22.52.				P	P
Recreational vehicle rentals.				P	P
Recreational vehicle sales.				P	P
Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouse.	CUP	CUP	CUP	P	P

Use	C-H	C-1	C-2	C-3	C-M
Rental services, limited to the following; provided a commercial appearance is maintained by office or window display space, or both, across all the street or highway frontage of the building or buildings to a depth of not less than 10 feet: a. Furniture and appliance rentals; b. Hospital equipment and supply rentals; c. Party equipment rentals; d. Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers, and other similar equipment, but excluding heavy machinery or trucks.			P		
Repair shops, household and fix-it.				P	P
Residences, caretaker, for use by a caretaker or supervisor and his immediate family where continuous supervision is required.		CUP	CUP	CUP	CUP
Residences, single family	CUP	CUP	CUP	CUP	CUP
Residences, two-family	CUP	CUP	CUP	CUP	CUP
Restaurants and incidental commercial service concessions offering newspapers, tobacco, notions, grocery and similar items in hotels or apartment house developments having not less than 100 guest rooms and/or dwelling units, provided: 1. That such facilities are designed and operated for the convenience of the residents and are not more extensive than is necessary to service such development; and 2. That all public entrances to such facilities are from a lobby, hallway or other interior portion of the hotel or apartment development; and 3. That such facilities are located so as not to be visible from the outside of the hotel or apartment house development; and 4. That no sign advertising or identifying such facilities is visible from outside the building.	CUP				
Restaurants and other eating establishments including take-out.			P	P	P
Retail stores.		P	P	P	P
Revival meetings, tent, temporary, operated at one particular location if not within 300 ft of any public park or school, or area in any residential zone, and not longer than seven days in any six month period.				P	P
Reupholsters, furniture.				P	P
Revival meetings, tent, for longer than seven days.				CUP	CUP
Riding and hiking trails, but excluding trails for motor vehicles.	P	P	P	P	P
Rifle, pistol, skeet or trap ranges.				CUP	CUP
Rooming and boarding houses.	CUP	CUP	CUP	CUP	CUP
Schools, business and professional, including art, barber, beauty, dance, drama and music, but not including any school specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.	P	P	P	P	P
Schools through grade 12, accredited, including appurtenant facilities, which offer instruction required to be taught in the public schools by the Education Code of the state of California, in which no pupil is physically restrained, but excluding trade or commercial schools.	P	P	P	P	P
Secondhand stores.				P	P
Self-service storage facilities, subject to the provisions of Part 12 of Chapter 22.52.					CUP
Senior citizens and disabled persons housing developments.					CUP
Sewage treatment plants.	CUP	CUP	CUP	CUP	CUP
Shoe repair shops.		P	P	P	P
Shoeshine stands.		P	P	P	P
Shoe stores.		P	P	P	P
Shooting galleries				CUP	CUP
Sightseeing agencies				P	P
Signs, as provided in Part 10 of Chapter 22.52.	CUP	CUP	CUP	CUP	CUP
Signs, as provided in Part 10 of Chapter 22.52.	DR	DR	DR	DR	DR
Silver shops.		P	P	P	P
Skating rinks, ice or roller.				CUP	CUP
Small family homes, children.	P	P	P	P	P
Solid fill projects.	CUP	CUP	CUP	CUP	CUP
Sporting goods stores.		P	P	P	P
Stamp redemption centers.		P	P	P	P
Stationery stores.		P	P	P	P
Stations--Bus, railroad and taxi.	P	P	P	P	P
Steam or sauna baths.		CUP	CUP	CUP	CUP
Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses, for a period not to exceed one year.	CUP	CUP	CUP	CUP	CUP
Subdivision directional signs, subject to the limitations and conditions of Part 8 of Chapter 22.56.	CUP	CUP			
Swapmeets.				CUP	CUP
Swimming pools.		P	P	P	P
Tailor shops.			P	P	P
Tattoo parlors.				CUP	CUP
Taxidermists.				P	P

Use	C-H	C-1	C-2	C-3	C-M
Telephone repeater stations.	CUP	P	P	P	P
Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.		CUP	CUP	P	P
Textile products, manufacture or, from previously prepared materials.				CUP	
Theaters and other auditoriums.		CUP	CUP	CUP	CUP
Theaters, drive-in.		CUP	CUP	CUP	CUP
Tire retreading or recapping.					P
Tobacco shops.		P	P	P	P
Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.				P	P
Tourist information centers.		P	P	P	P
Townhouses.	CUP	CUP	CUP	CUP	CUP
Toy stores.		P	P	P	P
Trailer rentals, box and utility.				P	P
Trailer rentals, box and utility, accessory to automobile service sections.				P	P
Trailer sales, box and utility.				P	P
Travel trailer parks as provided in Part 6 of Chapter 22.52.	CUP	CUP	CUP	CUP	CUP
Truck rentals, excluding trucks exceeding two tons' capacity.				P	P
Truck rentals.				P	P
Union halls.		P	P	P	P
Veterinary clinics, small animal.		CUP	CUP	P	P
Watch repair shops.		P		P	P
Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water.	CUP	CUP	CUP	CUP	CUP
Wedding chapels.				P	P
Yarn and yardage stores.		P	P	P	P
Youth hostels.	CUP	CUP	CUP	CUP	CUP