

Chapter 20.68**COMMERCIAL AND
PROFESSIONAL DISTRICTS**

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Article I. Zones Designated**20.68.010 Designation of commercial zones.**

As used in this title, “commercial zones” mean zones:

- (1) NC (Neighborhood Commercial);
- (2) CC (Community Commercial);

- (3) C-M (Commercial Manufacturing); and
- (4) Salt Lake District, Commercial Manufacturing (CM). (Ord. 587 § 20-1.1700).

**Article II. Neighborhood Commercial
Zone (NC)****20.68.020 Intent and purpose.**

The commercial zones are established to provide areas in which business may be conducted, goods sold and distributed, services rendered, public activities offered and such other activities as are related to the function of the commercial development. The several commercial zones are intended to fulfill the need for shopping areas that range in size and composition from a neighborhood shopping facility to a regional shopping center. The standards of development are designed to make the various commercial areas compatible with any adjacent development. No residential uses are permitted.

Zone NC is established to provide for restricted neighborhood commercial needs. Limited retail stores are permitted. The standards of development in Zone NC are designed to protect adjacent zones, promote orderly development, and avoid the creation of traffic congestion within the neighborhood. No residential uses are permitted. (Ord. 587 § 20-1.1705).

20.68.030 NC Zone – Principal uses permitted.

Premises in Zone NC may be used for the following principal uses, provided all goods sold are new and all sales are retail only, except as otherwise permitted herein.

(1) Uses Listed.

- (a) Appliance stores, household.
- (b) Bakery shops, including baking only when incidental to retail sales from the premises.
- (c) Barber and beauty shops.
- (d) Cleaning and dyeing agencies, including incidental spotting, sponging, pressing, and repairs.
- (e) Confectionery or candy stores.
- (f) Delicatessens (deli).
- (g) Drug stores.
- (h) Florist shops.
- (i) Gift shops.
- (j) Hardware stores.
- (k) Ice cream shops.

- (l) Jewelry stores with incidental repairs.
- (m) Manicure parlors.
- (n) Offices, business and professional.
- (o) Real estate offices.
- (p) Shoe repair shops.
- (q) Stationery stores.
- (r) Other similar uses that the planning commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or materially detrimental to the public welfare or to property in the vicinity of these uses and that the planning commission finds to be of a comparable nature and of the same class as the uses enumerated in this section. (Ord. 587 § 20-1.1715).

20.68.040 NC Zone – Accessory uses permitted.

Premises in Zone NC may be used for accessory uses, provided such uses are established on the same lot or parcel of land, are incidental to, and do not substantially alter the character of any permitted principal use, including but not limited to:

- (1) The storage of materials used in the construction of a building or building project during the construction and 30 days prior to and thereafter, including the contractor’s temporary office, provided any lot or parcel of land so used shall be a part of the building project or on property adjoining the construction site.
- (2) Accessory buildings or structures as approved by the director of community development.
- (3) Uses approved by the community development director pursuant to CMC 20.32.010.
- (4) Small family day care homes.
- (5) Vending machines including and not limited to coin-operated vending machines, newsracks, video machines, and children’s rides must be installed within an enclosed building (minimum floor area of 1,000 square feet).
- (6) Water vending machines subject to the following requirements:
 - (a) Machines must be installed within an enclosed building (minimum floor area of 1,000 square feet).
 - (b) All required approvals of the Los Angeles County health department and the local water service company shall be obtained before installation.

(c) All required plumbing or electrical permits for this use shall be obtained before permanent installation.

(d) There shall be a minimum clearance of six feet in front of the machine.

(e) There shall be no more than one water vending machine allowed for each 10,000 square feet of gross floor area occupied per individual business.

(f) A city of Cudahy business license is required for each machine pursuant to CMC 5.08.650.

(g) Water vending machines shall be maintained in a sanitary condition.

(h) A back-flow device shall be installed on each machine.

(i) Any water vending machine that becomes a legal nonconforming use as a result of the adoption of the ordinance which adopted this section, or of any subsequent amendment thereto, shall be removed or altered to conform to the regulations within 180 days of the effective date of the ordinance that generated the nonconformity, unless an extension is requested and granted by the planning commission based upon the inability of the vending machine operator to recoup its original investment in the installation costs of the machine or for other good cause. (Ord. 587 § 20-1.1720).

20.68.050 Uses by conditional use permit in the NC Zone.

Premises in Zone NC may be used for the following purposes provided a permit has first been obtained pursuant to the provisions of CMC 20.44.010 (Conditional Use Permits and Variances):

- (1) Alcoholic beverage sales and services whether as a principal, accessory, incidental, or other use except that bars and cocktail lounges are expressly prohibited.
- (2) Amusement arcade.
- (3) Automotive-oriented uses to include and not limited to drive-through services, gas stations and car rental facilities.
- (4) Automobile service and repair uses, including and not limited to smog testing, oil lube, tune ups and transmission work.
- (5) Automobile sales, used or new, to include and not be limited to recreation vehicles, trucks, and trailers.

- (6) Commercial equipment buildings.
- (7) Bible-study meeting halls.
- (8) Electrical distribution substations, including microwave facilities incorporated as part of a public utility.
- (9) Day care centers.
- (10) Food markets.
- (11) Large family day care homes in accordance with the provisions of CMC 20.56.060.
- (12) Laundries, self-service.
- (13) Laundry agency.
- (14) Parking lots and parking buildings, subject to the conditions of CMC 20.80.010 (Off-Street Parking and Loading Requirements).
- (15) Single-family dwellings provided development/construction meet all provisions of the LDR Zone.
- (16) Wireless telecommunications antenna facilities in accordance with the regulations for development set forth in Chapter 20.96 CMC. (Ord. 587 § 20-1.1725).

20.68.060 Standards of development in the NC Zone.

Premises in Zone NC shall be subject to the development standards prescribed in this section and those standards contained in CMC 20.76.010 through 20.76.310, inclusive (General Standards of Development).

- (1) Lot Area. Each lot or parcel of land in Zone NC shall have a minimum lot area of not less than:
 - (a) Six thousand square feet when no number follows the zoning symbol; or
 - (b) As otherwise provided in CMC 20.76.060 (Lot Area).
- (2) Lot Width. Each interior lot or parcel of land in Zone NC shall have a minimum lot width of not less than 60 feet except as otherwise provided in CMC 20.76.100 (Lot Width).
- (3) Yards. Except as otherwise provided in CMC 20.76.160 through 20.76.180 (Yards):
 - (a) Front Yards. Each lot or parcel of land in Zone NC shall have a front yard.
 - (b) Side Yards. Each lot or parcel of land in Zone NC which has a side lot adjoining property in a residential or agricultural zone shall have a side yard of not less than 10 feet in width on the side adjoining such residential or agricultural lot or parcel of land. On the street side of corner or reversed

corner lots, the side yard shall be as shown on the official setback map.

(c) Rear Yards. Each lot or parcel of land in Zone NC that has a rear lot line adjoining property in a residential or agricultural zone shall have a rear yard of not less than 20 feet in depth.

(4) Building Bulk. Except as otherwise provided in CMC 20.76.270, Height limit:

(a) Height Limits. No lot or parcel of land in Zone NC shall have a building or structure in excess of 35 feet in height.

(b) Lot Coverage. No lot or parcel of land in Zone NC shall have a lot coverage by buildings or structures in excess of 50 percent of the lot area.

(5) Off-Street Parking and Loading. Each lot or parcel of land in Zone NC shall have off-street parking and loading facilities as prescribed in CMC 20.80.010 (Off-Street Parking and Loading Requirements).

(6) Signs. Each lot or parcel of land in Zone NC may have signs subject to the provisions of Chapter 20.84 CMC (Sign Regulations).

(7) Special Development Standards. All display and storage of goods offered for sale in Zone NC shall be located solely within an enclosed building except for certain accessory uses of and as provided in CMC 20.68.040. (Ord. 587 § 20-1.1730).

Article III. Community Commercial Zone (CC)

20.68.070 CC Zone – Intent and purpose.

Zone CC is established to provide for a community's commercial needs. This zone permits a business center in areas where a wide range of retail and service establishments is needed to accommodate the surrounding community. (Ord. 587 § 20-1.1735).

20.68.080 CC Zone – Principal uses permitted.

Premises in Zone CC may be used for the following principal uses, provided all sales are retail only and all retail sales are of new merchandise, except as otherwise listed:

- (1) Antique shops.
- (2) Appliance stores, household.
- (3) Art supply shops.
- (4) Automobile supply stores.
- (5) Bakery shops, including baking only when incidental to retail sales from the premises.
- (6) Barber and beauty shops.

- (7) Bicycle sales.
- (8) Bicycle, scooter, and similar vehicle rentals.
- (9) Blueprint shop.
- (10) Book stores.
- (11) Candy stores.
- (12) Children’s clothing apparel stores.
- (13) Children’s book store.
- (14) Clothing stores.
- (15) Confectionery stores.
- (16) Costume design studios.
- (17) Delicatessens (deli).
- (18) Department stores.
- (19) Dress shops.
- (20) Drug stores.
- (21) Dry goods stores.
- (22) Emergency shelters; subject to the following restrictions:

(a) Occupancy. A maximum of 15 beds or persons may be served nightly, with associated support service not open to the public. Any emergency shelter for homeless with greater than 15 beds shall be subject to approval of a conditional use permit consistent with Chapter 20.44 CMC.

(b) Parking. One vehicle parking space shall be provided per five beds. A covered and secured area for bicycle parking shall be provided for use by staff and clients, commensurate with demonstrated need, but no less than a minimum of eight bike parking spaces.

(c) Waiting and Intake Area. A client waiting and intake area shall be provided and contain a minimum of 10 square feet per bed provided at the facility. The client waiting and intake area shall be screened from the public right-of-way by a solid wall of at least six feet in height, and shall be sufficient in size to accommodate all persons waiting to enter the facility.

(d) Support Services. Emergency shelters shall allocate sufficient areas on site, outside of any required landscape areas, to provide the following minimal support services:

- (i) Food preparation and dining areas;
- (ii) Laundry facilities;
- (iii) Restrooms and showers;
- (iv) Areas to secure and store client belongings;
- (v) Indoor and outdoor recreational facilities and/or open space;
- (vi) A private area providing referral services to assist shelter clients in entering programs

aimed at obtaining permanent shelter and income. Referral services refers to the initial assessment of a homeless client to identify the areas in which assistance is needed, and connecting clients with appropriate off-site programs and services depending on their need.

(e) Hours of Operation. Emergency shelters for homeless providing less than 15 beds are not required to be open 24 hours a day. Clients for emergency shelters for homeless shall have a specified check out time as detailed in the management and operation plan, but may remain on the premises to utilize on-site services offered.

(f) Length of Stay. The length of stay of an individual client shall not exceed six months within a 12-month period; days of stay need not be consecutive.

(g) Management and Operation Plan. The applicant or operator shall submit a management and operation plan for the emergency shelter for review during the over the counter approval process for review and feedback by the community development director or designee in consultation with law enforcement at the time the project is proposed, prior to issuance of permits. If site plan review applies, then the management and operational plan should be submitted and reviewed concurrently with those applications. The plan shall remain active throughout the life of the facility, with any changes subject to review and approval by the community development director or designee in consultation with the chief of police. The plan should be based on “best practices” and include, but not limited to, a security plan, procedures, lists of services, staff training, “good neighbor” communication plan, client transportation and active transportation plan, ratio of staff to clients, client eligibility and intake and check out process, detailed hours of operation, and an ongoing outreach plan to Cudahy homeless population. The city may inspect the facility at any time for compliance with the facility’s operational plan and other applicable laws and standards.

(h) Restrooms. The number of toilets and showers shall comply with applicable building codes and plumbing codes.

(i) Trash Enclosure and Loading Zone. Each facility shall have a trash enclosure and loading zone as provided in Chapters 20.64 and 20.80 CMC.

(j) Applicable Laws. The facility shall comply with all other laws, rules and regulations that apply, including building and fire codes, and shall be subject to city inspections prior to operational plan approval.

(23) Equipment rental services, including rototillers, power mowers, sanders, power saws, cement mixers, and other similar equipment.

(24) Feed and grain sales.

(25) Fire stations.

(26) Florist shops.

(27) Food markets.

(28) Furniture stores.

(29) Furniture repair and restoration.

(30) Gift shops.

(31) Hardware stores.

(32) Hat cleaning and blocking establishments.

(33) Health food stores.

(34) Hobby supply shops.

(35) Ice cream shops.

(36) Ice sales, not to include ice plants.

(37) Interior decorating shops.

(38) Jewelry stores with incidental repairs.

(39) Knit shops.

(40) Leather goods stores.

(41) Libraries.

(42) Locksmith shops.

(43) Manager's office, property management office.

(44) Manicure parlors.

(45) Manufacturer's agent, carrying no inventory other than samples.

(46) Meat markets, not to include slaughtering.

(47) Medical clinics.

(48) Millinery shops; hats.

(49) Printing services.

(50) Mortuaries.

(51) Museums.

(52) Music stores.

(53) Newspaper stores.

(54) Notions or novelty stores.

(55) Offices, business and professional.

(56) Paint and wallpaper stores.

(57) Parks and playgrounds.

(58) Pet shops.

(59) Pet supply shops.

(60) Photography shops.

(61) Photography studios.

(62) Plumbing shops.

(63) Police stations.

(64) Post offices.

(65) Pottery stores.

(66) Poultry markets, not to include slaughtering.

(67) Public health centers.

(68) Radio and television stores.

(69) Real estate offices.

(70) Shoe repair shops.

(71) Shoe stores.

(72) Sporting goods stores.

(73) Stationery stores.

(74) Tailor shops.

(75) Tile sales, ornamental.

(76) Tobacco shops.

(77) Tourist information centers.

(78) Toy shops.

(79) Typewriter sales and incidental repairs.

(80) Watch repair shops.

(81) Wearing apparel shops.

(82) Other similar uses that the planning commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or materially detrimental to the public welfare, and which the planning commission finds to be of a comparable nature and of the same class as the uses enumerated in this section. (Ord. 634 § 3, 2014; Ord. 587 § 20-1.1740).

20.68.090 CC Zone – Accessory uses permitted.

Premises in Zone CC may be used for accessory uses, provided such uses are established on the same lot or parcel of land, are incidental to, and do not substantially alter the character of any permitted principal use, including, but not limited to:

(1) Storage of materials used in the construction of a building or building project, during the construction and 30 days prior to and thereafter, including the contractor's temporary office; provided, that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

(2) Accessory buildings or structures.

(3) The retail sale of used articles taken as trade-in on the sale of new articles when such new articles are sold from the premises.

(4) Vending machines including and not limited to coin-operated vending machines, newsracks, video machines, and children's rides must be

installed within an enclosed building (minimum floor area of 1,000 square feet).

(5) Water vending machines subject to the following requirements:

(a) Machines must be installed within an enclosed building (minimum floor area of 1,000 square feet).

(b) All required approvals of the Los Angeles County health department and the local water service company shall be obtained before installation.

(c) All required plumbing or electrical permits for this use shall be obtained before permanent installation.

(d) There shall be a minimum clearance of six feet in front of the machine.

(e) There shall be no more than one water vending machine allowed for each 10,000 square feet of gross floor area occupied per individual business.

(f) A city of Cudahy business license is required for each machine pursuant to CMC 5.08.650.

(g) Water vending machines shall be maintained in a sanitary condition.

(h) A back-flow device shall be installed on each machine.

(i) Any water vending machine that becomes a legal nonconforming use as a result of the adoption of the ordinance which adopted this section, or of any subsequent amendment thereto, shall be removed or altered to conform to the regulations within 180 days of the effective date of the ordinance that generated the nonconformity, unless an extension is requested and granted by the planning commission based upon the inability of the vending machine operator to recoup its original investment in the installation costs of the machine or for other good cause.

(6) Uses approved by the community development director pursuant to CMC 20.32.010. (Ord. 587 § 20-1.1745).

20.68.100 Uses by conditional use permit in the CC Zone.

Premises in Zone CC may be used for the following purposes, provided a permit has first been obtained pursuant to the provisions of CMC 20.44.010 (Conditional Use Permits and Variances):

(1) Acupressure centers, massage establishments, stress relief clinics, and other similar uses, provided such uses are properly licensed as required by Article XIX of Chapter 5.08 CMC.

(2) Alcoholic beverage sales and services whether as a principal, accessory, or incidental use, except that bars and cocktail lounges are expressly prohibited.

(3) Amusement arcades to include and not be limited to computer labs and cyber cafes.

(4) Amusement theme parks.

(5) Aquariums.

(6) Archery ranges.

(7) Auction houses, not to include animals.

(8) Auditoriums and conference rooms.

(9) Automotive-oriented uses to include and not be limited to drive-through services, gas stations and car rental facilities.

(10) Automobile service and repair uses, including and not limited to smog testing, oil lube, tune ups and transmission work.

(11) Automobile sales, used or new, to include and not be limited to recreation vehicles, trucks, and trailers.

(12) Banks and financial institutions.

(13) Bible-study meeting halls.

(14) Billboards and other outdoor advertising signs.

(15) Billiard and pool halls.

(16) Boat and other marine sales.

(17) Bowling alleys.

(18) Churches, temples, and other places of religious worship.

(19) Community social centers.

(20) Concert halls.

(21) Country clubs.

(22) Communication equipment buildings.

(23) Dance halls.

(24) Day care centers.

(25) Electric distribution substations, including microwave facilities incorporated as part of a public utility.

(26) Employment agencies.

(27) Fishing and casting pools.

(28) Fraternity or sorority houses.

(29) Golf courses or driving ranges.

(30) Gymnasiums.

(31) Hospitals, medical clinics, and dental clinics.

(32) Hotels and motels.

- (33) Labor temples.
- (34) Large family day care homes in accordance with the provisions of CMC 20.56.060.
- (35) Laundries, hand.
- (36) Laundries, self-service.
- (37) Lodge halls.
- (38) Mail order house, not to include warehousing.
- (39) Multifamily housing provided development/construction meets all provisions of the HDR-G Zone.
- (40) Nurseries, the growing of nursery stock, field crops, tree, bush and berry crops, and vegetable or flower gardening.
- (41) Orphanages.
- (42) Parking lots and parking buildings, pursuant to the provisions of CMC 20.80.010 (Off-Street Parking and Loading Requirements).
- (43) Private clubs.
- (44) Radio broadcasting studios.
- (45) Reducing salons.
- (46) Restaurants and other eating establishments.
- (47) Rodeos.
- (48) Single-family dwellings provided development/construction meets all provisions of the LDR Zone.
- (49) Schools, colleges, and universities, accredited, including appurtenant facilities that offer instruction required to be taught by the Education Code of the state of California and in which no pupil is physically restrained.
- (50) Schools, business and professional, including art, barber, beauty, dance, drama, music, and swimming.
- (51) Secondhand stores.
- (52) Sports arenas.
- (53) Stadiums.
- (54) Stations, bus, railroad, and taxi.
- (55) Swimming pools.
- (56) Theaters, not including drive-in.
- (57) Trailer parks pursuant to the provisions of Section.
- (58) Trailer sales, not to include truck trailers.
- (59) Trampoline centers.
- (60) Water wells, reservoirs, tanks, dams, treatment plants, gauging stations, pumping stations, and any other facilities appurtenant to the obtainment, storage, and distribution of water.
- (61) Wedding chapels.

(62) Wireless telecommunications antenna facilities in accordance with the regulations for development set forth in Chapter 20.96 CMC. (Ord. 612 § 3, 2011; Ord. 587 § 20-1.1750).

20.68.110 Standards of development in the CC Zone.

Premises in Zone CC shall be subject to the development standards prescribed in this section and those standards contained in CMC 20.76.010 through 20.76.310, inclusive (General Standards of Development).

(1) Lot Area. Each lot or parcel of land in Zone CC shall have a minimum lot area of not less than:

(a) Six thousand square feet when no number follows the zoning symbol; or

(b) As otherwise provided in CMC 20.76.060 (Lot Area).

(2) Lot Width. Except as otherwise provided in CMC 20.76.100 (Lot Width), each interior lot or parcel of land in Zone CC shall have a minimum lot width of not less than 60 feet.

(3) Yards.

(a) Front Yards. Each lot or parcel of land in Zone CC shall have a front yard.

(b) Side Yards. Except as otherwise provided in CMC 20.76.170 (Side Yards), each lot or parcel of land in Zone CC that has a side lot line adjoining property in a residential or agricultural zone shall have a side yard of not less than 10 feet in width on the side adjoining such residential or agricultural lot or parcel of land. The street side or corner or reversed corner lots shall have a side yard as shown on the official setback map.

(c) Rear Yards. Except as otherwise provided in CMC 20.76.180 (Rear Yards), each lot or parcel of land in Zone CC which has a rear lot line adjoining property in a residential zone shall have a rear yard of not less than five feet in depth.

(4) Building Bulk.

(a) Height Limit. No lot or parcel of land in Zone CC shall have a building or structure in excess of two stories or 35 feet in height, whichever is less.

(b) Maximum Lot Coverage. No lot or parcel of land in Zone CC shall have a lot coverage by buildings or structures in excess of 50 percent of the lot area.

(5) Off-Street Parking and Loading. Each lot or parcel of land in Zone CC shall have off-street

parking and loading facilities as prescribed in CMC 20.80.010 (Off-Street Parking and Loading Requirements).

(6) Signs. Each lot or parcel of land in Zone CC may have outdoor advertising subject to the provisions of Chapter 20.84 CMC (Sign Regulations).

(7) Special Development Standards.

(a) All display and storage of goods, wares or merchandise in Zone CC shall be located wholly within a building except for the following:

- (i) Automobile sales.
- (ii) Boat sales.
- (iii) Trailer sales.
- (iv) Nursery stock.

(b) Bars and cocktail lounges shall be operated and maintained in such a manner that, during business hours, no portion of the interior area where beverages are sold, served, or consumed is visible from the exterior of the premises. Where any portion of a structure housing a bar or cocktail lounge is located within 200 feet of any building used for residential purposes, such bar or cocktail lounge shall operate with all entrance and exit doors, including doors used for delivery purposes, closed. (Ord. 587 § 20-1.1755).

**Article IV. Commercial
Manufacturing Zone (C-M)**

20.68.120 C-M Zone -- Intent and purpose.

Zone C-M is established to provide areas that will permit the complete range of commercial activities and, in addition, will permit limited and restricted manufacturing and wholesaling facilities. Standards are intended to control the intensity of use, the external effects upon surrounding areas, and generally limit the uses to those that can be operated in a clean and quiet manner. (Ord. 587 § 20-1.1760).

20.68.130 C-M Zone -- Principal uses permitted.

Premises in Zone C-M may be used for:

- (1) The following principal uses:
 - (a) Antique shops.
 - (b) Appliance stores, household.
 - (c) Art supply shops.
 - (d) Automobile supply stores.
 - (e) Bakery goods distributors.
 - (f) Bakery shops.

- (g) Barber and beauty shops.
- (h) Bicycle sales.
- (i) Bicycle, scooter, and similar vehicle rentals.
- (j) Book binders.
- (k) Book stores.
- (l) Building materials, sale of new material.
- (m) Children's clothing apparel stores.
- (n) Cleaning and dyeing agencies, including incidental spotting, sponging, pressing, and repairs.
- (o) Clothing stores.
- (p) Confectionery or candy stores.
- (q) Costume design studios.
- (r) Dental clinics.
- (s) Delicatessens (deli).
- (t) Department stores.
- (u) Dress shops.
- (v) Drug stores.
- (w) Dry goods stores.
- (x) Equipment rental services, including rototillers, power mowers, sanders, power saws, cement mixers, and other similar equipment.
- (y) Feed and grain sales.
- (z) Florist shops.
- (aa) Furniture stores.
- (bb) Furrier shops.
- (cc) Gift shops.
- (dd) Glass edging, beveling, and silvering in connection with the sale of mirrors and glass decorating furniture.
- (ee) Hardware stores.
- (ff) Hat cleaning and blocking establishments.
- (gg) Health food stores.
- (hh) Hobby supply shops.
- (ii) Ice cream shops.
- (jj) Ice sales, not to include ice plants.
- (kk) Interior decorating shops.

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- (ll) Jewelry stores, including incidental repairs.
 - (mm) Knit shops.
 - (nn) Leather goods stores.
 - (oo) Libraries.
 - (pp) Locksmith shops.
 - (qq) Manicure parlors.
 - (rr) Manufacturer's agent, carrying no inventory other than samples.
 - (ss) Medical clinics.
 - (tt) Millinery shops.
 - (uu) Printing services.
 - (vv) Mortuaries.
 - (ww) Museums.
 - (xx) Music stores.
 - (yy) Newspaper stores.
 - (zz) Notions or novelty stores.
 - (aaa) Offices, business and professional.
 - (bbb) Paint and wallpaper stores.
 - (ccc) Parks and playgrounds.
 - (ddd) Photo engraving.
 - (eee) Photography shops.
 - (fff) Photography studios.
 - (ggg) Post offices.
 - (hhh) Pottery stores.
 - (iii) Printers or publishers.
 - (jjj) Real estate offices.
 - (kkk) Shoe repair shops.
 - (lll) Shoe stores.
 - (mmm) Sporting goods stores.
 - (nnn) Stained glass assembly.
 - (ooo) Stationery stores.
 - (ppp) Tailor shops.
 - (qqq) Tile sales, ornamental.
 - (rrr) Tobacco shops.
 - (sss) Toy shops.
 - (ttt) Typewriter sales and incidental repairs.
 - (uuu) Watch repair shops.
 - (vvv) Wearing apparel shops.
 - (www) Wholesale businesses with samples on the premises but not including general storage.
- (2) The following uses require a conditional use permit, except the director of community development may issue an exemption provided the proposed use is compatible with surrounding uses:
- (a) Auditoriums and conference rooms.
 - (b) Banks and financial institutions.
 - (c) Bowling alleys.
 - (d) Community social centers.
 - (e) Employment agencies.
 - (f) Fire stations.
 - (g) Food markets.
 - (h) Gymnasiums.
 - (i) Laboratories, film, research, or testing.
 - (j) Mail order houses, not to include warehousing.
 - (k) Markets, wholesale or jobbers.
 - (l) Meat markets, not to include slaughtering.
 - (m) Motion picture processing, reconstruction, and the synchronizing of film with sound tracks.
 - (n) Plumbing shops.
 - (o) Police stations.
 - (p) Poultry markets, not including slaughtering.
 - (q) Parking lots and parking buildings, subject to the conditions of CMC 20.80.010 (Off-Street Parking and Loading Requirements).
 - (r) Pet shops.
 - (s) Pet supply shops.
 - (t) Produce markets, wholesale.
 - (u) Public markets.
 - (v) Radio and television stores.
 - (w) Radio broadcasting studios. Health centers.
 - (x) Recording studios.
 - (y) Reducing salons.
 - (z) Restaurants and other eating establishments.
 - (aa) Shoeshine stands.
 - (bb) Stations, bus, railroad, and taxicab.
 - (cc) Skating rinks.
 - (dd) Tourist information centers.
- (3) The following uses require a conditional use permit, except the director of community development may issue an exemption provided the proposed use is compatible with surrounding uses.
- The following uses, provided no drop hammers or automatic screw machines are permitted; no punch presses in excess of five tons capacity are permitted; and any motors used to operate lathes, drill presses, grinders, shapers, milling machines, saws, polishers, or metal cutters shall not exceed one horsepower capacity:
- (a) Assaying.
 - (b) Assembly of:
 - (i) Electrical appliances;
 - (ii) Electronic instruments; and

(iii) Radios, phonographs, or television sets, including the manufacturing of small parts such as coils, condensers, transformers or crystal holders.

- (c) Bakery.
- (d) Candy manufacturing.
- (e) Confectionery manufacturing.
- (f) Cookie manufacturing.
- (g) Cosmetics manufacturing.
- (h) Donut manufacturing.
- (i) Food commissaries.
- (j) Golf balls manufacturing.
- (k) Hay barns.
- (l) Ice cream manufacturing.
- (m) Jewelry manufacturing.
- (n) Lapidary shops.
- (o) Manufacturing, assembly, and compounding or treating of articles of merchandise from the following previously prepared materials:
 - (i) Bone.
 - (ii) Canvas.
 - (iii) Cellophane.
 - (iv) Cloth.
 - (v) Felt.
 - (vi) Fur.
 - (vii) Glass.
 - (viii) Leather, except machine belting.
 - (ix) Paper.
 - (x) Plastics, from previously molded material.
 - (xi) Shell.
 - (xii) Textiles.
 - (xiii) Yarn.
- (p) Metals, manufacturing products of rare and precious.
- (q) Motion picture studios, not including outdoor sets.
- (r) Optical goods manufacturing.
- (s) Oxygen and similar gases, storage of compressed, in Interstate Commerce Commission-approved type cylinders.
- (t) Packaging businesses.
- (u) Perfume manufacturing, blending and bottling.
- (v) Pie factory.
- (w) Stones, manufacturing products of precious or semi-precious.
- (x) Testing laboratories.
- (y) Toiletries manufacturing, not including soap.

(z) Scientific instrument and equipment manufacturing, or precision machine shops.

(4) Other similar uses that the planning commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or materially detrimental to the public welfare, and which the planning commission finds to be of a comparable nature and of the same class as the uses enumerated in this section.

(5) Notwithstanding anything to the contrary hereinabove, premises in Zone C-M that are located in the Atlantic Boulevard Corridor may be used for the purposes enumerated in this section only if a permit has first been obtained pursuant to the provisions of CMC 20.44.010 (Conditional Use Permits and Variances). (Ord. 587 § 20-1.1765).

20.68.140 C-M Zone – Accessory uses permitted.

Premises in Zone C-M may be used for accessory uses, provided such uses are established on the same lot or parcel of land, are incidental to, and do not substantially alter the character of any permitted principal use, including, but not limited to:

- (1) Storage of materials used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office; provided, that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.
- (2) Accessory buildings or structures.
- (3) Uses approved by the community development director pursuant to CMC 20.32.010.
- (4) Vending machines including and not limited to coin-operated vending machines, news-racks, video machines, and children's rides must be installed within an enclosed building (minimum floor area of 1,000 square feet).
- (5) Water vending machines subject to the following requirements:
 - (a) Machines must be installed within an enclosed building (minimum floor area of 1,000 square feet).
 - (b) All required approvals of the Los Angeles County health department and the local water service company shall be obtained before installation.

(c) All required plumbing or electrical permits for this use shall be obtained before permanent installation.

(d) There shall be a minimum clearance of six feet in front of the machine.

(e) There shall be no more than one water vending machine allowed for each 10,000 square feet of gross floor area occupied per individual business.

(f) A city of Cudahy business license is required for each machine pursuant to CMC 5.08.650.

(g) Water vending machines shall be maintained in a sanitary condition.

(h) A back-flow device shall be installed on each machine.

(i) Any water vending machine that becomes a legal nonconforming use as a result of the adoption of the ordinance which adopted this section, or of any subsequent amendment thereto, shall be removed or altered to conform to the regulations within 180 days of the effective date of the ordinance that generated the nonconformity, unless an extension is requested and granted by the planning commission based upon the inability of the vending machine operator to recoup its original investment in the installation costs of the machine or for other good cause. (Ord. 587 § 20-1.1770).

20.68.150 Uses by conditional use permit in the C-M Zone.

Premises in Zone C-M may be used for the following purposes, provided a permit has first been obtained, pursuant to the provisions of Chapter 20.44 CMC (Conditional Use Permits and Variances):

- (1) Air pollution sampling stations.
- (2) Alcoholic beverage sales and services, whether as a principal, accessory, incidental, or other use.
- (3) Amusement arcades to include and not be limited to computer labs and cyber cafes.
- (4) Amusement theme parks.
- (5) Aquariums.
- (6) Auction houses, not to include animals.
- (7) Automobile laundry, car wash.
- (8) Automotive-oriented including drive-through services.
- (9) Automobile body shop.

(10) Automobile sales, used or new, to include and not be limited to recreation vehicles, trucks, boats, and trailers.

(11) Automobile service stations/gas stations.

(12) Automobile service and repair uses, including and not limited to smog testing, oil lube, tune ups and transmission work.

(13) Automobile rental agencies.

(14) Billboards and other outdoor advertising signs.

(15) Boats and other marine sales.

(16) Body shops.

(17) Card clubs.

(18) Catering services.

(19) Carnivals, except as provided in CMC 20.32.010(3).

(20) Circuses.

(21) Communication equipment buildings.

(22) Concert halls.

(23) Dance clubs.

(24) Electrical distribution substations, including microwave facilities incorporated as part of a public utility.

(25) Gas measurement stations.

(26) Golf courses, miniature.

(27) Hospitals.

(28) Hotels.

(29) Laundries.

(30) Laundries, hand.

(31) Laundries, self-service.

(32) Laundry agencies.

(33) Liquefied petroleum gas storage and sales.

(34) Menageries.

(35) Mobile home parks in accordance with the regulations for development set forth in CMC 20.56.010.

(36) Motels.

(37) Nurseries, the growing of nursery stock, field crops, tree, bush and berry crops and vegetable or flower gardening.

(38) Oil wells pursuant to the provisions of Chapter 20.44 CMC (regulation of uses established by conditional use permit).

(39) Liquefied petroleum gas storage and sales.

(40) Paint and varnish, manufacturing of, only in conjunction with retail sales.

(41) Radio, telephone, television, microwave, transmitter, and repeater stations and towers.

(42) Rest homes.

(43) Rodeos.

(44) Shooting galleries.

(45) Secondhand stores.

(46) Schools, colleges, and universities, accredited, including appurtenant facilities which offer instruction required to be taught by the Education Code of the state and in which no pupil is physically restrained.

(47) Schools, business and professional, including art, bar, beauty, dance, drama, music, and swimming.

(48) Trailers, rental of house trailers.

(49) Trailer sales, not to include truck trailers.

(50) Theaters, not including drive-ins.

(51) Trucks, rental of trucks not over two-ton capacity.

(52) Telephone storage yards.

(53) Theaters.

(54) Water wells, reservoirs, tanks, dams, treatment plants, gauging stations, pumping stations, and any use normal and appurtenant to the obtainment, storage, and distribution of water.

(55) Zoos. (Ord. 612 § 3, 2011; Ord. 587 § 20-1.1775).

20.68.160 Standards of development in the C-M Zone.

Premises in Zone C-M shall be subject to the development standards prescribed in this section and those standards contained in CMC 20.76.010 through 20.76.310, inclusive (General Standards of Development).

(1) Lot Area. Each lot or parcel of land in Zone C-M shall have a minimum lot area of not less than:

(a) The number following the zoning symbol. If such number is less than 100, it shall mean acres, and if such number is more than 100, it shall mean square feet; or

(b) Six thousand square feet when no number follows the zoning symbol, except that in the Atlantic Boulevard Corridor the minimum lot area shall not be less than 40,000 square feet; or

(c) As otherwise provided in CMC 20.76.060 (Lot Area).

(2) Lot Width.

(a) Each interior lot or parcel of land in Zone C-M shall have a minimum lot width of not less than 60 feet.

(b) Except as otherwise provided in CMC 20.76.100 (Lot Width).

(3) Yards.

(a) Front Yards. Each lot or parcel of land in Zone C-M shall have a front yard not less than 10 feet in depth if open storage is located on the front of the lot. The front yard shall be landscaped as provided in Section 20-28 (Special Development Standards), unless the area is developed for off-street parking of automobiles pursuant to the provisions of CMC 20.80.010 (Off-Street Parking and Loading Requirements) or developed for employee recreational uses involving no structures other than light standards or screen fences.

(b) Side Yards. None required except that each corner lot or parcel of land in Zone C-M shall have a side yard of not less than 10 feet in depth on the street side of the lot or parcel of land if open storage is conducted thereon.

(c) Rear Yards. Each lot or parcel of land in Zone C-M having a rear lot line adjoining property in any residential zone shall have a rear yard of 30 feet.

(d) Except as otherwise provided in CMC 20.76.160 through 20.76.180 (Yards).

(4) Building Bulk.

(a) Height Limit. No lot or parcel of land in Zone C-M shall have a building or structure in excess of two stories or 30 feet in height, whichever is less.

(b) Maximum Lot Coverage. No lot or parcel of land in Zone C-M shall have more than 60 percent of the lot area covered by structures.

(c) Except as otherwise provided in CMC 20.76.270, Height limit.

(5) Off-Street Parking and Loading. Each lot or parcel of land in Zone C-M shall have off-street parking and loading facilities as prescribed in CMC 20.80.010 (Off-Street Parking and Loading Requirements).

(6) Signs. Each lot or parcel of land in Zone CC may have signs subject to the sign provisions of the Cudahy zoning code (Chapter 20.84 CMC).

(7) Special Development and Performance Standards.

(a) All storage, display, and sale of goods in Zone C-M shall be located wholly within a building except for the following:

(i) Automobile sales.

(ii) Boat sales.

(iii) Nursery stock.

(iv) Trailer sales.

enclosure and no storage of power-driven excavating or road building equipment.

(vi) Other temporary uses approved by the community development director pursuant to CMC 20.32.010.

(b) Performance Standards. Each use in this zone shall be established pursuant to the performance standards prescribed in Chapter 20.88 CMC (Environmental Performance Standards). (Ord. 587 § 20-1.1780).

Chapter 20.72

ALCOHOLIC BEVERAGES AND SERVICES

Sections:

- 20.72.010 Definitions.
- 20.72.020 Alcoholic beverages and services.
- 20.72.030 Restaurants.
- 20.72.040 Gas station selling beer and wine for off-premises consumption.
- 20.72.050 Beer and wine convenience store.
- 20.72.060 Grocery stores selling liquor.
- 20.72.070 Temporary use permit for consumption of alcohol.
- 20.72.080 Rights of appeal and review.
- 20.72.090 Expiration, violation, discontinuance and revocation.

20.72.010 Definitions.

“Alcoholic beverages” shall mean a fermented or distilled beverage including alcohol, spirits, liquor, wine, beer, and every other liquid or solid containing alcohol, spirits, wine, or beer which contains one-half of one percent or more of alcohol by volume and which is fit for beverage purposes either alone or when diluted, mixed or combined with other substances.

“Chief of police” shall mean the designated officer in charge of the Los Angeles County sheriff or the sheriff of the county or such law enforcement officer designated by the city as the officer responsible for law enforcement with the city.

“Gasoline service station” shall mean a retail place of business engaged in supplying goods and services essential to the normal operation of automobiles, such as dispensing of automotive fuels and motor oil, vehicle washing and lubricating services; the sale of tires, batteries, replacement items and other automotive accessories; and minor automotive repair. A “gasoline service station” also includes a business supplying food and beverages including but not limited to alcoholic beverages in addition to the provision of goods and services essential to the normal operation of automobiles.

“Off-site” shall mean the consumption of an alcoholic beverage off the premises of an establishment wherein alcoholic beverages are sold, served or given away.

“On-site” shall mean the consumption of alcoholic beverages on the premises of an establish-