

City of Huntington Park, CA  
Tuesday, May 27, 2025

## Title 9. Zoning

### Chapter 4. ZONING DISTRICTS

#### Article 2. Commercial/Office/Mixed Use Zones

##### § 9-4.202. Allowed uses.

Any use designated as "Permitted" by the following list shall comply with the provisions of this Code. Any permitted use which will occupy an existing structure (with no structural alteration/enlargement) shall comply with the operational standards contained in this article as well as Chapter 3 (General Regulations). Additionally, any permitted use which will occupy an existing structure that is to be altered, enlarged, or requires construction of a new structure(s) shall require the approval of a Development Permit in compliance with Chapter 2, Article 10.

The following list of Allowed Land Uses, Table IV-5, establishes the primary land uses in the C-P, C-N and C-G zoning district which are Permitted (P) or subject to a Development Permit (D) or a Conditional Use Permit (C). In accordance with Section **9-1.106**, uses that are not listed shall be expressly prohibited, unless the Director determines the use to be similar in nature and class to other uses listed.

<b>Table IV-5 ALLOWED LAND USES</b>				
<b>Land Use Activity</b>	<b>C-P</b>	<b>C-N</b>	<b>C-G</b>	
<b>Administrative and Professional Offices:</b>				
1. Administrative, Business, Service, and Public Utilities	P	P	P	
2. Accounting, Consulting, Counseling, Design, and Legal	P	P	P	
3. Headquarters (Business, Corporate, and Government)	P	P	P	
4. Medical/Dental Uses	P	P	P	
<b>General Commercial Uses:</b>				
1. Auditoriums/Concert/Convention Halls	-	-	C	
2. Alcoholic Beverage Sales/Serving Establishments [see regulations in Section <b>9-4.203(2)(A)</b> and Table IV-7]				
3. Amusement/Video Arcades	-	-	C	
4. Antique Shops	-	P	P	
5. Apparel/Shoe Stores	-	P	P	
6. Appliance Stores	-	P	P	
7. Art/Photography Shops, Studios, Galleries	P	P	P	

<b>Table IV-5 ALLOWED LAND USES</b>				
<b>Land Use Activity</b>	<b>C-P</b>	<b>C-N</b>	<b>C-G</b>	
8. Auction Sales	-	-	D	
9. Automobile, Motorcycle, and Truck Dealerships	-	-	C	
10. Automobile Parts Supply (retail only, no auto repair or installation)	-	-	P	
11. Automobile Rental Agencies	-	-	D	
12. Automobile Repair Specialty Shops	-	-	C	
13. Automobile Service Centers	-	-	C	
14. Bakeries (retail only)	-	P	P	
15. Banks/Financial Offices	P	P	P	
16. Banquet Halls, Lodges, and Conference Halls	-	-	C	
17. Barber/Beauty/Nail Shops	P	P	P	
18. Bars, Cocktail Lounges, Taverns	-	-	C	
19. Bicycle Shops (sales/service, non-motorized)	-	P	P	
20. Billiard/Pool Centers	-	-	C	
21. Book Stores (new/used)	-	P	P	
22. Book Stores/Adult Business [see regulations in Chapter 5-20]	-	-	P	
23. Bowling Alley	-	-	C	
24. Camera Film Drop Off/Express Developing	P	P	P	
25. Camera Shop (new/used)	-	P	P	
26. Candy, Confectionery/Ice Cream Stores	-	P	P	
27. Car Washes	-	-	C	
28. Catering Establishments	-	-	P	
29. Check Cashing	-	C	C	
30. Churches	C	C	C	
31. Communication Equipment Buildings	P	P	P	
32. Commuter Bus Stations	-	-	C	
33. Convenience Stores, Mini-Markets	-	D	D	
34. Cultural/Community Facilities	P	P	P	
35. Currency Exchanges	-	-	C	
36. Dance Hall/Club	-	-	C	
37. Dance School/Studios	-	C	P	
38. Delicatessens, Sandwich Shops, Donut Shop, Coffee Houses, Juice Bars				
under 2,000 square feet	C	P	P	
over 2,000 square feet	-	C	C	
39. Department Stores	-	P	P	
40. Discount/Club Membership Stores	-	-	P	
41. Drug Stores	-	P	P	
42. Dry Cleaning/Dyeing (retail only)	-	P	P	
43. Electronic/Computer Stores	-	P	P	

**Table IV-5  
ALLOWED LAND USES**

<b>Land Use Activity</b>	<b>C-P</b>	<b>C-N</b>	<b>C-G</b>
44. Escort Bureau/Introductory Service	C	-	C
45. Figure Model Studio (non-nude)	-	-	C
46. Floor Covering/Draperies Store	-	-	P
47. Florist Shops	P	P	P
48. Furniture Stores	-	-	P
49. Gift/Stationery Stores	-	P	P
50. Glass Shop (sales/service)	-	-	P
51. Grocery Stores (including supermarkets)	-	P	P
52. Gun Shops	-	-	C
53. Hardware Stores (up to 10,000 square feet)	-	P	P
54. Health/Athletic Clubs (excluding massage parlors)	P	P	P
55. Hobby Shops	-	P	P
56. Home Improvement Centers (over 10,000 square feet)	-	-	C
57. Hospitals	C	C	C
58. Hotels/Motels	-	-	C
59. Ice Cream Parlors	-	P	P
60. Interior Decorating Shop	-	P	P
61. Jewelry Sales/Repair Stores	-	P	P
62. Laboratories (including film, medical, and dental)	-	P	P
63. Laundromat (retail only)	-	P	P
64. Lighting Fixture Stores	-	-	P
65. Locksmith Shops	-	P	C
66. Marine Sales/Service	-	-	P
67. Massage Parlors (acupressure)	-	-	-
68. Mini-Malls	-	D	D
69. Money Advance	-	C	C
70. Money Transfer	-	C	C
71. Mortuaries	-	C	C
72. Multiple Tenant Merchandise Mart	-	-	C
73. Museums	P	P	P
74. Music Stores	-	P	P
75. Newspaper/Magazine Stores	-	P	P
76. Nightclubs (with entertainment/dancing)	-	-	C
77. Nurseries/Garden Supply Store	-	P	P
78. Office Supplies/Equipment (retail only)	P	-	P
79. Optical Shop	P	P	P
80. Paint/Wallpaper Stores (retail only)	-	P	P
81. Parcel Shipping/Copy/Fax Centers	P	P	P
82. Parking Structures	C	C	C

<b>Land Use Activity</b>	<b>C-P</b>	<b>C-N</b>	<b>C-G</b>
83. Pawn Shop/Brokers	-	-	C
84. Pet Shops	-	P	P
85. Plumbing Fixture Stores	-	P	P
86. Pool Supply (retail only)	-	P	P
87. Post Office Substation	P	P	P
88. Printing/Blueprinting Shops	P	P	P
89. Radio/Television Broadcasting Studios (no transmitting)	P	-	C
90. Recording Studios	P	C	P
91. Recycling Facilities	-	C	C
92. Restaurants (less than 4,000 square feet, excluding drive-thrus)	-	D	D
93. Restaurants (greater than 4,000 square feet, excluding drive-thrus)	-	C	C
94. Restaurants (with drive-thru facilities)	-	-	C
95. Restaurants (where outdoor eating facilities are larger than 400 square feet)	-	C	C
96. Saving and Loans	P	P	P
97. Secondhand Stores	-	-	P
98. Service Stations (including gas stations)	-	C	C
99. Shoe Repair	-	P	P
100. Shuttle Stations	-	-	C
101. Sign/Lettering Shops (with retail sales area)	P	P	P <sup>2</sup>
102. Skating Rinks	-	C	C
103. Sporting Goods Stores	-	P	P
104. Stamp/Coin Shops	P	P	P
105. Tailor Shops	P	P	P
106. Tattoo or Body Piercing Parlor	-	-	C
107. Tennis Court, Commercial	D	D	D
108. Theaters, Movie (excluding drive-ins)	-	-	C
109. Ticket Sales	P	P	P
110. Tobacco/Smoke Shops [see regulations in Section <b>4-19.03</b> ]	-	P	P
111. Toy Stores	-	P	P
112. Travel Agencies	P	P	P
113. Variety Stores	-	P	P
114. Vending Machines (outside, accessory use only)	C	C	C
115. Veterinary Offices/Animal Hospitals	C	C	C
116. Video Machines (up to 5)	P	P	P
117. Video Stores (up to a maximum net display area of 25% of total video displays devoted to adult videos)	-	P	P

<b>Table IV-5 ALLOWED LAND USES</b>			
<b>Land Use Activity</b>	<b>C-P</b>	<b>C-N</b>	<b>C-G</b>
118. Wedding Chapels	C	C	C
<b>Other Uses:</b>			
1. Antennae (accessory only)	C	C	C
2. Condominiums	-	-	-
3. Convalescent Homes	C	C	C
4. Drive-Thru Establishments (accessory only)	-	-	C
5. Emergency Shelters	D	D	-
6. Residential Developments (20 du/acre) <sup>1</sup>	D	D	-
7. Outdoor Storage (accessory only)	-	C	C
8. Wireless Communications Facilities	C	C	C
9. Senior Citizen Housing (only in Senior Citizen Housing Overlay District)	-	-	-
10. Single Room Occupancy	-	-	-
11. Low-Barrier Navigation Centers	P	P	-

**Note:**

1 Exceptions for mixed use if within 0.5 miles of a Transit Center, or 0.25 miles of a Transit Node or a Transit Corridor, as defined by the Metropolitan Transportation Authority Congestion Management Plan, or if other transit improvement measures are provided as determined by the review authority.

(§ 1, Ord. 666-NS, eff. September 15, 2001, as amended by §§ 1 and 2, Ord. 725-NS, eff. May 19, 2004, § 1 Ord. 788-NS, eff. August 17, 2006, § 2, Ord. 808-NS, eff. September 5, 2007, § 2, Ord. 817-NS, eff. November 1, 2007, § 1, Ord. 828-NS, eff. September 4, 2008, § 2, Ord. 847-NS, eff. January 21, 2010, § 4, Ord. 931-NS, eff. August 20, 2014, § 1, Ord. 2017-958, eff. August 17, 2017, § 9, Ord. 2019-978, eff. September 5, 201, and § 8, Ord. 2023-02, eff. December 7, 2023)