

Attachment 8

Chapter 10.16 - C COMMERCIAL DISTRICTS

Sections:

10.16.010 - Specific purposes.

In addition to the general purposes listed in Chapter 10.01, the specific purposes of commercial district regulations are to:

A.

Provide appropriately located areas consistent with the General Plan for a full range of office, retail commercial, and service commercial uses needed by residents of, and visitors to, the City and region.

B.

Strengthen the City's economic base, but also protect small businesses that serve City residents.

C.

Create suitable environments for various types of commercial and compatible residential uses, and protect them from the adverse effects of inharmonious uses.

D.

Minimize the impact of commercial development on adjacent residential districts.

E.

Ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located.

F.

Ensure the provision of adequate off-street parking and loading facilities.

G.

Provide sites for public and semipublic uses needed to complement commercial development or compatible with a commercial environment.

The additional purposes of each district are as follows:

CL Local Commercial District. To provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that prevent significant adverse effects on residential uses adjoining a CL district.

CC Community Commercial District. To provide sites for planned commercial centers, such as Manhattan Village, which contain a wide variety of commercial establishments, including businesses selling home furnishings, apparel, durable goods, and specialty items and generally having a City-wide market area. Support facilities such as entertainment and eating-and-drinking establishments are permitted, subject to certain limitations to avoid adverse effects on adjacent uses.

CG General Commercial District. To provide opportunities for the full range of retail and service businesses deemed suitable for location in Manhattan Beach, including businesses not permitted in other commercial districts because they attract heavy vehicular traffic or have certain adverse impacts; and to provide opportunities for offices and certain limited industrial uses that have impacts comparable to those of permitted retail and service uses to occupy space not in demand for retailing or services.

CD Downtown Commercial District. To provide opportunities for residential, commercial, public and semipublic uses that are appropriate for the downtown area. This district is intended to accommodate a broad range of community businesses and to serve beach visitors.

CNE North End Commercial District. To provide for a mix of small, local and visitor-serving commercial, public and semipublic uses appropriate for the El Porto area and the business district along Highland Avenue and Rosecrans Avenue at the northern end of the City. Residential uses that are consistent with the standards of the RH Residential High-Density District are also permitted, consistent with the General Plan.

(Ord. No. 1832, Amended, 01/17/91; Ord. No. 1838, Renumbered, 07/05/91)

10.16.020 - CL, CC, CG, CD, CNE districts: land use regulations.

In the following schedules, the letter "P" designates use classifications permitted in commercial districts. The letter "L" designates use classifications subject to certain limitations prescribed by the "Additional Use Regulations" that follow. The letter "U" designates use classifications permitted on approval of a use permit. The letters "P/U" for an accessory use mean that the use is permitted on the site of a permitted use, but requires a use permit on the site of a conditional use. Use classifications that are not listed are prohibited. Letters in parentheses in the "Additional Regulations" column refer to regulations following the schedule or located elsewhere in this title. Where letters in parentheses are opposite a use classification heading, referenced regulations shall apply to all use classifications under the heading.

CL, CC, CG, CD, and CNE DISTRICTS: LAND USE REGULATIONS	<p>P — Permitted</p> <p>U — Use Permit</p> <p>L — Limited, (See Additional Use Regulations)</p> <p>- — Not Permitted</p>
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	CL	CC	CG	CD	CNE	Additional Regulations
Residential						
Day Care, Small Family Home	P	-	-	U	L-11	
Day Care, Large Family Home	L-23	-	-	L-23	L-23	
Single-Family Residential	U	-	-	U	L-11	(I)(J)
Multi-Family Residential	U	-	-	U	U	(I)(J)
Public and Semipublic						(A)
Clubs and Lodges	U	U	U	U	U	
Cultural Institutions	U	U	U	U	U	
Day Care, General	U	U	U	U	U	
Emergency Health Care	U	U	U	U	U	
Government Offices	L-10	P	P	P	P	
Hospitals	-	U	U	-	-	
Park & Recreation Facilities	P	P	P	P	P	
Public Safety Facilities	U	U	U	U	U	
Religious Assembly	L-21	-	L-21	-	-	
Residential Care, General	-	-	U	-	-	
Schools, Public or Private	U	U	U	-	-	
Utilities, Major	U	U	U	U	U	
Utilities, Minor	P	P	P	P	P	
Commercial Uses						(B)(K)(L)
Adult Businesses	-	-	L-5	-	-	(C)
Ambulance Services	-	-	U	-	-	
Animal Sales & Services						
Animal Boarding	-	-	U	U	-	
Animal Grooming	P	P	P	P	P	
Animal Hospitals	-	-	U	U	-	
Animals						
Retail Sales	P	P	P	P	P	
Artists' Studios	P	P	P	P	P	
Banks and Savings & Loans	P	P	P	P	P	
	-	U	U	U	-	

With Drive-Up Service						
Body Art Studios	-	U	U	-	-	(N)
Building Materials and Services	-	-	P	-	-	
Catering Services	P	P	P	P	P	
Commercial Filming	U	U	U	U	U	
Commercial Recreation and Entertainment	-	P	P	L-7	L-7	(D)
Communication Facilities	-	P	P	P	P	
Eating and Drinking Establishments	U	U	U	U	U	(E)
w/ Fast-Food or Take-Out Service	U	U	U	L-7	L-7	
Drive-Through	-	U	U	-	-	
Food and Beverage Sales	L-9	P	P	L-9	L-9	
Funeral and Interment Services	-	-	L-5	-	-	
Laboratories	-	-	U	-	-	
Maintenance and Repair Services	P	P	P	P	P	
Nurseries	P	P	P	-	-	
Offices, Business and Professional	P	P	P	L-24	L-24	
Pawn Shops	-	-	U	-	-	
Personal Improvement Services	P	P	P	P	P	
Personal Services	P	P	P	P	P	
Psychic Advisor	-	-	P	-	-	
Research and Development Services	-	-	U	-	-	
Retail Sales	P	P	P	P	P	
Secondhand Appliances/Clothing	-	-	P	U	U	
Swap Meets, Recurring Travel Services	P	P	P	P	P	
Vehicle Equipment/Sales and Services						
Automobile Rentals	-	P	P	-	-	
Automobile Washing	-	-	L-8	-	-	
Commercial Parking	-	U	U	U	U	
Service Stations	U	U	U	U	-	(F)
Vehicle Equip. Repair	-	-	L-6	L-6	-	
Vehicle Equip. Sales and Rentals	-	P	P	-	-	
Vehicle Storage	-	-	U	-	-	

Visitor Accommodations						
Hotels and Motels and Time Shares	-	U	U	U	U	
Residential Hotels	-	-	U	-	-	
Warehousing and Storage, Ltd.	-	-	P	-	-	
Industrial						(B)
Industry, Custom	L-7	L-7	P	L-7	L-7	
Industry, Limited	-	-	L-7	-	-	
Wholesaling, Distribution and Storage	-	-	U	-	-	
Accessory Uses						
Accessory Uses and Structures	P/U	P/U	P/U	P/U	P/U	
Temporary Uses						(G)
Animal Shows	-	-	U	-	-	
Christmas Tree Sales/Pumpkin Sales	P	P	P	P	P	
Circus and Carnivals	-	U	-	U	U	
Commercial Filming, Limited	-	U	U	U	U	
Food Truck Sales	-	U	U	-	-	
New Year's Eve	U	U	U	U	U	
Real Estate Sales	P	P	P	P	P	
Retail Sales, Outdoor	P	P	P	P	P	
Street Fairs	U	U	U	U	U	
Trade Fairs	-	U	U	-	-	
Nonconforming uses						(H)
Mixed Use	U	-	-	U	U	

C Districts: Additional Land Use Regulations

L-4 Only allowed above ground level with a use permit.

L-5 Only mortuaries are allowed, subject to a use permit.

L-6 A use permit is required, and body and fender shops are permitted only as part of a comprehensive automobile-service complex.

L-7 Only "limited" or "small-scale" facilities, as described in use classifications, are allowed with a use permit.

L-8 Attended facilities permitted; unattended facilities allowed with a use permit.

L-9 A use permit is required for Food and Beverage establishments operating between 10:30 p.m. and 6 a.m.

L-10 Only post offices and other offices occupying less than 2,500 square feet are permitted.

L-11 Single-family residential permitted if located (1) on a site which fronts on Crest Drive; or (2) on the rear half of a site which fronts on Highland Avenue; or (3) on a site which fronts on the east side of Highland Avenue between 38th Place to the south and Moonstone Street to the north; or (4) on a site which does not abut Rosecrans Avenue or Highland Avenue; otherwise a use permit is required.

L-21 A use permit is required, except for legally existing church facilities, including private schools and day-care contained therein, which do not exceed an overall floor area factor greater than half of the maximum floor area factor permitted by the development standards of the base district.

L-23 See [Section 10.12.020](#) (L-22): regulations for "Day Care, Large Family Home".

L-24 A Use Permit is required for a project with more than 2,500 square feet of Buildable Floor Area.

(A) Facilities on sites of 2 acres or more are subject to the regulations of [Chapter 10.28](#) (PS District) precluding those of this chapter. See [Section 10.28.020](#): PS District Applicability.

(B) A use permit is required for a single use or tenant project with more than five thousand (5,000) square feet of buildable floor area or more than ten thousand (10,000) square feet of land area. A master use permit is required for a multiple use or tenant project with more than five thousand (5,000) square feet of buildable floor area or more than ten thousand (10,000) square feet of land area. See [Section 10.84](#) for use permit provisions.

(C) The exterior walls of an adult business shall be at least two hundred feet (200') from an R district and a school, and at least one thousand feet (1,000') from the exterior walls of another adult business.

(D) See [Section 10.56.050](#): Game centers.

(E) See [Section 10.56.020](#): Eating and drinking establishments with take-out service. An establishment providing group entertainment is subject to [Title 4, Article 4](#), Dances and Cafe Entertainment and must obtain a permit from the City Manager.

(F) See [Section 10.56.030](#), Service stations, vehicle/equipment repair, and automobile washing.

(G) See [Section 10.84.110](#), Temporary use permits.

(H) See [Chapter 10.68](#), Nonconforming uses and structures.

(I) The keeping of domestic animals is permitted including: dogs and cats not to exceed five (5) for each residential living unit in any combination thereof and the young thereof not exceeding four (4) months in age, and other small domestic household pets such as rabbits, hamsters, guinea pigs, etc., not to exceed five (5) in any combination thereof. Common varieties of farm animals, livestock, exotic animals or wild animals (as defined in [Section 10.04.020](#)) are prohibited except for Vietnamese pot-bellied pigs, also known as pygmy pigs or mini-pigs, as permitted by the Animal Control Department.

(J) A maximum of three (3) garage or lawn sale permits per calendar year, of miscellaneous household items of personal property accumulated by the occupant of the residence as a normal matter of course may be held on any building site occupied by residents, provided a permit has been acquired from the City's Licensing Authority. Each permit shall be valid for a maximum of three (3) consecutive days and may include standard regulations on the garage sale permit (in accordance with provisions of [Section 6.08.020](#) MBMC).

(K) Valid discretionary permits approved prior to January 17, 1991 may satisfy the requirement for an individual use permit or master use permit, provided the scope of the project, including use(s) approved and intensity (buildable floor area) of development, remain in substantial conformance with the approved project, and the project complies with all conditions of approval. The Community Development Director shall approve the conversion of such permits in conformance with this section.

(L) A use permit, or use permit amendment, shall be required for any new alcohol license or modification to an existing alcohol license.

(M) Certain commercial businesses, such as eating and drinking establishments and visitor accommodations, with use permits and other discretionary zoning approvals that limit the hours of operation may operate for extended hours for New Year's Eve as designated in [Section 6.01.330](#) of the Businesses, Professions and Trades Code.

(N) A use permit shall be required for any new body art studio use as set forth in [Section 10.56.070](#): Body Art Studios. In addition, body art studios shall comply with the regulations set forth therein. Body art studios are not permitted in CG zoned parcels that are adjacent to RS-D6 (Oak Avenue Overlay District) zoned parcels.

(Ord. No. 1832, Amended, 01/17/91; Ord. No. 1838, Renumbered, 07/05/91; Ord. No. 1860, Amended, 10/29/92; Ord. No. 1864, Amended, 02/18/93; Ord. No. 1891, Amended, 01/06/94; Ord. No. 1902, Amended, 05/05/94; § 2, Ord. 1942, eff. February 22, 1996; § 2, Ord. 2000, eff. May 20, 1999; § 4, Ord. 2126, eff. September 3, 2009; § 4, Ord. 2130, eff. December 31, 2009; § 2, Ord. 2155, eff. February 17, 2012 and § 3, Ord. 2156, eff. March 9, 2012)

10.16.030 - CL, CC, CG, CD, and CNE districts: development regulations.

The following schedule prescribes development regulations for the CL, CC, CG, CD, and CNE districts. The first five (5) columns prescribe basic requirements for permitted and conditional uses in each district. Letters in parentheses in the "Additional Regulations" column reference regulations following the schedule or located elsewhere in the planning and zoning ordinance.

CL, CC, CG, CD, and CNE DISTRICTS:
DEVELOPMENT REGULATION

	CL	CC	CG	CD	CNE	Additional Regulations
Residential Development						(A)(B)
Nonresidential Development						
Minimum Lot Area (sq. ft.)	4,000	10,000	5,000	2,700	2,700	(B)
Minimum Lot Width (ft.)	40	100	50	30	30	(B)
Minimum Setbacks						(B)(C)
Front (ft.)	-	-	-	-	-	(D)
Side (ft.)	-	-	-	-	-	(E)
Corner Side (ft.)	-	-	-	-	-	(D)
Rear (ft.)	-	-	-	-	-	(E)
Maximum Height of Structures (ft.)	30	30	30	(G)	30	(F)(H)
Maximum Floor Area Factor (FAF)	1.0	1.5	1.5	1.5	1.5	
Minimum Site Landscaping (%)	8	12	8	-	-	(I)
Fences and Walls						(K)
Off-Street Parking and Loading						(N)
Outdoor Facilities	See Section 10.60.090				(O)	
Screening of Mechanical Equip.	See Section 10.60.090					
Refuse Storage Areas	See Section 10.60.100					
Underground Utilities	See Section 10.60.110					
Performance Standards	See Section 10.60.120					
Nonconforming Structures	See Chapter 10.68					
Signs	See Chapter 10.72					
Telecommunications Facilities	See Chapter 13.02 of MBMC					
Mixed Use Development						(B)(P)
CL, CC, CG, CD, and CNE Districts: Additional Development Regulations						

(A) Dwelling units as the sole use on a site shall be subject to the standards for residential development in the RH district and the area district in which the site is located, except as follows:

(1) CD district: the commercial standard for building height shall apply when dwelling units replace commercial use.

(2) CNE district, D-5 overlay: if an RH district standard conflicts with an overlay standard ([Section 10.44.040](#)), the overlay standard shall apply.

(B) See [Section 10.60.020](#), Development of substandard lots.

(C) See [Section 10.60.040](#), Building projections into yards and required open space. Double-frontage lots shall provide front yards on each frontage.

(D) A minimum ten-foot (10') building setback shall be provided along the west side of Sepulveda Boulevard as measured from the Sepulveda street property line prior to any required dedications.

(E) Along a rear property line abutting an R district, structures shall not intercept a 1:1 or forty-five-degree (45°) daylight plane inclined inward from a height of fifteen feet (15') above existing grade at the property line. Along a side property line abutting an R district, structures shall not intercept a sixty-degree (60°) daylight plane inclined inward from a height twenty feet (20') above existing grade at the property line.

(F) A roof pitch of at least four (4) vertical feet for each twelve (12) lineal feet of roof area is required. If the roof pitch is less, the maximum building height is twenty-two feet (22') unless structure parking is provided at or below the ground level.

(G) Within the CD district, the height limits shown on the accompanying diagram entitled "Section [10.16.030](#) (G), CD Downtown Commercial District Height Limits" shall apply.

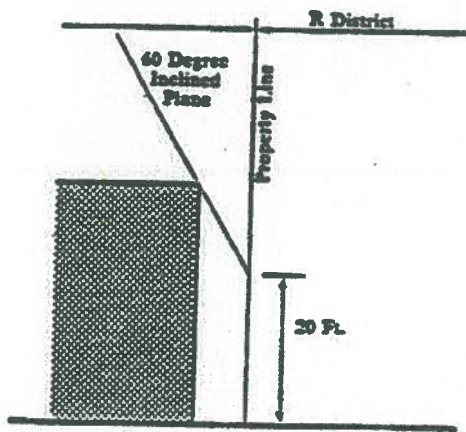
(H) See [Section 10.60.050](#), Measurement of height, and [Section 10.60.060](#), Exceptions to height limits.

(I) Planting Areas.

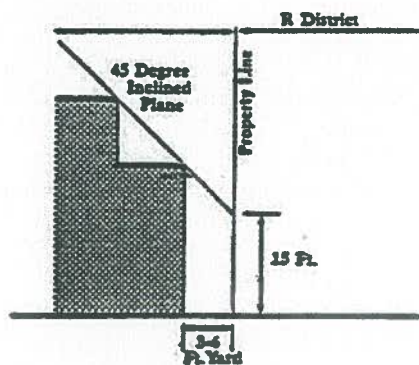
(1) Required yards shall be enclosed by a solid concrete or masonry wall at least six feet (6') in height or shall be planting areas, provided that a wall within fifteen feet (15') of a street property line shall not exceed three feet (3') in height.

(2) In the CG and CC districts, the minimum percentage of the site to be landscaped may be reduced one percent (1%) for each section of street frontage improved with an adjoining landscaped strip, the dimensions of which are minimally: twenty-five feet (25') in width and, in length, a dimension equivalent to twenty percent (20%) of the street frontage, where width is measured perpendicular to the street and length is measured parallel to the street. For purposes of calculation, the frontage allocated to driveways and walks shall not be counted.

(3) For additional site landscaping requirements, see [Section 10.60.070](#), Landscaping, irrigation and hydroseeding. Conformance with the design standards specified in [Section 10.60.070](#) may result in a total site landscaping requirement that exceeds the minimum site requirements of this section.



SIDE PROPERTY LINE



REAR PROPERTY LINE




REAR PROPERTY LINE

(E) REQUIRED DAYLIGHT PLANE AT ADJOINING DISTRICTS

(The diagram is illustrative)

CD DOWNTOWN COMMERCIAL DISTRICT HEIGHT LIMITS



	CD Downtown Commercial District Boundary
Maximum Building Heights in Feet	
	A 30' with parking structure or a pitched roof 22' with a flat roof
	B 26'

Section 10.16.030(G)

(J) (Reserved)

(K) **Fences and Walls.** A solid masonry or concrete wall is required for all commercial properties where they abut or adjoin a ground-floor residential use or residentially zoned property. The minimum height of a fence or wall is six feet (6') as measured from the finished grade of the commercial property. However, a wall within five feet (5') of a street property line shall be a minimum of three feet (3') in height as measured from the residential property.

The maximum height of a fence or wall shall be eight feet (8') as measured from the finished grade of the commercial property unless a greater height is mutually agreed upon for a common property line by the abutting property owners and approved by the Community Development Department.

(L) (Reserved)

(M) (Reserved)

(N) See [Chapter 10.64](#), Off-Street parking and loading regulations.

(O) See [Section 10.60.130](#), Antennas and microwave equipment; and [Section 10.60.140](#), Solar-assisted water heating.

(P) In a mixed use development, the residential standards for the RH district and area district in which the site is located shall apply to a building or portion of a building intended for residential use, and commercial standards shall apply to a building or portion of building intended for commercial use, except as follows:

(1) CD district:

(a) FAR: the commercial standard for maximum FAR shall apply to the entire project.

(b) Building height: the commercial standard shall apply to all portion(s) of the project except when an existing residential use that is legally established as of February 22, 1996 and occupies a solely residential building, is altered or replaced with a solely residential building, in which case the RH district standard shall apply.

(2) CL and CNE districts:

(a) FAR: the commercial standard for maximum FAR shall apply to the entire project.

(b) CNE district D-5 overlay: if an RH district or commercial standard conflicts with an overlay standard ([Section 10.44.040](#)), the overlay standard shall apply.

(Ord. No. 1832, Amended, 01/17/91; Ord. No. 1838, Renumbered, 07/05/92; Ord. No. 1860, Amended, 10/29/92; Ord. No. 1891, Amended, 01/06/94; § 3, Ord. 1942, eff. February 22, 1996; § 2, Ord. 1951, eff. July 14, 1996; §§ 1, 2, Ord. 1972, eff. November 20, 1997; § 4, Ord. 2075, eff. July 7, 2005)