

4030 COMMERCIAL (C AND CM)

4030.10 Intent and Purpose

The C and CM districts are intended to permit the range of commercial uses in areas which are appropriate for such uses consistent with the General Plan Land Use Policy Map. The Town Center Commercial designation may be implemented by the C district, which allows for commercial services and sale of goods. The services or goods may be of a local, community, or regional nature. The General Commercial designation may be implemented by the CM district. The uses permitted in CM tend towards local uses; however, the CM district permits small scale industrial uses which have a commercial character.

4030.20 Permitted Uses

A. Town Center Commercial (C)

Uses permitted in the C district include local and community-serving commercial establishments. All uses in this district must be operated within an enclosed building. The intent of this district is to provide for commercial businesses which serve the neighborhoods and general Maywood community.

B. General Commercial/Manufacturing (CM)

Uses permitted in the CM district include the complete range of commercial uses. The CM district also permits limited and restricted manufacturing and wholesaling uses. CM uses shall be restricted to enclosed buildings unless otherwise specified.

C. List of Permitted Uses

Appendix A, Regulation of Uses by Zone District, lists uses permitted in the C and CM districts. No lot or parcel may have incompatible uses.

4030.30 Permitted Accessory Uses

Uses permitted as accessory to a primary use are listed in Appendix A, Regulation of Uses by Zone District.

4030.40 Uses Requiring a Conditional Use Permit

Uses which are permitted subject to a Conditional Use Permit are listed in Appendix A, Regulation of Uses by Zone District.

4030.50 Required Area

A. Minimum Required

A minimum net lot area of 5,000 square feet and a minimum lot width of 50 feet shall be required for each type of use.

B. Exceptions

The Council may establish minimum net lot areas in excess of 5,000 square feet when larger lot areas are considered necessary for a particular area or use.

4030.60 Maximum Lot Coverage

No lot or parcel of land shall contain development which covers more than 90 percent of the net lot area.

4030.70 Floor Area Ratio

A. C District

The floor area ratio (FAR) of development in the C district shall not exceed 0.30.

B. CM District

1. The FAR of development in the CM District shall not exceed the ratio established for the lot area by the Council. This ratio may be established between 0.25 and 0.5.
2. The Council shall establish the maximum FAR with the recommendations of the Department of Planning and Building and the Planning Commission.

3. The maximum permitted FAR shall be indicated on the Zoning Map by a suffix to the zone designation (for example, CM-0.40). Where no such designation is indicated, the maximum permitted FAR shall be 0.30.

4030.80 Height Limit

Principal structures shall not exceed three stories or 45 feet in height, whichever is less.

4030.90 Front Yards

No front yard shall be required. However, specialized entry treatment, including a specified setback, may be required through the Site Plan Review process.

4030.100 Side Yards

A. General Requirement

No side yards are required unless specified by subsection 4030.100.B.

B. Exceptions

1. Where a side yard abuts public right-of-way, a landscaped setback of not less than five feet from the right-of-way shall be provided. A corner cutoff area shall be provided as required by Section 4070.100.
2. Where a side yard abuts a residential district, a landscaped setback of not less than six feet for the first story of the commercial building and three additional feet per each additional story shall be provided.

4030.110 Rear Yards

No rear yard setback shall be required.

4030.120 Building Projections into Yards

All required yards shall remain open and unobstructed except for those projections permitted by Section 4070.90.

4030.130 Accessory Uses and Structures

Accessory structures shall be developed with the same setbacks as required for principal structures.

4030.140 Fences, Walls, and Hedges

A. Walls Adjacent to Residential Districts

Lots which are located adjacent to residential districts shall provide a solid wall along the property line, unless a primary commercial structure is situated on the property line. The wall shall not be less than six feet nor more than eight feet in height and shall be constructed of six-inch thick decorative block masonry or other material as approved by the Director of Planning and Building.

B. Other Walls, Fences, or Hedges

1. Heights of walls, fences, or hedges within the required front yard, corner cutoff area, or abutting a residential front yard shall not exceed three feet, unless otherwise specified. Open fences which do not obstruct visibility shall not exceed a height of six feet.
2. Other walls, fences, or hedges shall not exceed a height of eight feet.
3. In the C district, no barbed wire or other similar sharp materials shall be used on fences, walls, or hedges. In the CM district, such materials are permitted subject to Conditional Use Permit review and approval.
4. All fences and walls shall be constructed in conformance with Chapter 4 of Title 8 of the Maywood Municipal Code.

4030.145 Outdoor Display and Storage

A. Prohibited With Exceptions

No accessory outdoor display or storage shall be permitted in the C and CM districts except as provided for in Appendix A and as follows:

1. Christmas trees and wreaths
2. Flowers associated with a florist shop

3. Vehicles for sale, lease, or rent, or associated with an automobile repair shop
4. Garden equipment and supplies for sale, lease, or rent
5. Building materials for sale
6. Accessory goods and materials that can be displayed safely and properly, with the exception of adult materials, may be displayed in the common areas
7. Furniture may be displayed with a Temporary Use Permit

B. Restriction of Permitted Outdoor Use

The following restrictions shall apply to the accessory outdoor storage of goods and materials permitted by subsection A above.

1. No outdoor display or storage shall exceed six feet in height.
2. No outdoor display or storage shall be placed on the sidewalk or within any other public right-of-way.
3. The outdoor display and storage of garden equipment and supplies and building materials shall be permitted only within the side and rear yard areas.
4. The primary business must be located at least 25 feet from a public street
5. Outdoor displays must be located immediately adjacent to the primary business' building.
6. The primary business to which the outdoor display is accessory must be at least 12 feet away from any other business, which has outdoor display(s).
7. Merchandise for sale may be displayed in private walks in such a manner that complies with the provisions of California Title 24, Accessibility Standards.
8. Only merchandise that is part of and owned by the primary business of the establishment shall be displayed.
9. No merchandise shall be displayed or stored in areas that encroach into the required parking spaces or driveway aisles unless authorized by the City through the issuance of a Temporary Use Permit.
10. The time for the outdoor display of merchandise shall be limited to the hours of operation of the primary business.
11. Outdoor displays shall be limited to weekends and recognized holidays (including Mother's Day and Valentine's Day).

4030.150 Landscaping

- A. Every setback from a public right-of-way shall be landscaped with a planting border.
- B. The total landscaped area of a lot or development shall cover not less than two percent of the gross lot or project area, whichever is larger. Landscaped areas for parking shall not count towards the two percent.
- C. Landscaping shall consist of drought-resistant plant materials. A minimum of one tree per 40 linear feet of street frontage shall be provided. Low shrubs or groundcover shall be planted on the remaining areas.
- D. All frontages, interior courts, open space areas, and boundary areas that are not covered with buildings, pavement, or other impervious surface shall be landscaped.
- E. Required landscaped areas and landscaping shall be maintained in a neat, clean, and healthy condition. Water conserving automatic irrigation systems shall be used to maintain landscaping.
- F. Required trees shall be of a size which requires at least a 24gallon container.

4030.160 Other Applicable Regulations

The following additional Sections of this Ordinance shall apply to development in the C and CM districts:

- 4070 - Development Standards Applicable to All Districts
- 4080 - Performance Standards
- 4090 - Right-of-Way Dedication
- 4100 - Parking and Loading
- 4110 - Signs