

Chapter 9.12 COMMERCIAL ZONES

Sections:

9.12.010 Designation of commercial zones.

9.12.020 Intent and purpose.

9.12.030 Permitted land uses.

9.12.040 Development standards.

9.12.050 C-M zone performance standards.

9.12.010 Designation of commercial zones.

As used in this title, the following land use designations shall be considered the commercial zones:

M-U	Mixed Use Residential/Commercial
C-S	Commercial Service and Professional
C-3	Medium Commercial
C-4	Heavy Commercial
C-M	Commercial/Manufacturing

(Ord. 806 § 1, 2007).

9.12.020 Intent and purpose.

The commercial zones are established to provide areas in which business may be conducted, goods sold and distributed, services rendered, public activities offered and other similar commercial activities conducted. The commercial zones are intended to fulfill the need for shopping areas, which may range in size and composition from a neighborhood shopping facility to a regional shopping center. With the exception of the M-U residential/commercial zone, residential development is not allowed in any commercial zone, and the standards of development are designed to make the various commercial areas compatible with any adjacent development. The specific intent and purpose of each commercial zone is identified below:

A. M-U (Mixed Use Residential/Commercial). Established to provide a combination of commercial and residential uses working in tandem to supply the community with live-work and downtown living opportunities. This designation should be established for properties located on parts of Eastern

Avenue and Gage Avenue. Permitted residential densities correspond to the high density residential zone of 30 dwelling units per acre, and commercial uses are limited to a maximum floor area ratio (FAR) of 4.0. In order to establish this zone, consolidation of parcels to meet a minimum project threshold area of 15,000 square feet is required.

B. C-S (Commercial Service and Professional). Established to provide areas for the development of business and professional offices and related uses in locations within or in close proximity to residential areas where such uses can conveniently serve the public. This zone permits the development of light traffic-generating uses to be located on heavily traveled highway frontages, or adjacent to commercial or industrial zones, in order to lessen the impact on surrounding residential uses.

C. C-3 (Medium Commercial). Established to provide for a community's general commercial needs on a local basis. This zone combines neighborhood commercial uses and light retail uses that serve the local population with more general commercial uses where a wide range of retail and service establishments are needed to provide for the surrounding local community.

D. C-4 (Heavy Commercial). Established to provide for regional commercial needs. This zone provides for intensive commercial activities and specialized service establishments that require a central location within a large urban population. It also permits the development of wholesale businesses and major financial and administrative centers that may serve an entire region.

E. C-M (Commercial/Manufacturing). Established to provide commercial areas with limited and restricted manufacturing and wholesaling activities accessory to the commercial use. Standards are intended to control the intensity of uses, mitigate impacts on surrounding areas, and generally limit uses to those that can be operated in a clean and quiet manner. (Ord. 806 § 1, 2007).

9.12.030 Permitted land uses.

The following Commercial Land Use Matrix, Table 9.12A, establishes the land uses that are permitted, conditionally permitted, permitted as accessory uses only, temporarily permitted, or strictly prohibited in the commercial zones. Uses that are not listed in Table 9.12A shall be expressly prohibited. Uses not listed but similar to those permitted or conditionally permitted may be found to fall within the intent and purpose of this zone by the planning commission. The commission must find that the use(s) will not be more obnoxious or materially detrimental to the public welfare and must be comparable in nature and of the same class as the uses enumerated in this section.

Table 9.12A: Commercial Land Use Matrix*

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Access to property lawfully used for purposes not permitted in the commercial zones	S	S	S	S	S	Provided no other practical access to such property is available, and such access will not alter the character of the premises in respect to permitted uses.
Accessory buildings or structures	S/A	S/A	S/A	S/A	S/A	
Alcohol beverage sales	C	C	C	C	C	Refer to BGMC 9.20.050 , Alcoholic beverage uses – Conditional use, for special use standards.
Amusement arcades				C	C	Refer to BGMC 9.20.055 , Amusement arcades/Internet cafes – Conditional use, for special use standards.
Antennas (wireless facilities)	C		C	C	C	Refer to BGMC 9.20.065 , Antennas (wireless telecommunications facilities), for special use standards.
Antique shops	P		P	P	P	
Apartment houses	P			C	C	
Appliance stores, household	P		P	P	P	
Art supply shops	P		P	P	P	
Auditoriums and conference rooms			P	P	P	



Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Automobile general repair	P		P	P	P	Includes brake repair shops, engine and mechanical repair, muffler shops, tire repair and sales (new tires only), but excludes complete engine rebuilding, machining, or welding; all operations must be conducted within an enclosed building. Refer to Division 4 of this title, Supplemental Development Standards, BGMC 9.28.010 . Refer to BGMC 9.20.072 found in Division 3 of this title (Special Uses and Prohibited Uses).
Automobile painting and reupholstering shops, but excluding body and fender work					P	Incidental body and fender repair (less than 25 percent of floor and lot area) may be approved through a conditional use permit; all operations must be conducted within an enclosed building. Refer to BGMC 9.20.072 found in Division 3 of this title (Special Uses and Prohibited Uses).
Automobile parts supply stores	P		P	P	P	
Automobile sales dealerships, rental agencies, and sightseeing agencies (new and used vehicles)			P	P	P	Refer to BGMC 9.20.075 , Automobile sales, for special use standards.
Automobile service stations	C		C	C	C	Refer to BGMC 9.20.080 for standards.
Bakery goods, manufacturing of					A	
Bakery shops	P		P	P	P	

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Banks, savings and loan and credit unions	P	P	P	P	P	
Banquet facility			C	C	C	Refer to Chapter 9.04 BGMC, Definitions.
Barber and beauty shops	P	P	P	P	P	
Bars				C	C	
Bicycle, scooter and similar vehicle rentals and service	P		P	P	P	
Billboards					C	Refer to BGMC 9.40.050 , Billboard standards matrix.
Billiard and pool halls			C	C	C	Refer to BGMC 9.20.085 , Billiard and pool hall uses – Conditional use, for special use standards.
Blueprint shops	P	P	P	P	P	In association with retail copy center only.
Boat and other marine sales, new and used				P	P	Outdoor display permitted in C-3, C-4, and C-M zones only.
Body art establishments				C		Refer to the special use regulations of BGMC 9.20.086 , Body art establishments.
Bookstores and bookbinders	P	P	P	P	P	
Bowling alleys	P		P	P	P	
Building materials, storage of, used in the construction of a building or building project during the construction and 30 days thereafter	A	A	A	A	A	Contractor's temporary office; provided, that any lot or parcel of land so used is a part of the building project, or on property adjoining the construction site.
Business and commercial schools – Trade schools	C	C	C	C		

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Candy and confectioneries, manufacturing of					A	See Footnote No. 1 at end of table.
Candy or confectionery stores	P		P	P	P	
Cannabis cultivation ²						
Cannabis manufacturing						
Cannabis retail ³	C	C	C	C	C	Refer to Chapter 9.20 BGMC for additional development standards for cannabis retail. Refer to Chapter 5.12 BGMC for business regulatory permit and operating standards for cannabis retail.
Cannabis testing laboratory						
Canvas products, manufacturing of					A	See Footnote No. 1 at end of table.
Car washes	C		C	C	C	Refer to BGMC 9.20.087 , special use standards for car washes.
Carnivals, circuses, and street fairs	S/T	S/T	S/T	S/T	S/T	Refer to Chapter 9.42 BGMC, Temporary Uses and Structures.
Casino resort				P		Refer to Chapter 5.25 BGMC for business license requirements and this title.
Catering services	P	P	P	P	P	
Cemetery and columbarium				C	C	
Ceramics, manufacturing of					A	Incidental to retail sales from the premises, provided the total volume of kiln space does not exceed 16 cubic feet.
Churches, temples and other places of religious worship	P	P	P	P	P	

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Cleaning and dyeing personal services, including incidental spotting, sponging, pressing and repairs	P		P	P	P	
Cloth products, manufacturing of (not including manufacturing of clothing)					A	See Footnote No. 1 at end of table.
Clothing stores	P	P	P	P	P	
Clubs and lodges		C	P	P	P	
Commercial condominium projects and commercial planned developments	C	C	C	C	C	Refer to BGMC 9.20.095 for standards.
Communication equipment buildings	C	C	P	P	P	
Cottage food operations	P					Refer to BGMC 9.20.096 for standards.
Dance halls			C	C	C	Refer to Chapter 5.28 BGMC.
Dance school	P		P	P	P	
Day care for adults and children: special home, family home, special care, nursery	C	C	P	P	P	Refer to BGMC 9.20.040 for adult standards.
Delicatessens	P		P	P	P	
Dental and medical clinics, including laboratories and pharmacies in conjunction therewith	P	P	P	P	P	
Department stores			P	P	P	

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Doughnuts, manufacturing of					A	See Footnote No. 1 at end of table.
Dry cleaning, self-service	P	P	P	P	P	
Electric transmission substations and electric generating plants, including microwave, cellular and radio facilities in conjunction therewith	C	C	C	P	P	Refer to BGMC 9.20.100 for standards.
Electrical, electronic and electromechanical instruments and equipment, manufacturing of					A	See Footnote No. 1 at end of table.
Electronic display signs				C		Refer to BGMC 9.40.055 for special use standards.
Entertainment and recreation facilities, excluding adult service and amusement arcades	P		P	P		
Equipment rental services of small home use tools, including rototillers, power mowers, sanders, power saws, cement mixers and other similar equipment				P	P	Outdoor display and storage of equipment rental permitted in C-3 and C-4 zones.
Florist shops	P		P	P	P	
Forklift, sale, rental, service and repair					C	This shall not permit body and fender repair.
Fortunetelling				C	C	Refer to BGMC Title 5 for business license requirements.
Fraternity and sorority houses	C	C		C	C	

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Furniture reupholstering or redecorating store				P	P	Refer to BGMC 9.20.105 for standards.
Furniture stores	P		P	P	P	
Gift shops	P		P	P	P	
Glass edging, beveling and silvering in connection with the sale of mirrors and glass decorating furniture				P	P	
Glass products, manufacturing of (from previously prepared materials)					P	See Footnote No. 1 at end of table; provided, that no individual crucible shall exceed a capacity of 16 cubic feet.
Golf courses		C	P	P	P	
Golf driving ranges			C	P	P	
Gymnasiums			P	P	P	
Hardware stores (small retail)	P		P	P	P	
Health and fitness centers				P	P	
Heliports				C	C	
Hobby supply shops	P	P	P	P	P	
Home occupation	A					Refer to BGMC 9.20.170 , Home occupation permit.
Homes for aged persons, children, special boarding, foster family, small group care	P	P	C	C	C	
Hospitals		C	C	C	C	
Hospitals and medical clinics for small animals			C	C	C	Refer to BGMC 9.20.060 for standards.

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Hotels, motels, bed and breakfasts, and other similar facilities	C	C	C	C	C	Refer to BGMC 9.20.110 for standards.
Housing for the elderly	P	P	P	P	P	
Ice cream, manufacturing of					P	See Footnote No. 1 at end of table.
Ice cream shops	P		P	P	P	
Ice sales, not to include ice plants			P	P	P	
Institutions: aged persons, children	C	C	C	C	C	
Instructional studio	P		P	P	P	
Interior decorating shops				P	P	Refer to BGMC 9.20.105 for standards.
Internet cafes				C	C	Refer to BGMC 9.20.055 , Amusement arcades/Internet cafes – Conditional use, for special use standards.
Jewelry, manufacturing of					A	See Footnote No. 1 at end of table.
Jewelry stores with incidental repairs	P	P	P	P	P	
Lapidary shops					P	See Footnote No. 1 at end of table.
Laundries, self-service			P	P	P	
Leather goods stores	P		P	P	P	
Leather products, manufacturing of (from previously prepared materials)					A	See Footnote No. 1 at end of table.
Locksmith shops	P		P	P	P	

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Mail order houses					P	
Mail order houses, not to include warehousing	P	P	P	P		
Markets, food	P		P	P	P	
Massage establishments				P		Subject to Chapter 5.46 BGMC.
Menageries	P			C	C	
Microwave stations	C	C	C	C	C	
Millinery shops			P	P	P	
Mobile home parks			C	C	C	Refer to BGMC 9.20.125 for standards.
Mortuaries	P	P	P	P	P	
Motorcycle repair					P	Excludes complete engine rebuilding, machining, or welding; all operations must be conducted within an enclosed building; refer to Division 3 of this title, Special Uses and Prohibited Uses, for specific standards.
Museums			P	P	P	
Music stores	P		P	P	P	
Nurseries, including the growing of nursery stock			P	P	P	Outdoor display and storage permitted in C-3 and C-4 zones. Outdoor display and storage permitted for nursery stock-plant material only in C-M zone.
Offices: finance, insurance, real estate, personal, business and professional	P	P	P	P	P	
Optical goods, manufacturing of					A	See Footnote No. 1 at end of table.
Packaging businesses					P	

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Paint and wallpaper stores			P	P	P	
Paper products, manufacturing of (from previously prepared material)					A	See Footnote No. 1 at end of table.
Parking lots and structures, off-site			P	P	P	Outdoor display and storage of automobiles permitted in C-3, C-4, and C-M zones.
Pawnshops				C		Applies only to legal, nonconforming pawnshop establishments possessing a valid conditional use permit granted pursuant to BGMC 9.64.070(C) as of the effective date of the ordinance establishing pawnshops as a conditionally permitted use (Ord. 866).
Pet supply and pet shops			P	P	P	
Photoengraving	P	P		P	P	
Photographic equipment and supply stores	P	P	P	P	P	
Photography studios	P	P	P	P	P	
Plastic products, manufacturing of (from previously molded material)					A	See Footnote No. 1 at end of table.
Plumbing shops			P	P	P	In the C-3 and C-4 zones, outdoor display and storage of plumbing shop storage yard permitted if enclosed by a solid fence of no less than six feet in height.
Pottery stores	P		P	P	P	

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Poultry markets, not to include slaughtering	P		P	P	P	
Printers or publishers	P	P	P	P	P	
Radio and television stores			P	P	P	
Residential, multiple-family and condominium	C					
Residential care facility, seven to 15 persons	C					Refer to BGMC 9.20.137 , special uses and applicable standards, in addition to BGMC 9.10.040 .
Rest homes	C	C				
Restaurants, catering services, and other eating establishments, without live entertainment, alcoholic sales, and/or drive-through services	P	P	P	P	P	
Restaurants and other eating establishments with live entertainment, alcoholic sales, and/or drive-through services	C	C	C	C	C	
Retail sales of building materials, hardware, furniture, garden supply, food and merchandise (also known as a home improvement warehouse)	P	P	P	P	P	
Revival meetings, in a tent, not to exceed 30 days in any six-month period				T	T	Refer to Chapter 9.42 BGMC.
Seasonal sales	T	T	T	T	T	Refer to Chapter 9.42 BGMC.
Self-storage facility					P	Refer to BGMC 9.20.145 .

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Shoe repair shop			P	P	P	
Shoe stores			P	P	P	
Shoeshine stands			P	P	P	
Single room occupancy (SRO)	C					Refer to BGMC 9.20.150 for standards in addition to BGMC 9.10.040 (R-3) and 9.12.040 .
Skating rinks				P	P	
Sporting goods stores	P		P	P	P	
Sports arenas			P	P	P	
Stadiums			P	P	P	
Stained glass assembly					P	
Stationery stores	P	P	P	P	P	
Stations: bus, railroad and taxi	P	P	P	P	P	
Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses			P	P	P	
Supportive housing	P					Refer to BGMC 9.10.040 (R-3) for development standards.
Tailor shops	P	P	P	P	P	
Telephone repeater stations	C	C	C	C	C	
Textile products, manufacturing of (from previously prepared materials)					A	See Footnote No. 1 at end of table.

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Theaters, not including drive-in	P	P	P	P	P	
Tile sales, ornamental	P	P	P	P	P	Outdoor display and storage of ornamental tiles permitted in C-3 and C-4 zones.
Tobacco shops	P	P	P	P	P	
Toiletries, manufacturing of (not including soap)					A	See Footnote No. 1 at end of table.
Tourist information centers	P	P	P	P	P	
Toy shops	P	P	P	P	P	
Trailer sales and rental, not to include truck trailers			P	P	P	Outdoor display permitted in C-3, C-4 and C-M zones.
Transitional housing	P					Refer to BGMC 9.10.040 (R-3) for development standards.
Trucks and truck trailers, rental of trucks not over two-ton capacity					P	
Watch repair shops	P	P	P	P	P	
Water wells, reservoirs, tanks, dams, treatment plants, gauging stations, pumping stations, and any use normal and appurtenant to the obtainment, storage and distribution of water	C	C	C	C	C	
Wedding chapels	P	P	P	P	P	
Wholesale business with general warehousing					P	

Uses	M-U Zone	C-S Zone	C-3 Zone	C-4 Zone	C-M Zone	Special Requirements
A: Accessory Use C: Conditional Use P: Principal Use S: Site Plan Review (PC) T: Temporary Use						
Wholesale businesses with samples on the premises but not to include general warehousing					P	
Yarn products, manufacturing of (from previously prepared materials)					A	See Footnote No. 1 at end of table.
Zoos				C	C	
*Additional standards not found in this chapter may apply to certain land uses. Refer to Division 3 of this title, Special Uses and Prohibited Uses, for a list of these uses and standards. Division 3 of this title also states whether the special use is permitted by right, conditionally permitted, or permitted through a site plan review by the planning commission.						
1. Drop hammers; automatic screw machines; presses in excess of five-ton capacity; and motors used to operate lathes, drill presses, grinders, shapers, milling machines, saws, polishers or metal cutters exceeding one horsepower capacity are permitted. 2. This use excludes the cultivation of up to six cannabis plants, as permitted by state law, for personal use. 3. A cannabis retail use is prohibited within the civic center overlay district ("CCOD") as indicated on the city's zoning map, irrespective of the underlying zoning.						

(Ord. 943 § 5, 2024; Ord. 937 § 3, 2023; Ord. 934 § 4, 2023; Ord. 917 § 4, 2021; Ord. 879 § 2, 2016; Ord. 867 § 2, 2015; Ord. 866 § 3, 2015; Ord. 858 § 4, 2014; Ord. 851 § 4, 2013; Ord. 852 § 4, 2013; Ord. 848 § 3, 2013; Ord. 845-U § 3, 2012; Ord. 844 § 3, 2012; Ord. 840 § 7, 2011; Ord. 813 § 1, 2009; Ord. 806 § 1, 2007).

9.12.040 Development standards.

The following matrix, Table 9.12B, establishes the general development standards of the commercial zones as they apply to each individual zone. For additional standards not found in this section, refer to Division 4 of this title, Supplemental Development Standards. Division 4 of this title establishes development standards such as parking, landscaping, and other standards not prescribed within this chapter.

Table 9.12B: Commercial Development Standards Matrix

Development Standards	M-U	C-S	C-3	C-4	C-M
Lot Standards					
Area (square feet)	15,000 sf	5,000 sf	5,000 sf	15,000 sf	15,000 sf

Development Standards	M-U	C-S	C-3	C-4	C-M
Width	50 feet (+ 5 for every 1,000 sf of lot area up to 100 max. and 5 more for corner lots < 70 feet in width)	50 feet (+ 5 for every 1,000 sf of lot area up to 100 max. and 5 more for corner lots < 70 feet in width)	50 feet (+ 5 for every 1,000 sf of lot area up to 100 max. and 5 more for corner lots < 70 feet in width)	75 feet (+ 5 for every 1,000 sf of lot area up to 100 feet max. and 5 more for corner lots)	75 feet (+ 5 for every 1,000 sf of lot area up to 100 feet max. and 5 more for corner lots)
Depth	100 feet	100 feet	100 feet	150 feet	150 feet
Yard Setbacks					
Front	5 for commercial and 15 for residential	15	5	5	5
Side ¹	None for commercial and 5 for residential	10 or none	10 or none	10 or none	10 or none
Street Side	10	10	10	10	10
Rear ¹	10	20 or none	10 or none	10 or none	10 or none
Allowable Yard Projections	Refer to BGMC 9.46.050				
Density (Maximum)					
Floor-to-Area Ratio (FAR)	4.0	4.0	4.0	5.0	2.0
Residential Units per Lot	30 per acre	30 per acre (senior housing)	N/A	N/A	N/A
Lot Coverage (%)	90	50	90	90	60
Distance Between Buildings on Same Lot					
All Structures	Based on California Building Code and Fire Code Requirements				
Height (Maximum)					
All Structures	60 feet	60 feet	60 feet	N/A	35 feet

Development Standards	M-U	C-S	C-3	C-4	C-M
Allowable Height Projections	Refer to Division 4 of this title, Supplemental Development Standards				
Screening of Mechanical and Utility Equipment					
All mechanical equipment shall be prohibited in the front yard and shall be located on the ground no less than three feet from the side and rear property lines. When a building permit for additional square footage is requested, existing equipment located on the roof or exterior walls of a structure shall be provided with a decorative screen to shield such equipment from view and shall be placed at least six inches below the top of the lowest building parapet or decorative screen. Rooftop screening material and color shall be architecturally compatible with the primary building and adjacent structures. No plumbing line shall be placed upon the exterior wall of a structure unless such line is enclosed or otherwise screened from view. Outside utility equipment such as utility meters, HVAC equipment, etc., shall be screened from public view and shall not be visible from the public right-of-way. If the utility equipment is enclosed, the enclosure shall be painted the same color as the exterior walls of the building.					
Landscaping					
Refer to Chapter 9.34 BGMC, Landscaping.					
Lighting					
Lighting shall be provided on the exterior of buildings and within parking areas. The location of all light fixtures shall be shown on any plans required as part of a project application for review and approval by the department.					
Parking					
Refer to Chapter 9.38 BGMC, Parking and Loading (Off-Street).					
Trash Enclosures					
Refer to Chapter 9.44 BGMC, Trash Enclosures.					
Wall-Mounted Equipment					
Water heater enclosures, vents, flashings, pipes, and conduit for solar or other equipment shall be painted the same color as the surface to which they are attached.					
Fences and Walls					
Refer to Chapter 9.32 BGMC, Fences, Walls and Hedges.					
Note: All standards are given in feet and address minimum requirements unless otherwise stated.					
¹ Side and rear yard setbacks are only required if adjacent to a residential or open space zone or use. Otherwise, zero lot line is allowed in these yard areas. If not applicable and a setback is still desired, it must be a minimum setback of five feet from side or rear property lines to prevent narrow and unsecured spaces between buildings and property lines.					

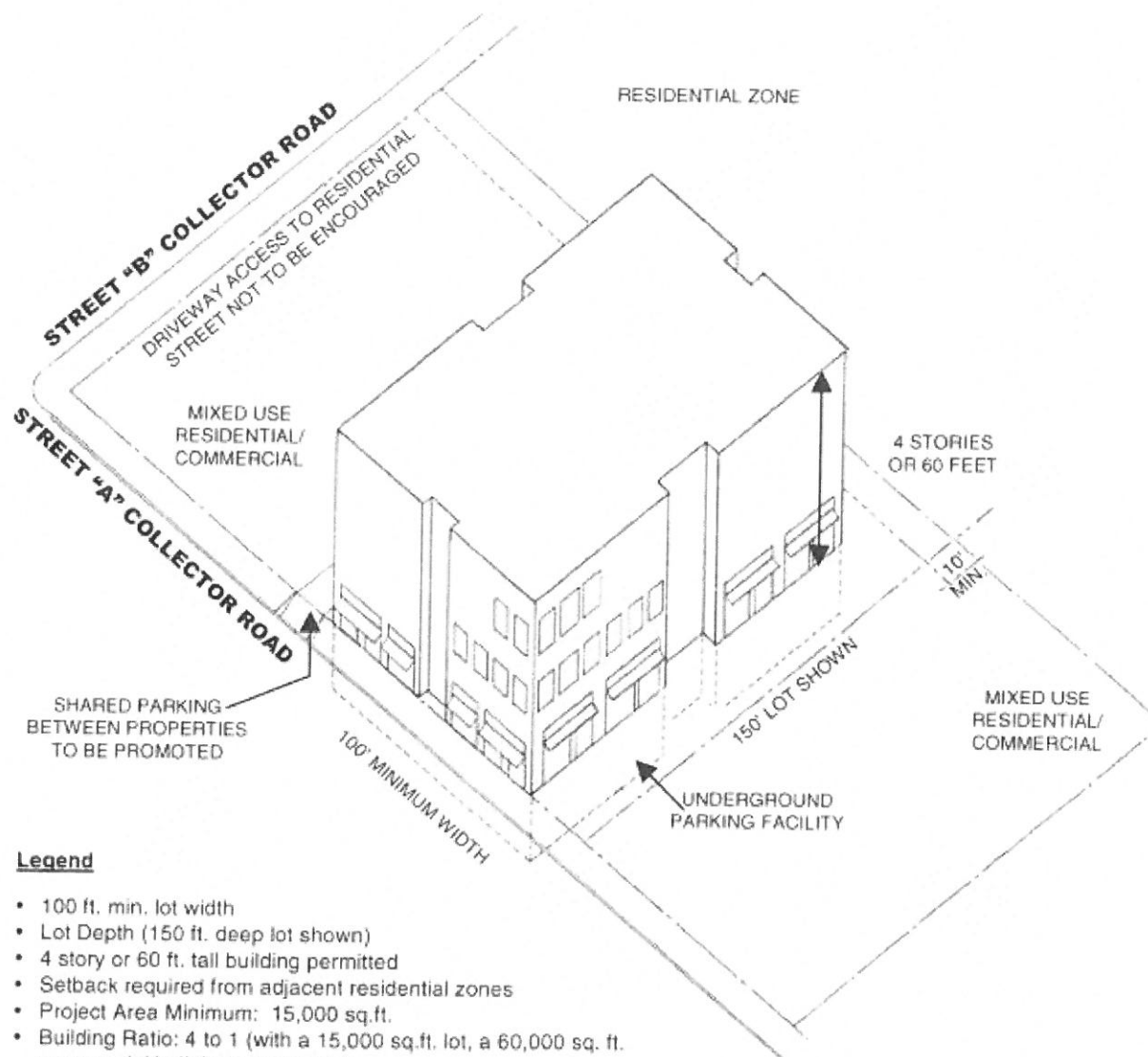
Development Standards	M-U	C-S	C-3	C-4	C-M
Design Standards for All Commercial Development The purpose and intent of the design standards below are to ensure that new and existing buildings on a lot where new buildings are proposed for construction are compatible with one another and with buildings surrounding the lot on which new construction is proposed. Any exterior building features on an existing building on the same lot that are in disrepair shall be repaired. Any existing fences and walls on a property in disrepair shall be repaired or replaced.					
Exterior Building Features	a. All exterior building walls on a lot shall be painted the same or complementary colors. b. Windows and doors on new construction shall be of consistent style, material, and color. c. All windows and door trims, fascia boards, and similar trim features shall be of the same or complementary material, style, and color. d. Roofs of new buildings shall be the same material, color, and style as roofs on existing buildings on the lot. If a roof of an existing building to remain on the lot is in disrepair, it shall be repaired or replaced with the same material, color, and style as the roof on the proposed new building.				
Exterior Site Features	a. New fences and walls shall be of a consistent material, design, and color. b. All driveways, walkways, etc., shall be free of gouges, ruts, and/or gaps in the paved surface area and shall be maintained in good working order to not constitute a safety hazard to the public.				

(Ord. 893 § 4, 2020; Ord. 806 § 1, 2007).

9.12.050 C-M zone performance standards.

In addition to the commercial development standards, uses in the C-M commercial manufacturing zone shall also comply with the performance standards found in BGMC [9.14.050](#), industrial districts.

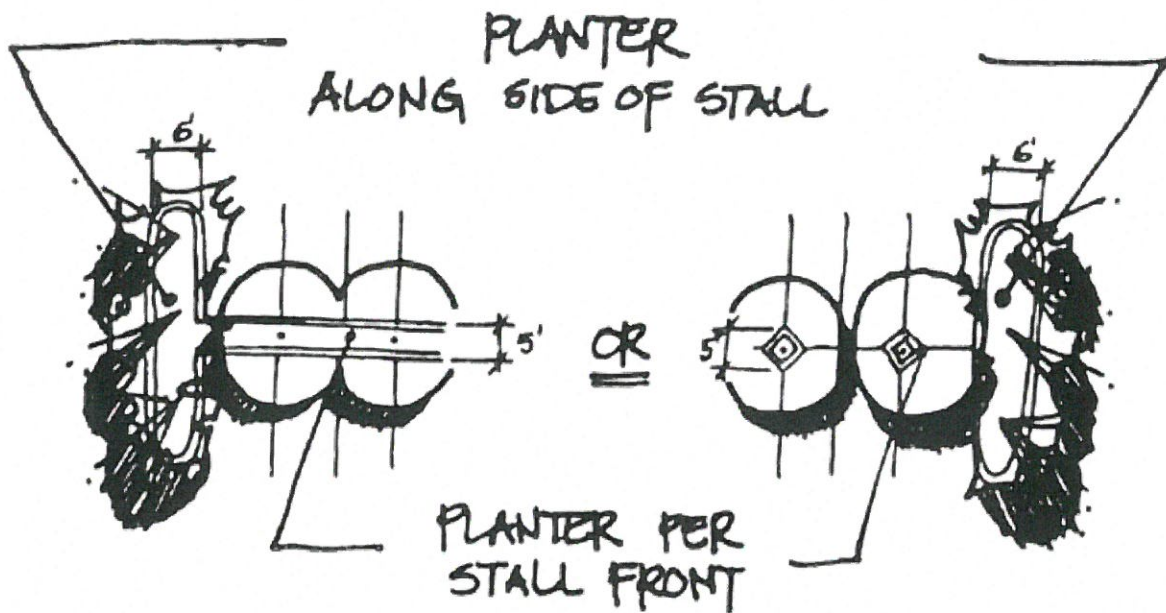
Figure 9.12A – Mixed Use Commercial/Residential Parcel and Building: Illustration of Site Plan Presentation



Legend

- 100 ft. min. lot width
 - Lot Depth (150 ft. deep lot shown)
 - 4 story or 60 ft. tall building permitted
 - Setback required from adjacent residential zones
 - Project Area Minimum: 15,000 sq.ft.
 - Building Ratio: 4 to 1 (with a 15,000 sq.ft. lot, a 60,000 sq. ft. commercial building is permitted)
 - Building Coverage: 90% permitted
 - Residential development at 30 units per acre permitted (with a 15,000 sq.ft. lot, 10 units may be permitted)
- * Based on a lot area of 15,000 sq.ft., the maximum building build-out for this parcel may accommodate up to an 80 ft. wide by 125 ft. long by 60 ft. tall structure.

Figure 9.12B – Detail of Landscape Planter Illustration



(Ord. 806 § 1, 2007).

The Bell Gardens Municipal Code is current through Ordinance 956, and legislation passed April 28, 2025.

Disclaimer: The City Clerk's office has the official version of the Bell Gardens Municipal Code. Users should contact the City Clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://www.bellgardens.org>

City Telephone: (562) 806-7706

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