

17.16.020 Commercial district land uses and permit requirements.

Table 17.16.020.1, Uses in Commercial Districts, identifies the uses of land allowed in each commercial zoning district, and the land use permit required, if any, to establish each use. Where the last column in the tables (Specific Use Regulations) includes a section reference number, the regulations in the referenced section apply to the use in addition to those shown in the table.

Table 17.16.020.1: USES IN COMMERCIAL DISTRICTS

Land Use	Requirements by District					Specific Use Regulations
	P-O	C-1	C-3	C-4	CBD	
Retail uses such as:						
Alcoholic Beverage Retail Sale (off-sale)	—	CUP	CUP	See Sections 17.16.030.B.3. and 17.16.030.C.	CUP	See Article 3, Chapter 17.30
Antique Store		P	P		P	
Appliance Store and Repairs	—	P	P		P	
Automobile Sales/Rentals (no repair)	—	—	CUP		—	
Auto Parts Sales, Retail (no installation)	—	P	P		P	
Bakeries	—	P	P		P	
Beauty Supply Store	—	P	P		P	
Bicycle and Mini-bike Sales with Incidental Repair	—	P	P		P	
Book or Stationary Store	—	P	P		P	
Clothing Store	—	P	P		P	
Confectionary Shop	—	P	P		P	
Convenience Store	—	P	P		P	See Article 3, Chapter 17.30
Department Store	—	—	P		P	
Dry Goods	—	P	P		P	
Electronics Store	—	P	P		P	
Fabric Store	—	P	P		P	
Florist	—	P	P		P	
Furniture Store	—	—	P		P	
Gift Shop	—	P	P		P	
Grocery/Supermarket	—	—	P		P	
Hardware Store	—	P	P	P		
Hobby Shop	—	P	P	P		
Home Furnishings and Decorating Accessories Store	—	—	P	P		
Home Improvement Center	—	—	P	—		

Horticultural Sales (nursery) with Outdoor Display	—	—	CUP	See Sections 17.16.030.B.3. and 17.16.030.C.	—	
Jewelry Store	—	P	P		P	
Meat Market/Delicatessen (no slaughtering)	—	P	P		P	
Music Store	—	P	P		P	
Open Air Markets held on a recurring basis (farm or craft markets, produce markets, and similar use)			CUP		CUP	
Outlet Center	—	—	P		—	
Paint and Wallpaper Store	—	P	P		P	
Pawn Shop	—	—	—		—	
Pet Store	—	P	P		P	
Photography/Camera shop	—	P	P		P	
Retail Store	—	P	P		P	
Secondhand Store	—	—	CUP		—	
Shopping Center	—	P	P		P	
Shoe Store	—	P	P		P	
Warehouse Retail Store	—	—	CUP	—		
Business, Financial, and Professional uses such as:						
ATM	A	A	A	See Sections 17.16.030.B.3. and 17.16.030.C.	A	See Article 3, Chapter 17.30
Financial Institutions and related services	P	P	P		A	
Offices, Business, or Corporate	P	A	P		P	
Eating and Drinking Establishments:						
Accessory Food Service (open to public)	A	A	A	See Sections 17.16.030.B.3. and 17.16.030.C.	A	P-O zone: See Section 17.16.030.B.1.a
Bars, Lounges, Nightclubs, and Taverns	—	—	CUP		CUP	See Article 3, Chapter 17.30 for Alcohol Sales
Drinking Establishment (such as coffee shop, but not including alcohol sales)	A	P	P		P	P-O zone: See Section 17.16.030.B.1.a
Fast Food	—	—	P		P	
Outdoor Dining (up to 800 sq. ft.)	—	—	A		A	See Article 3, Chapter 17.30

Outdoor Dining (more than 800 sq. ft.)	—	—	AUP		—	See Article 3, Chapter 17.30
Restaurant - Sit-down	—	P	P		P	See Article 3, Chapter 17.30 for Alcohol Sales
Take-Out Service	—	P	P		A	
Services Uses - General:						
Acupuncture	P	P	P	See Sections 17.16.030.B.3. and 17.16.030.C.	—	
Animal Grooming	—	—	P		—	No overnight boarding of animals allowed
Animal Day Care	—	—	CUP		—	No overnight boarding of animals allowed
Animal Hospital/Clinic (not including Kennel)	—	—	CUP		—	
Automobile Car Wash/Detailing	—	—	CUP	See Sections 17.16.030.B.3. and 17.16.030.C.	—	See Article 3, Chapter 17.30
Automobile Lube and Tune Facility	—	—	CUP		—	See Article 3, Chapter 17.30
Automobile Service Station (fuel, maintenance)	—	CUP	CUP		CUP	See Article 3, Chapter 17.30
Barber and Beauty Shop	—	P	P		P	
Catering Service	—	P	P		P	
Clothing Rental Shop	—	—	P		P	
Dry Cleaning Pick-Up Store	—	P	P		P	No equipment
Electronics Repair Shop	—	P	P		P	
Employment Agencies	P	P	P		—	
Landromats (Self-service Laundries)	—	P	P		P	
Locksmith	—	P	P	P		
Nail Salon	—	P	P	P		
Postal and Mailing Service	A	P	P	P	P-O zone: See Section 17.16.030.B.1.a	
Shoe Repair Shop	—	P	P	P		
Tailors and Seamstresses	—	P	P	P		

Services Uses - Restricted:						
Beauty Health Spa	—	—	AUP	See Sections 17.16.030 .B3 and 17.17.030.C	AUP	
Check Cashing	—	—	CUP		—	—
Fortune Telling	—	—	AUP		—	—
Hotel/Motel	—	—	CUP		CUP	See Article 3, Chapter 17.30
Massage Services	—	—	CUP		—	See Title 5, Chapter 5.24, relating to Business License Requirements for Massage Uses
Care Uses:						
Day Care Facility	—	CUP	CUP	See Sections 17.16.030.B.3. and 17.16.030.C.	—	
Seniors Congregate Care (Housing)	—	—	CUP		—	
Medical-Related and Social Services:						
Ambulance Service (Limited fleet)	—	—	AUP	See Sections 17.16.030.B.3. and 17.16.030.C.	—	
Emergency/Urgent Care Clinic	—	—	P		-	
Hospital	—	—	CUP	See Sections 17.16.030.B.3. and 17.16.030.C.	—	
Medical, Dental Clinics and Offices	P	P	P		P	
Medical Lab	A	—	P		—	
Medical Supplies	A	P	P		—	
Outpatient Surgery/Care Facilities	P	—	P		—	
Pharmacy and Medical Supplies	A	P	P	P	P-O zone: See Section 17.16.030.B.1.a	
Transportation, Communication, and Infrastructure Uses:						
Automobile Parking Facilities as principal use (subterranean and structures)	A	—	CUP	See Sections 17.16.030.B.3.	CUP	

Utilities	P	P	P	and 17.16.030.C.	P	
Recreation and Education:						
Billiards, Pool Halls	—	—	CUP	See Sections 17.16.030.B.3. and 17.16.030.C.	—	See Chapter 5.16
Commercial Recreation	—	—	CUP		CUP	
Entertainment Accessory Use (Karaoke, Live Band, Piano, Singer, Dancing)	—	—	A		A	See Chapter 5.12
Game Arcade, Internet Café, or Similar Business	—	—	CUP		CUP	See Article 3, Chapter 17.30
Health Fitness Facilities (up to 2,000 sq. ft.)	—	—	AUP		AUP	
Health Fitness Facilities (more than 2,000 sq. ft.)	—	—	CUP		CUP	
KTV Studios (Karaoke)	—	—	CUP		—	See Article 3, Chapter 17.30
Library	—	—	P		P	
Movie Theater	—	—	CUP		—	
Museums	—	—	CUP		—	
Schools, Private	—	—	CUP		—	
Schools, Trade, Vocational	—	—	CUP		—	
Studio, Art, Dance, Martial Arts, Music (up to 2,000 sq. ft.)	—	AUP	AUP		AUP	
Studio, Art, Dance, Martial Arts, Music (more than to 2,000 sq. ft.)	—	CUP	CUP		CUP	
Tutoring Services (large)	CUP	CUP	CUP	CUP		
Tutoring Services (small)	P	P	P	P		
Other Uses:						
Accessory Structures	A	A	A	See Sections 17.16.030.B.3. and 17.16.030.C.	A	See Article 3, Chapter 17.32
Assembly/Meeting Facilities	-	CUP	CUP		CUP	
Donation Box (Charitable)	—	—	A		—	See Article 3, Chapter 17.30
Drive-through or Drive-up Facilities	—	—	P		P	See Article 3, Chapter 17.30
Government Buildings and Facilities	—	—	P		P	

Outdoor Displays	See Chapter 17.76 (Outdoor Sales and Garage Sales)					
Recycling Facilities, Reverse Vending Machines and Small Collection Facilities	—	AUP	AUP	See Sections 17.16.030.B.3. and 17.16.030.C.	—	See Article 3, Chapter 17.30
Single Room Occupancy (SRO) Developments	—	—	CUP		CUP	See Article 3, Chapter 17.30
Special Events	See Article 5, Chapter 124 (Temporary Use Permits and Special Events)					
Studios, Recording/Film	—	—	CUP	See Sections 17.16.030.B.3. and 17.16.030.C.	—	
Temporary Uses	See Article 5, Chapter 124 (Temporary Use Permits and Special Events)					

Notes:

P Permitted Use

A Permitted Accessory Use

— Use not allowed

CUP Conditional Use Permit required

AUP Administrative Use Permit required

- A. Performance Standards. The following performance standards shall apply to all commercial uses located in the P-O, C-1, C-3, C-4, and CBD zone districts.
1. Smoke. No use may emit from a vent, stack, chimney, or combustion process any smoke or emission, other than water vapor, that is visible to the naked eye and violates any standards established by the South Coast Air Quality Management District and the California Air Resources Board.
 2. Noise. No use may violate the City's noise standards.
 3. Vibration. No use may generate any ground-transmitted vibration that is perceptible to the human sense of touch measured at the outside boundary of the immediate space occupied by the enterprise generating the vibration if the enterprise is one of several located on a lot, or lot line if the enterprise generating the vibration is the only enterprise located on a lot.
 4. Odors. No use may generate any obnoxious or adverse odor that can be detected beyond the boundary of the lot occupied by that use.
 5. Electrical Disturbance or Interference. No use may create any electrical disturbance that adversely affects any operations, equipment, appliances, communications devices, or other electrical devices other than those of the creator of such disturbances

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6. Stormwater Runoff. The construction of any new building, and all activities conducted indoors and out of doors, shall comply with stormwater runoff regulations and National Pollution Discharge Elimination Systems (NPDES) requirements.
 - B. Business License Required. A valid business license, obtained pursuant to Title 5 of the Rosemead Municipal Code, shall be required as a condition of obtaining any permit or authority to establish a use under this Zoning Code.
 - C. Site Plan and Design Review Application Required.
 1. A Site Plan and Design Review application shall be submitted in accordance with the requirements of Article 5, Chapter 17.120 (Applications and Processing) and Chapter 17.136 (Site Plan and Design Review) for any new commercial development or any addition to an existing development in the P-O, C-1, C-3, CBD as follows:
 - a. Any proposal to construct a new building of three thousand (3,000) gross square feet or more, or the addition of three thousand (3,000) square feet, or an addition that exceeds fifty (50) percent of the existing floor area shall require a discretionary review.
 - b. Notwithstanding the provisions of Chapter 17.28 (Overlay Zones), any proposal to construct less than three thousand (3,000) square feet of new construction shall be subject to City staff-level review coordinated by the Community Development Department.
 2. See Section 17.16.030.C for development review application requirements in the C-4 zone.

(Ord. No. 931, § 5(Exh. A), 10-22-13; 957, § 3, 11-24-15)