

§ 21.10.010. Purpose and Intent.

The following zoning districts are intended to provide regulations for the safe, efficient and creative design of the commercial and office areas within the City. The zoning districts are intended to be consistent with the land use designations of the Monterey Park General Plan and serve as the primary tool of implementation of land use policy. The purpose of this chapter is to provide regulations that will promote the overall improvement of all commercial areas which cater to both local neighborhoods and regional areas.

(Ord. 2097 § 3, 2013)

§ 21.10.020. Commercial Zones.

(A) N-S – Neighborhood Shopping Zone.

(1) The N-S Zone has a physical character that is generally comprised of shallow lots and small scale developments. This zone provides for the development of commercial areas to serve nearby residential neighborhoods and to maintain the integrity of such existing areas within the City. This zone maintains a small-scale pedestrian oriented commercial character available to serve neighborhood residents through the implementation of the following practices:

- (a) Limit the maximum sizes of commercial uses in this area.
- (b) Ensure the maintenance and improvement of the existing commercial environment.

(B) S-C – Shopping Center Zone.

(1) The S-C Zone has a physical character that is generally comprised of deep and wide lots. This zone provides for the development of shopping and business centers that serve as a major retail attraction for the broader community through the implementation of the following practices:

- (a) Encourage and facilitate development of parking structures to ease the parking demand in this area.
- (b) Encourage the development of large retail centers that provide a variety of dining and retail uses and promote revenue for the City.
- (c) Ensure the maintenance and improvement of the existing character of S-C Zones as successful retail destinations.

(C) C-B – Central Business Zone.

(1) The C-B Zone has a physical character comprised of varying lot sizes with large and small scale development throughout. This zone provides for the development of a pedestrian-oriented downtown environment that allows for a mix of commercial and residential uses. This zone creates a vibrant pedestrian-oriented commercial district through the implementation of the following practices:

- (a) Encourage the use of awnings and window displays that create attractive storefronts and promote walk-ability throughout the downtown.

- (b) Promote a mix of retail, dining and limited service uses in which office uses are expressly prohibited on the street level.
 - (c) Promote accessory uses, such as outdoor dining, that will enhance a pedestrian friendly atmosphere.
- (D) R-S – Regional Specialty Center Zone.
- (1) The R-S Zone has a physical character generally comprised of wide, deep lots with large scale development. This zone provides for the development of commercial areas that serve a regional need and promote the development of regional centers with diverse retail and entertainment uses. This zone will serve as a commercial and entertainment center that serves both local residents and the surrounding region. This district shall provide sufficient parking to meet the needs of regional shoppers while maintaining a walk-able, pedestrian friendly environment. This zone shall develop into a regional commercial destination through the implementation of the following practices:
 - (a) Implement corner treatments to serve as entryways and/or focal points at major intersections and entrances throughout the R-S Zone.
 - (b) Facilitate mixed-use developments that provide a vibrant balance of residential, retail, entertainment and dining uses.
 - (c) Implement various pedestrian amenities and pedestrian linkages to the downtown commercial district (C-B Zone).
- (E) C-S – Commercial Services Zone.
- (1) The C-S Zone has a physical character commonly comprised of primarily narrow and shallow lots generally located along the City's boundaries. This zone provides for the development of commercial areas that promote retail and provide transition areas between the City and neighboring communities.
- (F) C-P – Commercial Professional Zone.
- (1) The C-P Zone has a physical character generally comprised of both medium and large scale development located along principal and minor arterials. This zone provides for the development of integrated office and professional areas, in which all related uses and facilities may be located. This zone encourages the establishment of cohesive business parks that accommodate a range of professional office, laboratory and limited retail uses.

(Ord. 2097 § 3, 2013)

§ 21.10.030. Land Use Regulations.

- (A) Permitted Uses. The land uses listed in Table 21.10(A) are permitted in one or more of the commercial districts as indicated in the columns corresponding to each commercial district. Where indicated with a "P," the use is permitted. Where indicated with an "X," the use is expressly prohibited. The letter "A" indicates the use is permitted only as an accessory use. The letter "C" indicates the use is conditionally permitted subject to the approval of a

conditional use permit. The letter "L" indicates the use is permitted subject to limitations described in Section 21.10.040. The letter "S" indicates the use is permitted only on the second floor or above.

- (B) All uses must be conducted totally within a completely enclosed building with the exception of City-approved outdoor dining, temporary special events, and uses customarily conducted in the open as determined by the City Planner, such as a carwash or nursery.
- (C) Storage is permitted only within an entirely enclosed building and is limited to accessory storage of commodities sold or utilized in the conduct of a permitted use, on the premises.
- (D) Uses producing, causing or emitting dust, gas, smoke, glare, noise, fumes, odors, electromagnetic emanations or vibrations which are or may be detrimental to the safety, welfare, health and peace of the City and its residents are prohibited.
- (E) Overnight parking of vehicles, except those used in conjunction with a permitted use, are prohibited. The vehicles must be maintained in proper working order and remain free of graffiti at all times. Any such vehicle deemed to be a public nuisance is prohibited from parking on-site.

**Table 21.10(A)
Permitted Uses in Commercial Zones**

Legend:

- A As an accessory use only
- C Permitted subject to approval of a conditional use permit
- L Permitted subject to limitations or special standards as described in Section 21.10.040
- P Permitted
- S Permitted on the second floor or above
- X Expressly prohibited

Land Uses	N-S	S-C	C-B	R-S	C-S	C-P
Retail						
Appliance or Electronics Sale and Repair	P	P	P	P	P	X
Art Gallery	P	X	P	P	P	X
Art Supplies Store	P	P	P	P	P	X
Auto Parts Store, retail only	P	P	X	P	P	X
Auto Sales – New	X	P	X	L	P	X
Auto Sales – Used	X	P	X	L	P	X
Bakery, Retail Sales Only	P	P	P	P	P	X
Beauty Supplies Store	X	P	P	P	P	X
Boat, Trailer, Motorcycle, Motor Scooter Sales	X	X	X	L	P	X
Book Store, including Newsstand	P	P	P	P	P	P

Land Uses	N-S	S-C	C-B	R-S	C-S	C-P
Catering Service, Food (not truck catering)	X	X	X	A	A	X
Cellular Phone Store, including Accessories	P	P	P	P	P	P
Clothing/Shoe Retail and Service	P	P	P	P	P	P
Delivery Only Medicinal Cannabis Retailer	X	X	X	X	C	X
Drugstore/Pharmacy	P	P	P	P	P	L
Florist	P	P	P	P	P	P
Furniture Store	X	P	P	P	P	X
Grocery/Food Store/Supermarket	P	P	P	P	P	L
Hardware/Home Improvement Store (less than or equal to 10,000 sq. ft.)	P	P	P	P	P	X
Hardware/Home Improvement Store (more than 10,000 sq. ft.)	X	P	X	P	P	X
Hobby/Specialty Store	P	P	P	P	P	X
Jewelry Store	X	P	P	P	P	P
Major Development	C	C	C	C	C	C
Medical Equipment and Supplies (sales and service)	X	P	X	P	P	P
Medical Marijuana Dispensaries	X	X	X	X	X	X
Music Store (sales, service and instruction)	X	P	X	P	P	X
Music Store (retail sales only with service and instruction expressly prohibited)	X	P	P	P	P	X
Music/Movie Sale and Rental	P	P	P	X	P	P
Office Supply Store (less than or equal to 10,000 sq. ft.)	X	P	P	P	P	P
Office Supply Store (more than 10,000 sq. ft.)	X	P	X	P	P	P
Pet Store and Supplies	P	P	P	P	P	X
Photo Processing Shop (contained within automated equipment only)	X	P	P	P	P	X
Plant Nursery	X	X	X	X	P	X
Retail, General (≤10,000 sq. ft.)	P	P	P	P	P	X
Retail, General (large) (>10,000 sq. ft.)	X	P	P	P	P	X
Specialty Retail	P	P	P	P	P	P
Sporting Goods Store	X	P	P	P	P	X
Swap Meet	X	X	X	X	X	X
Swimming Pool Sales and Service	X	X	X	P	P	X
Service Business						

Land Uses	N-S	S-C	C-B	R-S	C-S	C-P
Adult Care Facility	X	X	X	X	C	C
Animal Grooming	P	P	P	P	P	X
Animal Hospital	X	C	X	X	P	X
Animal Shelter	X	X	X	X	X	X
Auto Detailing	X	X	X	X	X	X
Auto Dismantling	X	X	X	X	X	X
Auto Rental	X	X	X	L	L	X
Auto Repair	X	X	X	X	X	X
Auto Salvage and Wrecking	X	X	X	X	X	X
Barber Shop	P	P	P	P	P	P
Beauty Salon	P	P	P	P	P	P
Car Wash	C	X	X	X	C	X
Cemetery	X	X	X	X	X	X
Check Cashing Facility	X	X	X	X	C	X
Collection Facility	C	C	X	C	C	X
Community Care Facility	X	X	X	X	C	C
Copy Center	P	P	P	P	P	P
Day Care Center	C	C	C	X	C	C
Day Health Spa (excluding massage)	P	P	P	P	P	P
Dry Cleaning (including laundry)	X	P	X	P	P	X
Dry Cleaning (including laundry less than or equal to 2,000 sq. ft.)	P	P	P	P	P	P
Employer-Sponsored Child Care	L	L	L	L	L	L
Extended Lodging Facility	X	X	X	L	L	L
Fitness Center (less than or equal to 5,000 sq. ft.)	L	L	L	L	L	L
Fitness Center (more than 5,000 sq. ft.)	C	C	C	C	C	C
Gunsmith	X	X	P	P	P	X
Hotel	X	X	L	L	L	L
Kennel/Animal Boarding	X	X	X	X	X	X
Laundromat	P	P	P	X	X	X
Locksmith/Keys	P	P	X	P	P	X
Mail Boxes (accessory to parcel service or contract postal station only)	A	A	A	A	A	A
Massage Establishment	L	L	L	L	L	L
Money Transfer Facility	X	X	X	X	C	X

Land Uses	N-S	S-C	C-B	R-S	C-S	C-P
Mortuary/Funeral Home	X	X	X	C	C	C
Motel	X	X	X	L	L	X
Parcel Service/Contract Postal Station	P	P	P	P	P	P
Photo Processing Shop	P	P	P	P	P	P
Photocopying/Reproduction	X	P	P	P	P	P
Picture Framing as Accessory to Art Supplies Store and/or Art Gallery	A	A	A	A	A	X
Printing and Publishing	X	X	X	P	P	X
Public Storage (Mini-Storage)	X	X	X	X	C	X
Salvage Yard	X	X	X	X	X	X
Service Station	C	C	X	C	C	X
Studio (Martial Arts/Dance/Photo/Music)	X	L	L	L	L	L
Tailor	P	P	P	P	P	X
Tattoo Parlors and Body Piercing Shops	X	X	X	X	X	X
Tutoring	L	X	X	L	L	X
Veterinary Services, Domestic	X	C	X	X	P	X
Eating & Drinking Establishment						
Alcohol Sales (on-sale and off-sale)	L	L	L	L	L	L
Bar, Tavern or Cocktail Lounge	X	X	L	L	X	X
Outdoor Dining	A	A	A	A	A	A
Restaurant	P	P	P	P	P	P
Retail Eating Establishment	P	P	P	P	P	P
Entertainment/Cultural						
Adult Oriented Business	X	X	X	X	X	X
Amusement or Game Arcade	X	C	C	C	C	X
Auditorium, including Performing Arts Center	X	X	X	C	C	A
Concert Hall	X	C	C	C	X	X
Comedy Club	X	C	C	C	X	X
Commercial Recreation – Indoor	C	C	C	C	C	C
Commercial Recreation– Outdoor	X	C	C	C	C	X
Community Center	X	C	C	C	X	X
Cultural Institution	X	X	X	P	P	P
Golf Driving Range	X	X	X	X	C	X
Internet Arcade	X	L	X	X	L	X
Library	X	X	X	P	P	P

Land Uses	N-S	S-C	C-B	R-S	C-S	C-P
Miniature Golf	X	C	X	C	C	X
Museum	X	X	P	P	P	X
Theater (theatrical and motion picture)	X	C	C	C	X	X
Office						
Bank/Financial Institution (retail)	C	C	C	C	C	P
Data/Cash Processing Office	X	X	X	X	X	P
Financial Institution/ Corporate Office	X	X	X	X	X	C
Notary Public	S	S	S	S	S	P
Office, Administrative	S	S	S	S	S	P
Office, Professional	S	S	S	S	S	P
Office, Service	P	S	S	P	P	P
Stockbroker/Trader	X	X	S	X	X	P
Medical Uses						
Acupuncture or Acupressure Clinic/Office	X	X	X	X	L	L
Alcoholism Hospital	X	X	X	X	C	C
Ambulance Service	X	X	X	X	C	P
Clinic (including medical, dental, psychologist, social work)	X	X	X	X	P	P
Day Treatment Hospital	X	X	X	X	C	C
Hospital (including psychiatric)	X	X	X	X	C	P
Long-Term Facility	X	X	X	X	C	C
Medical or Dental Laboratories	X	X	X	X	L	L
Nursing and Convalescent Hospital	X	X	X	X	C	L
Optometrist/Ophthalmologist	X	X	X	P	P	P
Out-Patient Facility (Drug and Alcohol)	X	X	X	X	L	L
Educational Institutions						
Business College (Office or Medical/Dental)	X	X	X	X	X	C
School, Commercial	X	X	X	X	X	C
School, Driving/Traffic (passenger vehicles and motorcycles)	X	X	X	X	C	C
School, Accessory Use to Church	X	C	C	X	X	X
School, Private	C	X	X	C	C	X
School, Public	P	P	P	P	P	P
School, Vocational or Trade School	C, S	X	C, S	X	C	C, S
Swimming Pool School	P	X	X	X	X	X

Land Uses	N-S	S-C	C-B	R-S	C-S	C-P
Additional/Accessory Uses						
Alcohol Sales	A	A	A	A	A	A
Assembly Hall	P	X	P	X	P	P
ATM Kiosk	L	L	L	L	L	L
Boarding House (see also Section 21.04.075)	X	X	X	C	C	C
Buildings Exceeding Height Limit	X	X	X	X	X	L
Community Facility	X	C	C	C	X	X
Drive-Through Business	L	L	X	L	L	X
Dump, Inert Solid	X	X	X	X	X	X
Dump, Rubbish and Refuse	X	X	X	X	X	X
General Research and Development Facility	X	X	X	L	L	L
Government or Public Facility	C	C	C	C	C	C
Government or Public Facility (owned or operated by the City of Monterey Park)	P	P	P	P	P	P
Live/Work Unit	L	X	L	L	L	X
Manufacturing, Heavy or Light	X	X	X	X	X	X
Mixed Uses (Residential & Commercial)	L	X	L	L	L	X
Parking Lot/Structure	X	X	A	A	A	A
Public Utility Office	C	C	X	C	C	C
Public Utility Substation	X	X	X	P	P	X
Quarry	X	X	X	X	X	X
Recycling Center	X	C	X	X	C	X
Refuse Collection	X	X	X	X	X	X
Rehabilitation Facility	X	X	X	X	C	C
Single Room Occupancy	X	X	X	L	L	L
Transitional Housing	X	X	X	X	C	C
Transfer Station	X	X	X	X	X	X
Warehouse	X	X	X	X	X	X
Warehouse and Sales Outlet	X	X	X	X	X	X
Wireless Communications & Telecommunications Facility	L	L	L	L	L	L
Wholesale/Distribution	X	X	X	X	X	X

(Ord. 2097 § 3, 2013; Ord. 2131 § 4, 2016; Ord. 2135 § 4, 2016; Ord. 2138 § 4, 2016; Ord. 2203 § 2, 2021; Ord. 2241, 12/20/2023; Ord. 2242, 1/17/2024; Ord. 2247, 9/4/2024)

§ 21.10.050. Conditional Uses.

The uses designated with a "C" in Table 21.10(A) are subject to the regulations and criteria for the consideration and issuance of a conditional use permit as set out in Chapter 21.32, Permit Procedures.

(Ord. 2097 § 3, 2013)

§ 21.10.060. Approval of Uses.

No person may commence a new use in any building, land or structure, nor may the owner of any property allow such use, unless and until the City Planner authorizes such use, before the Building Official's approval, indicating the same complies with all applicable laws.

(Ord. 2097 § 3, 2013)