

**CITY OF LAWNSDALE  
COMMERCIAL/DISTRICT USE TABLE**

**TABLE 2-1  
LAND USE MATRIX**

LAND USE ACTIVITY	C1	C2	C3	GC	OC	NC/NC	RC	C4	CM
						North/South			
<b>1. Administrative And Professional Offices</b>									
Establishment where the administrative, clerical and managerial functions of a business or industry are conducted or where members of a profession conduct their practice.	Y	Y	Y	Y	Y	Y/Y	N	Y	Y
<b>2. Automotive Related Uses</b>									
a) Auto Parts Sales – No Installations	Y	Y	Y	Y	N	N/Y	N	Y	Y
b) Auto Parts Sales – With Repair	N	N	Y	N	N	N/N	N	Y	Y
c) Auto and Light Truck Repair (i.e. engine and drive train, miscellaneous work, excluding heavy truck repair)	N	N	Y	N	N	N/N	N	Y	Y
d) Auto and Light Truck Bodywork and Painting	N	N	N	N	N	N/N	N	N	SUP
e) Auto Detailing (Clarifier Required)	Y	Y	Y	N	N	N/N	N	Y	Y
f) Car Washes	N	N	SUP	SUP	N	N/N	N	SUP	SUP
g) Fuel/Service Stations	SUP	SUP	SUP	SUP	N	N/N	N	SUP	SUP
h) Auto Impounding	N	N	SUP	N	N	N/N	N	SUP	SUP
i) Vehicle Leasing/Rental	N	N	N	SUP	N	N/SUP	N	Y	Y
j) Vehicle Sales New (Car, RV, Truck and boat)	Y	Y	Y	SUP	Y	N/SUP	N	Y	Y
k) Vehicle Sales Used (Car, RV, Truck and Boat)	N	N	SUP	SUP	N	N/N	N	SUP	SUP
<b>3. Boarding And Lodging Facilities</b>									
Commercial establishments that provide boarding and lodging facilities, including hotels/motels and associated conference activities.	N	N	SUP	SUP	SUP	SUP/SUP	N	SUP	SUP

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**TABLE 2-1  
LAND USE MATRIX (Continued)**

LAND USE ACTIVITY	C1	C2	C3	GC	OC	NC	RC	C4	CM
<b>4. Eating/Drinking Establishments</b>									
a) Delicatessen/Sandwich Shop	Y	Y	Y	Y	Y	Y	Y	Y	Y
b) Night Clubs/Bars/Lounges	SUP	SUP	SUP	N	N	N	SUP	SUP	SUP
c) Restaurants – No Drive-Thru	Y	Y	Y	Y	Y	Y	Y	Y	Y
d) Restaurants – with Drive-Thru	N	N	SUP	SUP	SUP	SUP	SUP	SUP	SUP
e) Restaurants – Serving Alcoholic Beverages	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
<b>5. Entertainment/Recreation Establishments</b>									
a) Auditoriums, Conventions Halls	N	N	N	SUP	SUP	SUP	SUP	N	N
b) Theater	Y	Y	Y	SUP	SUP	SUP	SUP	Y	Y
c) Video Arcades	N	N	SUP	N	N	N	N	SUP	SUP
d) Pool Halls	N	N	Y	N	N	N	N	Y	Y
e) Cyber/Internet Cafes	N	N	N	SUP	N	N	N	N	N
<b>6. Financial Institutions, Banks, Savings and Loans, Credit Unions</b>									
a) Financial Institutions, Banks, Savings and Loans, Credit Unions	Y	Y	Y	Y	Y	Y	Y	Y	Y
b) Payday Loans (does not include the dispensing of cash)	N	N	N	N	N	N	N	N	N
c) Check Cashing	N	N	N	N	N	N	N	N	N
<b>7. Medical/Care Facilities</b>									
a) Health Center operated by a government agency for outpatient treatment only	Y	Y	Y	SUP	SUP	SUP	N	Y	Y
b) Hospital	N	N	SUP	N	N	N	N	SUP	SUP
c) Child/Adult Day Care Centers	SUP	SUP	SUP	SUP	SUP	SUP	N	SUP	SUP
d) Doctors/Dentists Offices	Y	Y	Y	Y	Y	Y	N	Y	Y
e) Outpatient-Treatment (Substance Abuse)	N	N	N	N	N	N	N	N	SUP

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<b>8. Personal Service</b>									
a) Barber/Beauty/Nail shops	Y	Y	Y	Y	Y	Y	N	Y	Y
b) Dance School/Karate Studio	N	N	N	Y	Y	Y	N	N	N
c) Dry Cleaners/Dying/Spotting	Y	Y	Y	Y	Y	Y	N	Y	Y
d) Small Health/Athletic Clubs (Less than 15 customers)	Y	Y	Y	Y	Y	N	N	Y	Y
e) Large Health/Athletic Club	Y	N	SUP	Y	Y	N	N	SUP	SUP
f) Laundromat (Retail Only)	Y	Y	Y	SUP	SUP	SUP	N	Y	Y
g) Spiritual Consultant (Fortune Teller)	N	N	SUP	N	N	N	N	SUP	SUP
h) Tattoo and Body Piercing Parlor	SUP	SUP	SUP	N	N	N	N	SUP	SUP
i) Reducing Salons and Weight Control Establishments	Y	Y	Y	Y	Y	Y	N	Y	Y
j) Smoking Lounges	N	N	N	N	N	N	N	N	N
<b>9. Residential Uses – Mixed Use Development</b>									
				SUP	SUP	SUP	N		
<b>10. Retail Commercial establishments that sell merchandise generally needed/desired by the residents, employees and visitors of/to the community. Examples of allowable land use activities include, but are not limited to, the following:</b>									
a) Art Galleries and Studios	Y	Y	Y	Y	Y	Y	Y	Y	Y
b) Antique Stores provided that at least 75% of the merchandise available is over 100 years old.	Y	Y	Y	Y	Y	Y	Y	Y	Y
c) Convenience Stores	Y	Y	Y	SUP	SUP	SUP	SUP	Y	Y
d) Flower/Gift Shops	Y	Y	Y	Y	Y	Y	Y	Y	Y
e) Furniture (New Only)	Y	Y	Y	Y	Y	Y	Y	Y	Y
f) General Merchandise (i.e., Apparel, Supermarkets, Drug Stores, Photo, Meat, Notions, Bakery)	Y	Y	Y	Y	Y	Y	Y	Y	Y
g) Home Improvement Center	Y	Y	Y	Y	Y	Y	Y	Y	Y

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LAND USE ACTIVITY	C1	C2	C3	GC	OC	NC	RC	C4	CM
h) Home Improvements with Outdoor display of Lumber, Garden and Nursery items.	Y	Y	Y	SUP	SUP	SUP	SUP	Y	Y
i) Jewelry Stores	Y	Y	Y	Y	Y	Y	Y	Y	Y
j) Liquor Stores (Off-Sale) in compliance with Section 17.28.103 of the Zoning Ordinance	N	N	SUP	N	N	N	N	SUP	SUP
k). Nurseries/Garden Supplies with Outdoor Display	Y	Y	Y	SUP	N	SUP	SUP	Y	Y
l) Office Supplies/Equipment	Y	Y	Y	Y	Y	Y	Y	Y	Y
m) Pet Stores	N	N	Y	Y	Y	Y	Y	Y	Y
n) Specialty Food Store (No Alcohol Sales)	Y	Y	Y	Y	Y	Y	Y	Y	Y
o) Thrift Stores, Used Merchandise	N	N	N	N	N	N	N	N	N
p) Feed & Grain, Monuments, Tombstones, Stone, Auctions, Bird, Pet Plumbing w/outdoor displays.	N	N	Y	N	N	N	N	Y	Y
<b>11. Service Commercial</b>									
a) Bakery Establishments with On-Site Retail	Y	Y	Y	Y	N	Y	Y	Y	Y
b) Cleaning/Janitorial	Y	Y	Y	Y	N	N	N	Y	Y
c) Copy Center/Postal Service and Blueprinting	Y	Y	Y	Y	Y	Y	Y	Y	Y
d) Equipment Rental/Sales Service	N	N	N	SUP	N	N	N	N	Y
e) Interior Design Shops	Y	Y	Y	Y	Y	Y	N	Y	Y
f) Laboratories (i.e., Film, Medical and Dental, "R&D", etc.) No use of animals for research testing	Y	Y	Y	Y	Y	N	N	Y	Y
g) Miscellaneous Light repairs (Indoors Only)	N	N	Y	Y	N	Y	N	Y	Y
h) Printing Facilities	Y	Y	Y	Y	N	Y	N	Y	Y

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LAND USE MATRIX (Continued)**

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i) Pawnbroker	N	N	N	N	N	N	N	N	N
j) Recyclable Materials Collection Facilities (accessory to a grocery store only)	Y	Y	Y	SUP	N	N	N	Y	Y
k) Veterinary Services/Hospitals	N	N	Y	SUP	N	N	N	Y	Y
<b>12. Other</b>									
a) Assembly Facilities (Clubs, Lodges, Meeting Halls)	Y	Y	Y	SUP	N	N	N	Y	Y
b) Funeral Parlors/Mortuaries	N	N	Y	SUP	N	N	N	Y	Y
c) Private Schools (Trade Schools)	N	N	N	SUP	SUP	N	N	N	N
d) Religious Facilities	SUP	SUP	SUP	SUP	N	N	N	SUP	SUP
e) Electrical Transformer Substations Cellular Telephone transmission/relay site	SUP	SUP	SUP	SUP	SUP	SUP	N	SUP	SUP
f) Light Manufacturing on the Ground Floor Only Incidental to Retail Sale of Goods	N	N	Y	N	N	N	N	Y	Y
g) Radio Transmitter	N	N	SUP	N	N	N	N	SUP	SUP
h) Outdoor Promotional Sales	Y	Y	Y	Y	N	Y	N	Y	Y
i) Parking Lots, Commercial Subject to Conditions	Y	Y	Y	Y	N	N	N	Y	Y
j) Caretaker Facility				Y	Y	Y	N		
k) Record Studio	Y	Y	Y	Y	Y	Y	N	Y	Y
l) Greenhouse	Y	Y	Y	N	N	N	N	Y	Y
m) Orchards	Y	Y	Y	N	N	N	N	Y	Y
n) Plumbing Shop (*No outdoor storage)	Y*	Y*	Y	N	N	N	N	Y	Y
o) Billboard	N	N	N	N	N	N	N	N	SUP
p) Commercial Swimming Pool	N	Y	Y	N	N	N	N	Y	Y
q) Auto Trailer Parks	N	N	Y	N	N	N	N	Y	Y

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COMMERCIAL/DISTRICT USE TABLE**

**TABLE 2-1  
LAND USE MATRIX (Continued)**

<b>LAND USE ACTIVITY/ONLY PERMITTED IN C3/C4/M1 &amp; CM ZONE</b>	<b>C3</b>	<b>C4</b>	<b>CM</b>
1. Battery Service	Y	Y	Y
2. Bottling (Beverages, Perfume)	Y	Y	Y
3. Boxing Arena	Y	Y	Y
4. Carnivals	Y	Y	Y
5. Dog Food Catering	Y	Y	Y
6. Dying of Yarn	Y	Y	Y
7. Fish Smoking, BBQing	Y	Y	Y
8. Frozen Food Lockers	Y	Y	Y
9. Furniture Re-upholstering	Y	Y	Y
10. Furniture Storage	Y	Y	Y
11. Garage/Public Garage (Parking Structure)	Y	Y	Y
12. Gas Distributor	Y	Y	Y
13. Gas Sales	Y	Y	Y
14. Glass Edging/Beveling	Y	Y	Y
15. Lab for Testing Gas Heaters	Y	Y	Y
16. Miniature Golf	Y	Y	Y
17. Missions	Y	Y	Y
18. Motion Picture Film Processing	Y	Y	Y
19. Optical Establishments	Y	Y	Y
20. Parcel Delivery Terminal	Y	Y	Y
21. Perfume Blending	Y	Y	Y
22. Photo Engraving	Y	Y	Y
23. Plating	Y	Y	Y
24. Storage of Telephone Poles	Y	Y	Y
25. Poultry Hatcheries	Y	Y	Y
26. Printers-Publishers	Y	Y	Y
27. Sanatoria	Y	Y	Y
28. Skating Rink (Indoor)01.	Y	Y	Y
29. Re-treading (Tires)	Y	Y	Y
30. Trailer Rental	Y	Y	Y
31. Transfer Companies for Furniture and Household Goods	Y	Y	Y
32. Truck Rental	Y	Y	Y
33. Water Service	Y	Y	Y

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<b>LAND USE ACTIVITY/ONLY PERMITTED IN C3/C4/M1 &amp; CM ZONE</b>	<b>C3</b>	<b>C4</b>	<b>CM</b>
34. Incidental Light Manufacturing	Y	Y	Y
35. Clothing Manufacturing	Y	Y	Y
36. Ceramic Manufacturing	Y	Y	Y
37. Phonograph Production	Y	Y	Y
38. Schools	Y	Y	Y

**TABLE 2-1  
LAND USE MATRIX (Continued)**

<b>LAND USE ACTIVITY/ONLY PERMITTED IN CM ZONE</b>
1. Upholstery
2. Tool Manufacturing
3. Metal Fabrication
4. Post Office
5. Industrial/Research Facilities & Labs
6. Catering
7. Clothing Manufacturing
8. Electronic Assembly
9. Other Manufacturing/Assembly-Subject to Performance State
10. Building Material Storage/Sales
11. Contractor Office and Yard
12. Equipment Rental Yard

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