

City of Hawthorne, CA
Thursday, September 4, 2025

Title 17. Zoning

Chapter 17.25. REGIONAL COMMERCIAL CLASSIFICATION

§ 17.25.010. Purpose.

The principal purpose and objective of this classification and its application is to provide for freeway-related commercial development for land uses requiring regional accessibility and visibility.
(Ord. 1513 § 2, 1991; Ord. 1683 § 1, 2000)

§ 17.25.020. Permitted uses.

In the Regional Commercial classification, the following uses only are permitted and as hereinafter specifically provided and allowed by this chapter, subject to the vehicular parking and loading requirements and the general provisions, conditions and exceptions set forth in Chapters **17.06** through **17.12** and **17.38** through 17.62:

- Antique shops;
- Automobile parking structures;
- Automobile parts sales and accessory service (subject to issuance of a conditional use permit, not including repair);
- Automobile service stations (subject to issuance of a conditional use permit);
- Bakeries;
- Banks, lending institutions, and other full-service financial institutions;
- Bookstores;
- Boxing gym;
- Brewery, low intensity (subject to limitations described in Section **17.75.010**);
- Cannabis businesses, subject to all of the provisions of Chapter **17.90**;
- Car washes, full service, hand, mechanical, self-service (subject to issuance of a conditional use permit);
- Car washes, steam;
- Consignment shops;
- Day care facilities (subject to limitation described in Section **17.25.030(P)**);
- Department stores;
- Drugstores;
- Dry cleaning and pressing, not including self-serve laundries or laundromats or establishments with cleaning plants on premises;
- Family entertainment center (subject to a conditional use permit);
- Food markets and grocery stores;

- Health clubs;
- Hotels and motels having more than one hundred rooms, including suites, but without kitchen facilities, subject to issuance of a conditional use permit. A market feasibility study prepared by a city-approved consultant shall be submitted with the conditional use permit application;
- Martial arts studio;
- Movie theaters;
- Offices, including medical, professional and general;
- Personal cosmetic services;
- Recycling facility (subject to issuance of a conditional use permit and Section **17.25.030(N)**);
- Restaurants (with or without cocktail bars, and with or without outdoor dining areas), cafeterias, drive-thru (subject to issuance of a conditional use permit);
- Schools, elementary, junior high and high schools (public or nonprofit private), all such uses subject to issuance of a conditional use permit;
- Short-term rentals in legal non-conforming structures, subject to Chapter **17.74**, except that vacation rentals shall not be permitted;
- Solar panels for electric power generation, water heating, space heating or space cooling as an accessory use to structures or uses on the same property and subject to the special limitations described in Section **17.25.030(M)**;
- Studio;
- Thrift shops, subject to special limitations described in Section **17.25.030(O)**;
- Trade school, commercial;
- Vehicle autobroker, subject to special regulations described in Section **17.25.030** if a display area is required;
- Vehicle leasing or rental agencies, subject to issuance of a conditional use permit and special regulations described in Section **17.25.030**;
- Vehicle sales (new or used), subject to issuance of a conditional use permit and special regulations described in Section **17.25.030**;
- Wireless telecommunication facilities (subject to issuance of a conditional use permit);
- Other similar retail and service establishments catering directly to the customer when interpreted to meet performance standards as set forth in Chapter **17.10** and not specified as prohibited in Section **17.25.025**.

(Ord. 2004 § 6, 2011; Ord. 2025 § 5, 2012; Ord. 2033 § 5, 2013; Ord. 2034 § 5, 2013; Ord. 2032 § 6, 2013; Ord. 2062 §§ 4, 5, 2014; Ord. 2066 § 8, 2014; Ord. 2068 § 11, 2014; Ord. 2089 § 4, 2015; Ord. 2099 § 4, 2015; Ord. 2124 § 4, 2016; Ord. 2127 § 7, 2016; Ord. 2198 § 6, 2020; Ord. 2237 § 4, 2023)

§ 17.25.025. Prohibited uses.

In the Regional Commercial classification, uses that are not expressly listed in Section **17.25.020** or expressly permitted in the Regional Commercial classification by other sections of the Hawthorne Municipal Code are prohibited from the Regional Commercial classification. For purposes of the clarification, and not for purposes of allowing any other uses, the following uses are also expressly prohibited from the Regional Commercial classification:

- Amusement arcades;
- Automobile repair—minor or major;
- Bail bonding services;
- Check cashing services;
- Cyber-café's;
- Dry cleaning and pressing establishments with cleaning plants on premises;

- Laundromats;
- Massage establishments;
- Self-storage facilities;
- Smog check only;
- Thrift shops not operated by charitable organizations, as defined in Chapter **17.04**.

(Ord. 2004 § 8, 2011; Ord. 2005 § 5, 2011; Ord. 2032 § 7, 2013; Ord. 2099 § 5, 2015; Ord. 2106 § 7, 2016; Ord. 2125 § 4, 2016; Ord. 2127 § 8, 2016; Ord. 2147 § 4, 2017; Ord. 2148 § 6, 2017; Ord. 2237 § 5, 2023)