

*City of Lemon Grove, CA
Monday, July 28, 2025*

Title 17. Zoning

Chapter 17.16. ZONING DISTRICTS

§ 17.16.070. General commercial (GC) zone.

- A. Purpose. The general commercial (GC) zone is available to auto-oriented, generally large-scale businesses and activities offering retail goods and services meant to serve the needs of local and regional shoppers. These regulations establish development standards and conditions through which uses may be located in this zone. All uses shall be subject to the applicable regulations of this title.
- B. Permitted Uses. Uses that are consistent with the following categories, as determined by the development services director, are permitted by right, as verified by zoning clearance:
 1. Animal Sales and Services—Pet Supplies. Uses that provide sales of pet supplies including feed and grain. Facilities and operations shall comply with all standards set forth in this title.
 2. Animal Sales and Services—Grooming. Uses that provide animal grooming, with or without the sale of supplies, for household pets and small farm animals as defined in LGMC Chapter **18.16**. Facilities and operations shall comply with all standards set forth in this title.
 3. Brewpubs and wine bars as defined by Chapter **18.27**.
 4. Business and Professional. Uses related to the practice of a vocation requiring specialized training or education that can be performed in an office setting.

5. Business Support. Uses that provide printing, copying, photographic, computer, or technological services.
6. Educational and Training Facilities. Uses that provide classroom-style instruction for occupancies less than fifty persons as determined by the building official.
7. Emergency Homeless Shelter Overlay Zone (EHSOZ). Uses that provide temporary shelter for homeless individuals and/or families within the EHSOZ as provided for in Section **17.20.050**.
8. Financial Institutions. Uses related to the exchange, lending, borrowing, and safe-keeping of money.
9. Food and Beverage Establishments with Drive-Through. Uses that prepare, provide, or serve food or beverages for consumption on or off the premises that may include drive-through service. Alcoholic beverage sales shall be subject to LGMC Chapter **18.27**.
10. Funeral and Mortuary Services—No Assembly Space. Uses that provide services related to the death of a human (without crematoria). This use does not include assembly space.
11. Government. Uses related to local, state, or federal government agencies in an office setting.
12. Light Manufacturing. Uses that process, fabricate, assemble, treat, or package finished parts or products, of a limited intensity that result in few outside impacts. This use requires a retail component along the entire street frontages.
13. Maintenance and Repair of Consumer Goods. Uses that provide maintenance, cleaning, and repair services for consumer goods. This use does not include vehicle repair uses.
14. Medical, Dental, Clinics and Health Practitioners. Uses related to diagnosis and treatment of human illness and physical malfunction, including medical and dental laboratories that can be performed in an office setting.
15. Parking. Uses that provide surface or structure parking for passenger vehicles. Parking areas may be public or privately-owned and managed.
16. Personal Services. Uses that provide a variety of services associated with personal grooming or adornment, health maintenance, or well-being.

17. Recreation—Small. Uses or facilities associated with indoor or outdoor, active or passive recreation for indoor occupancies less than fifty persons as determined by the building official and outdoor occupancies less than fifty persons as determined by the community development director.
18. Retail. Uses that provide new consumer goods, large and small, functional and decorative, for use, entertainment, comfort, or aesthetics; goods for personal grooming or day-to-day maintenance of personal health and well-being. This use includes, but is not limited to, furniture, appliances, sundries, pharmaceuticals, wearing apparel and accessories, small equipment sales and rentals. This use does not include vehicle uses.
19. Retail—Antiques. Uses that provide antique goods, large and small, functional and decorative, for use, entertainment, comfort, or aesthetics.
20. Vehicle Equipment and Supplies without Installation. Uses related to the sale of new or used parts, tools or supplies for repairing or maintaining vehicles. This use does not include on-site installation.

C. Accessory Uses (LGMC Section **17.24.060**). Accessory uses are those uses that are supportive and incidental to the primary use. The accessory uses may be allowed by right, as verified by zoning clearance (ZC), by minor use permit (MUP, LGMC Section **17.28.052**), or by conditional use permit (CUP, LGMC Section **17.28.050**).

1. Administrative offices (ZC).
2. Assembly (MUP).
3. Communications (ZC, MUP, CUP).
4. Construction staging and laydown—Off-site (ZC).
5. Employee convenience sales and services—Recreational facilities (MUP).
6. Employee convenience sales and services—Cafeteria, food service, or consumer goods (ZC).
7. Home occupations (ZC).
8. Kiosk concession sales (ZC).

9. Outdoor dining on private property less than one thousand square feet (ZC).
10. Outdoor dining on public property or greater than or equal to one thousand square feet (MUP).
11. Outdoor sales or displays (ZC).
12. Outdoor storage (ZC).
13. Parking (ZC).
14. Real estate sales/leasing offices (ZC).
15. Residential complex support (CUP).
16. Residential—Caretaker dwelling (MUP).
17. Residential—Rental dwellings above commercial (CUP).
18. Retail manufacturing (MUP).
19. Retail—Secondhand merchandise (MUP).
20. Accessory dwelling units (permitted).

D. Uses Requiring a Minor Use Permit (Section **17.28.052**).

1. Animal Sales and Services—Veterinary Services. Uses that provide medical or surgical care for household pets and small farm animals as defined in LGMC Chapter **18.16**. Facilities and operations shall comply with all standards set forth in this title.
2. Assembly—Small. Uses that provide indoor gathering places, such as worship or entertainment, for occupancies less than fifty persons as determined by the building official. Alcoholic beverage sales shall be subject to LGMC Chapter **18.27**. This use does not include "adult entertainment" as defined by LGMC Section **18.28.020**.
3. Building Services. Uses that provide construction, maintenance, and repair services for all structural and mechanical elements of structures and exterior spaces.

4. Construction Supplies and Equipment. Uses that provide goods, including tools, to repair, maintain, or visually enhance a structure or premises.
5. Funeral and Mortuary Services with Assembly Space. Uses that provide services related to the death of a human (without crematoria) that may include assembly space for occupancies less than fifty persons as determined by the building official.
6. Government. Uses related to local, state, or federal government agencies in an industrial setting.
7. Recreation—Indoor—Large. Uses or facilities associated with indoor, active or passive recreation for occupancies greater than fifty persons as determined by the building official.
8. Research and Development. Uses engaged in research and testing activities associated with discovering new or improved products, methods, processes, or services in an office setting.
9. Residential Care. Uses that provide residential/inpatient care in a small facility (one to six people).
10. Vehicle Equipment and Supplies with Installation. Uses related to the sale of new or used parts, tools or supplies for repairing or maintaining vehicles that may include on-site installation.
11. Vehicle Repair—Minor. Uses that primarily provide replacement of parts, tune-ups, and similar minor services. This use does not include any operation listed under "Vehicle Repair—Major" or any similar major vehicle repair. Facilities and operations shall comply with all standards set forth in this title.
12. Vehicle Sales and Rentals. Uses related to the sale, lease, or rental of new or used vehicles or associated equipment including service, maintenance, and minor repairs.
13. Vehicle Service/Maintenance. Uses that include businesses primarily intended for the retail sale of vehicle fuel, which may include incidental merchandise and supplies; and/or vehicular services such as automatic or manual washing and detailing services, tire repair, equipment adjustments, tune-ups and similar minor services.
14. Massage Establishments. Uses that are a "massage establishment" as that term is defined and regulated in Chapter **8.20** of this municipal code.

E. Uses Requiring a Conditional Use Permit (Section **17.28.050).**

1. Animal Sales and Services—Day Care. Uses that provide part-time boarding care, for less than twenty-four hours per day, for household pets and small farm animals as defined in LGMC Chapter **18.16**. Facilities and operations shall comply with all standards set forth in this title.
2. Animal Sales and Services—Kennels. Uses that provide boarding care for household pets and small farm animals as defined in LGMC Chapter **18.16**. Facilities and operations shall comply with all standards set forth in this title.
3. Animal Sales and Services—Pet Stores. Uses that provide for the sale of household pets and small farm animals as defined in LGMC Chapter **18.16**, and supplies. Facilities and operations shall comply with all standards set forth in this title. Facilities and operations shall comply with all standards set forth in this title.
4. Assembly—Large. Uses that provide indoor gathering places, such as worship or entertainment, for occupancies greater than or equal to fifty persons as determined by the building official. Alcoholic beverage sales shall be subject to LGMC Chapter **18.27**. This use does not include "adult entertainment" as defined by LGMC Section **18.28.020**.
5. Day Care Center. Uses that provide part-time care, for less than twenty-four hours per day, located in a commercial zone.
6. Funeral and Mortuary Services with Assembly Space. Uses that provide services related to the death of a human (without crematoria), that may include assembly space for occupancies greater than or equal to fifty persons as determined by the building official.
7. Recreation—Outdoor—Large. Uses or facilities associated with outdoor, active or passive recreation for occupancies greater than or equal to fifty persons as determined by the community development director.
8. Recycling Collection Facilities—Large or Small. All collection facilities for recyclable materials shall be subject to LGMC Chapter **18.14**.
9. Research and Development. Uses engaged in research and testing activities associated with discovering new or improved products, methods, processes, or services that require an industrial setting.

10. Residential Care—Large. Uses that provide residential/inpatient care in a large facility (nine or more people).
11. Residential—Senior Housing. Residential uses that provide dwelling units as a senior housing development.
12. Retail—Secondhand Merchandise. Indoor sales of used consumer products. This use does not permit outdoor sales or displays.
13. Visitor Accommodations. Uses that provide lodging, or a combination of lodging and food, primarily to visitors and tourists. This use includes single room occupancy, hotels, and motels, with or without assembly space.
14. Warehouse. Uses engaged in bulk storage as well as storage by individuals in separate storage compartments. This use includes outdoor sales.
15. Wholesale Distribution. Uses engaged in the bulk storage and distribution of goods, including wholesale showrooms and outdoor sales.

F. Uses Requiring a Planned Development Permit (LGMG Section **17.28.030**).

G. Development Standards. The following property development standards shall apply to all land and structures in the GC zone:

1. Minimum Lot Area. Ten thousand net square feet.
2. Minimum Lot Width and Depth. No minimum width or depth required.
3. Minimum Yards (as prescribed in Section **17.24.030**).
 - a. Front: Twenty-five feet.
 - b. Side: No minimum side yard required; except ten feet along a side street or adjacent to a residential district.
 - c. Rear: No minimum rear yard required; except fifteen feet adjacent to a residential district.
4. Maximum Building Height (as prescribed in Section **17.24.040**).

- a. Main Buildings: Thirty feet.
- b. Accessory Structures: Fifteen feet.
- 5. Maximum Building Coverage. Thirty-five percent.
- 6. Enclosure. All permitted or conditionally permitted activities, including all accompanying accessory uses, shall be confined to enclosed structures, and shall not be conducted or occur upon any open or unenclosed area, whether private or public, unless expressly permitted in this section or authorized by a conditional use permit, temporary use permit or other official means.

H. Additional Zoning Provisions. All uses shall be subject to the applicable regulations of this development code, as specified in this section or prescribed elsewhere. Additional development standards relating to this zone are located in the following sections:

- 1. Accessory buildings and uses, Section **17.24.060**.
- 2. Landscaping and screening, Section **17.24.050**.
- 3. Loading, Section **17.24.020**.
- 4. Nonconforming uses, structures, and lots, Section **17.24.090**.
- 5. Parking, Section **17.24.010**.
- 6. Performance and restricted use standards, Section **17.24.080**.
- 7. Signs, Chapter **18.12**.
- 8. Temporary uses, Section **17.28.040**.

I. Special Treatment Area I (STA I). Properties located within special treatment area I (STA I) are subject to the requirements of the city of Lemon Grove Downtown Village Specific Plan.
(Ord. 394 § 4, 2010; Ord. 434 § 2, 2015; Ord. 446 § 2, 2017; Ord. 451 § 1, 2019; Ord. 461 § 1, 2022; Ord. 464 § 3, 2023)