

## CHAPTER 17.12

### COMMERCIAL ZONE

#### Sections:

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**17.12.010** General prohibition. A person shall not use any premises in zone C except as specifically permitted in this chapter and subject to all regulations and conditions enumerated in this chapter. (Ord. 178 200, 1961) .

**17.2.020** Uses permitted with use permit. Property in zone C may be used for the following uses subject to their issuance of a use permit for such use(s) pursuant to Chapter 17.44:

1. Athletic/health clubs;
2. Automobile agency for selling or leasing of new automobiles and the selling or leasing of secondhand automobiles on the same lot or parcel of land taken in as a trade-in on such new automobiles;
3. Automobile service and repair performed in conjunction with an automobile agency under subsection 2 of this section, or a retail auto parts sales business, run on the same parcel or run on an adjoining parcel and owned by the same person, firm, corporation, partnership or other legal entity. All such service and repairs must be done inside a building and must be incidental to a primary use of selling or leasing new automobiles or selling new automobile parts;
4. Banks and financial institutions
5. Bar or cocktail lounge
6. Barber shop
7. Beauty shop
8. Blueprinting and photocopying
9. Carwash
10. City, county, state, federal or other governmental public buildings, including but not limited to, city halls, schools, libraries, police and fire stations, and post offices;
11. Coffee shop
12. Cleaners/laundromat
13. Commercial off-street parking facility
14. Delicatessen
15. Drug store
16. Employment agency
17. Fast-food restaurant
18. Liquor store
19. Motorcycle agency for the selling or leasing of new motorcycles and the selling or leasing of secondhand motorcycles on the same lot or parcel of land taken in as a trade-in on such new motorcycles and repairs related to such new or secondhand motorcycles
20. Office (administrative, professional or service), including medical and dental offices and outpatient clinics
21. Photographer's studio
22. Printing and publishing
23. Recycling facilities as defined in and permitted by Chapter 17.52 of this title
24. Retail stores;
25. Travel agency
26. Veterinarian office

27. Vocational school. (Ord. 651 §7, 2000; Ord. 545 §§2(part), 4, 1988; Ord. 542 §4(part), 1987; Ord. 410 §1, 1977; Ord. 408 §1, 1977; Ord. 178 §201, 1961)

**17.12.025** Uses permitted with conditional use permit. Property in zone C may be used for the following uses subject to the issuance of conditional use permit for such use(s) pursuant to Chapter 17.48:

1. Bowling alley
2. Child care--Preschool
3. Church
4. Dance studio
5. Drama theater or playhouse
6. Entertainment or dancing. Any business or use that includes entertainment or dancing as part of that business or use. This subsection shall not apply to any business regulated by the terms of Chapter 17.14 of this code and defined in Section 17.08.005 of this code
7. Gasoline service station;
8. A combination of gasoline service station and any retail store(s) not related to automobile services on the same parcel of property;
9. Hospital;
10. Ice skating/roller skating rink;
11. Indoor children's soft play facility in which each child must be accompanied by an adult who must remain in the building at all times until the child departs the building;
12. Movie theater or cinema;
13. Restaurants. (Ord. 651 §8, 2000; Ord. 608 §1, 1994; Ord. 545 §§2(part), 4, 1988; Ord. 542 §4(part), 1987; Ord. 410 §1, 1977; Ord. 408 §1, 1977; Ord. 178 §201, 1961) .

**17.12.030** Entertainment and or dance regulations . Any business or use that includes entertainment and/or dancing as part of that business or use shall comply with the following:

- A. A business must have a minimum of five thousand square feet of continuous building area to conduct entertainment and/or dancing.
- B. A Los Angeles County sheriff's department investigation shall be conducted on the background on all owners or officers of a business or corporation prior to the planning commission review of the conditional use permit application.
- C. A written security program for the premises shall be presented to, and approved by, the Los Angeles County sheriff's department and city manager prior to the planning commission review of the conditional use permit application.
- D. The required security program shall be implemented and maintained in a manner satisfactory to the city and the sheriff's department.
- E. The entire premises is subject to inspection by the Los Angeles County sheriff's department and/or city representative at any reasonable time without prior notification.
- F. Adequate lighting will be provided in the parking lot areas and access sidewalks at all times.
- G. The hours of operation shall be restricted to six a.m. to two a.m., seven days a week.
- H. Permittee will be held responsible for acquainting all employees with these rules and all applicable local, county, state, or federal laws.
- I. No changes to the approved floor plan shall be permitted without written permission from both the Los Angeles County sheriff's department and the city.
- J. The noise level created by any entertainment and/or dance business shall not exceed the following at the property line of any adjacent or nearby residential land use, hospital, school in session, church or public library as measured by a sound level meter:
  1. Fifty-five dBA between seven a.m. -ten p.m. Fifty dBA between ten p.m. -seven a.m. for a cumulative period of more than thirty minutes in any hour;

2. Sixty dBA between seven a.m. -ten p.m. Fifty-five dBA between ten p.m. -seven a.m. for a cumulative period of more than fifteen minutes in any hour;
3. Sixty-five dBA between seven a.m. -ten p.m. Sixty dBA between ten p.m. -seven a.m. for a cumulative period of more than five minutes in any hour;
4. Seventy dBA between seven a.m. -ten p.m.  
Sixty-five dBA between ten p.m. -seven a.m. at any time.  
Any noise level measurements made pursuant to this subsection shall be performed in accordance with the following criteria:
  - a. "Noise level" means the "A" weighted sound pressure level in decibels obtained by using a sound level meter at slow response with a reference pressure of twenty micronewtons per square meter. The unit of measurement shall be designated as dB(A)
  - b. "Sound level meter" means an instrument meeting American National Standard Institute's Standard SI.4-1971 for Type 1 or Type 2 sound level meters or an instrument and the associated recording and analyzing equipment which will provide equivalent data.

K. Any violation of these regulations or any local, county, state or federal laws shall constitute grounds for revocation or suspension of the conditional use permit. (Ord. 651 §9, 2000; Ord. 644 §3, 1999; Ord. 608 §§4--6, 1994; Ord. 545 §2(part), 1988; Ord. 542 §5, 1987; Ord. 501U §1, 1985; Ord. 178 §202, 1961) .

**17.12.040** .Entertainment and/or dance exemptions. The following activities or events shall be exempt from the provision of Sections 17.12.025 and 17.12.030 of this code:

- A. A nonprofit organization or nonprofit group of persons whose organization or group is either one of a patriotic nature, or of a social, education, religious or charitable purpose shall be permitted to conduct four events annually (commencing on the first day of each year) with entertainment and/or dancing.
- B. Any entertainment and/or dance conducted at a city owned facility. (Ord. 651 §10, 2000)

**17.12.050** Regulations. The conditions under which the uses described in Sections 17.12.020 and 17.12.025 are permitted in zone C are as follows:

- A. That not to exceed fifty percent of the land be occupied by structures;
- B. That all goods, other than nursery stock and new and used cars, offered for sale, be displayed within a building enclosed by a roof and on all sides by walls;
- C. That parking spaces shall be provided at a minimum ratio of one space per two hundred fifty square feet of floor area within the structures served by such spaces.. All parking spaces shall be at least nine feet in width by nineteen feet in length, except that compact parking spaces which are at least eight feet in width by sixteen feet in length may constitute up to twenty percent of the required parking spaces. If the use consists of a gasoline service station and any retail store on the same parcel or lot, then the parcel or lot shall have, in addition to the parking spaces otherwise required for the gasoline service station, a number of parking spaces for the exclusive use of the retail store at a minimum ratio of one space per one hundred sixty-seven square feet of floor area within such retail store, or a total of six parking spaces, whichever is greater;
- D. Restaurants and cocktail lounges shall provide on the same lot or parcel of land, parking spaces at the ratio of one space for every two and one-half fixed seats available for use by the public and one space per fifty square feet of floor area not occupied by fixed seating. Additional parking spaces may be required in connection with the granting of a conditional use permit;
- E. That all buildings and structures shall be set back a minimum of thirty feet from the curb line of all streets;
- F. That architectural and general appearance of all such commercial buildings and grounds be in keeping with the character of the neighborhood and such as not to be detrimental to the public health, safety, and general welfare of the community in which such use or uses are located;
- G. That no commercial structure shall exceed a height of five stories or fifty feet, whichever is greater;
- H. All driveways shall be a minimum of twenty-six feet in width. Aisles serving parking areas shall be a minimum twenty-six feet in width. All driveways shall be located so that vehicles exiting the site have an unobstructed view of the street

and oncoming traffic. No driveway shall be located in such a manner that it creates a hazard for vehicles entering or exiting the site;

- I. Truck loading docks located on the front or side of a building shall be screened by masonry walls, accessory structures, or landscaping in such a manner so as to be consistent with the provisions of Section 17.36.060(R);
- J. No outside storage of any personal property, building materials, or other property not permanently affixed to the real property shall be allowed, other than as provided for in this section and in Section 17.32.050 of this code. This requirement shall not apply to new and secondhand automobiles held out by an automobile agency for sale or lease pursuant to Section 17.12.020(2) or Section 7.20.030(B) (1)
- K. All trash containers shall be kept within designated trash enclosure structures permanently affixed to the real property, constructed of either the same materials as the main structure or masonry blocks, and consisting of walls which are at least as high as the trash containers to be kept therein; 17.14.010
- L. Emergency fire facilities (hydrants) shall be provided and kept free and unobstructed at all times in accordance with the requirements of the Los Angeles County fire department. A fire prevention inspection must be made by the Los Angeles County fire department within two weeks after occupancy of the building by a new purchaser or tenant;
- M. All mechanical equipment (including roof-mounted equipment) shall be screened from public view by screening which is the same color as the main structure;
- N. As an incidental use to a permitted use pursuant to Section 17.12.020 or incidental to a use permitted with a conditional use permit in accordance with Section 17.12.025, a maximum of two pool tables or billiard tables will be permitted. (Ord. 669 B6 B 7, 2001; Ord. 651 B11, 2000).

**CITY OF INDUSTRY  
PLANNING DEPARTMENT**

**15625 East Stafford Street #100,  
City of Industry, CA 91744**

**Contact Information:**

**Phone (626) 333-2211**

**Fax (626) 961-6795**

**Email: [planning@cityofindustry.org](mailto:planning@cityofindustry.org)**