CITY OF BELLFLOWER

ORDINANCE NO. 1319

AN ORDINANCE APPROVING ZONING ORDINANCE TEXT AMENDMENT CASE NO. ZOTA 16-06 AMENDING VARIOUS SECTIONS OF THE BELLFLOWER MUNICIPAL CODE TO ENSURE THAT RELIGIOUS ASSEMBLY USES AND INSTITUTIONS ARE NOT TREATED ON LESS-THAN-EQUAL TERMS AS COMPARED TO SIMILARLY SITUATED SECULAR ASSEMBLY USES AND INSTITUTIONS; APPLICANT: CITY OF BELLFLOWER

THE CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds and declares that:

A. On September 22, 2010, the United States Department of Justice issued a statement summarizing the history and purpose of the land use provisions of the Religious Land Use and Institutionalized Persons Act (RLUIPA). The Statement reads, in pertinent part, as follows:

"The Religious Land Use and Institutionalized Persons Act (RLUIPA), 42 U.S.C. § 2000cc et seq., is a civil rights law that protects individuals and religious institutions from discriminatory and unduly burdensome land use regulations. After hearings in which Congress found that religious assemblies and institutions were disproportionately affected, and in fact often were actively discriminated against, in local land use decisions, Congress passed RLUIPA unanimously in 2000. President Clinton signed RLUIPA into law on September 22, 2000.

Congress found that zoning authorities were frequently placing excessive or unreasonable burdens on the ability of congregations and individuals to exercise their faith with little to no justification and in violation of the Constitution. Congress further found that religious institutions often faced both subtle and overt discrimination in zoning, particularly minority, newer, smaller, or unfamiliar religious groups and denominations.

Congress also found that, as a whole, religious institutions were treated worse than comparable secular institutions by zoning codes and zoning authorities. As RLUIPA's Senate sponsors, Senator Hatch and the late Senator Kennedy, said in their joint statement issued upon the bill's passage: 'Zoning codes frequently exclude churches in places where they permit theaters, meetings halls, and other places where large groups of people assemble for secular purposes. . . . Churches have been denied the right to meet in rented storefronts, in abandoned schools, in converted funeral homes, theaters, and skating rinks—in all sorts of buildings that were permitted when they generated traffic for secular purposes.'

Congress further found that zoning authorities frequently were placing excessive burdens on the ability of congregations and individuals to exercise their faiths without sufficient justification, in violation of the Constitution.

RLUIPA provides a number of important protections for the religious freedom of persons, places of worship, religious schools, and other religious assemblies and institutions, including:

(i) Protection against substantial burdens on religious exercise: Section 2(a) of RLUIPA prohibits the implementation of any land use regulation that imposes a 'substantial burden' on the religious exercise of a person or institution except where justified by a 'compelling governmental interest' that the government pursues in the least restrictive way possible.

(ii) Protection against unequal treatment for religious assemblies and institutions: Section 2(b)(1) of RLUIPA provides that religious assemblies and institutions must be treated at least as well as nonreligious assemblies and institutions.

(iii) Protection against religious or denominational discrimination: Section 2(b)(2) of RLUIPA prohibits discrimination 'against any assembly or institution on the basis of religion or religious denomination.'

(iv) Protection against total exclusion of religious assemblies: Section 2(b)(3)(A) of RLUIPA provides that governments must not totally exclude religious assemblies from a jurisdiction.

(v) Protection against unreasonable limitation of religious assemblies: Section 2(b)(3)(B) of RLUIPA provides that government must not unreasonably limit 'religious assemblies, institutions, or structures within a jurisdiction.'"

B. Under RLUIPA, a religious assembly use cannot be treated on a less-than-equal basis as compared to a non-religious use in the same zone if the two uses cannot be distinguished on the basis of accepted zoning criteria that define the zone. Accepted zoning criteria are the objective characteristics of a particular use that determine whether a use should be excluded from a zone, given the purpose for which the zone was established.

SECTION 2. Section 17.08.010 of the Bellflower Municipal Code (BMC) is amended to add a definition of "Religious Facility" to read as follows:

"Religious Facility

'Religious facility' means a facility where people regularly assemble to participate in or hold religious services, meetings, or other religious activities. Religious facility includes a church, synagogue, mosque, temple, gurdwara, or any other place of religious worship. Religious facility also includes related accessory uses on the same site, such as living quarters for staff or child day care facilities, where authorized by the same type of land use permit required for the religious facility itself."

SECTION 3. Subparagraph (B) of BMC Section 5.04.080 is amended to read as follows:

> "B. Charitable and Non-Profit Organizations. This title cannot be interpreted to require payment of any tax to conduct, manage or carry on any business, occupation, or activity from any institution or organization which is conducted, managed or carried on wholly for the benefit of charitable purposes or from which profit is not derived, either directly or indirectly, by any individual; nor is any tax required for conducting entertainment, concert, exhibition, or lecture on scientific, historical, literary, religious or moral subjects within the City whenever the receipts of any such entertainment, concert, exhibition or lecture are appropriated to any religious facility or school or to any religious or benevolent purpose, nor will any tax be required for conducting of any entertainment, dance, concert, exhibition or lecture by any religious, charitable, fraternal, educational, military, State, County, or municipal organization or association whenever the receipts of any such entertainment, dance, concert, exhibition or lecture are used for the purpose and objects for which such organization or association was formed and from which profit is not derived, either directly or indirectly, by any individual. Nothing in this section can be interpreted to exempt any such organization or association from complying with any of the provisions of this title requiring a permit from the City Council or any commission or officer to conduct, manage or carry on any profession, trade, calling or occupation."

SECTION 4. Subparagraph (B) of BMC Section 5.72.080 is amended to read as follows:

> "B. No person is required to pay any fee or take out any permit for conducting or participating in any religious ceremony or service when such person holds a certificate of ordination as a minister, missionary, medium, healer, clairvoyant, or other recognized representative of a bona fide religious organization (collectively, representative) maintaining a religious facility and holding regular assemblies; provided that:
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> 1. Except as otherwise provided, the fees, gratuities, emoluments, and profits collected must be paid solely to or for the benefit of the bona fide religious association.
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> 2. The representative of such bona fide religious association must file with the City Clerk a certified copy of the representative's contact information and identify where the activities will be conducted."

SECTION 5. BMC Section 9.16.030 is amended to read as follows:

"It is unlawful for any person to loiter or to stand or sit in or at the entrance of any religious facility, hall, theater or other place of public assemblage so as in any manner to obstruct said entrance."

SECTION 6. Subparagraph (A) of BMC Section 9.28.060 is amended to read as follows:

"A. Within three hundred (300) feet of any hospital, school, or religious facility;"

SECTION 7. Subparagraph (B) of BMC Section 13.12.080 is amended to read as follows:

"B. The following table is established as the peak flows for the various occupancies and shall be used as the basis for computing the discharge rates to the public sanitary sewer.

Table of Peak Flows for Various Occupancies

Occupancy	Peak Flow
Apartment	600 gal./day/dwelling unit
Assembly areas	15 gal./day/person
Auditorium	15 gal./day/seat
Automobile wash	86,400 gal./day/wash lane
Bar and cocktail lounges	60 gal./day/seat
Religious facility	600 gal./day/1000 square feet of floor area
Hospitals	1500 gal./day/bed
Hotels	600 gal./day/room
Industry, light (no water processes)	600 gal./day/1000 square feet of floor area
Laundry, automatic (public)	225 gal./day/machine
Medical office	900 gal./day/1000 square feet of floor area
Mobile homes and/or trailer courts	400 gal./day/unit
Motels	600 gal./day/unit
Office	600 gal./day/1000 square feet of floor area
Restaurant	150 gal./day/seat
Schools	
a. Elementary	27 gal./day/capita
b. Other	75 gal./day/capita
Stand or drive-in for sale of lunches, ice cream, beverages and similar items	900 gal./day/1000 square feet of floor area
Storage garages and warehouses	75 gal./day/1000 square feet of floor area
Stores, commercial and display	300 gal./day/1000 square feet of floor area"

SECTION 8. BMC Section 17.16.040 is amended to read as follows:

"The following public and private uses may be permitted if the location and development is approved by the Planning Commission as provided in Chapter 17.92:

A. Civic and community clubs, not operated for profit, provided there is no license for the sale or consumption of liquor on the premises, and provided premises are not rented to others. If the total gross floor area of the proposed use is less than 5,000 square feet, it may be allowed with a Minor Conditional Use Permit.

B. Country clubs and golf courses, excepting miniature courses and similar commercial enterprises.

C. Fire and police stations.

D. Schools, excluding colleges and universities.

E. Religious facilities, excluding rescue missions and temporary places of assembly or equivalents, whether held in a permanent building or in a tent or other temporary building. Religious facilities with a total gross floor area of less than 5,000 square feet may be allowed with a Minor Conditional Use Permit.

F. Museums not operated for profit. If the total gross floor area of the proposed nonprofit museum use is less than 5,000 square feet, it may be allowed with a Minor Conditional Use Permit.

G. Parks and playgrounds.

H. Utility substations.

I. Low-intensity educational institutions are subject to a Minor Conditional Use Permit approval, must obtain appropriate licenses from the State of California, and be in accordance with the following:

1. One (1) parking space shall be provided: (a) for each employee; and (b) for every two (2) students the low-intensity educational institution is designed to accommodate. All parking areas shall conform to Chapter 17.88.

2. A site plan must be submitted to include proposed student loading and unloading area subject to review and approval by the Director of Planning.

3. A pedestrian safety plan must be submitted to include proposed safe paths of travel, such as crosswalks at signaled intersections and across parking lots. Crossing guards may also be recommended subject to review and approval by the Director of Planning.

4. A security plan must be submitted to include proposed safety measures such as security cameras, gates/fencing, security guards, and check-in/check-out procedures.

5. No incidental instruction, low-intensity educational institution, or high-intensity educational institution shall be located within seven hundred fifty (750) linear feet from any other incidental instruction, low-intensity educational institution, or high-intensity educational institution.

6. Outdoor play hours are limited to the hours between 9:00 a.m. and 6:00 p.m. if the play area is within one hundred (100) feet of an occupied residence.

7. Not more than an aggregate of fifteen percent (15%) of the total gross floor area of available first floor building space within a commercial/retail center may be occupied by any incidental instruction, low-intensity educational institution, high-intensity educational institution, or combination thereof. An inventory of the existing commercial/retail center uses must be submitted to the Planning Director, or designee, upon submitting an application.

8. Such other requirements as the Director of Planning may deem necessary to ensure such use shall not unduly interfere with the use and enjoyment of properties or streets in the surrounding areas."

SECTION 9. BMC Section 17.20.040 is amended to read as follows:

"The following uses are permitted only after a valid Conditional Use Permit is approved in the manner and subject to conditions as provided for in Chapter 17.96.

A. Keeping of Wild Animals. All wild animals under the jurisdiction of the Department of Fish and Wildlife as set forth in applicable law.

B. Civic and community clubs, not operated for profit, provided there is no sale of or consumption of liquor on the premises, and provided the premises are not rented to others. If the total gross floor area of the proposed use is less than 5,000 square feet, it may be allowed with a Minor Conditional Use Permit.

C. Country clubs and golf courses, excepting miniature courses and similar commercial enterprises.

D. Fire and police stations.

E. Schools, grades pre-school through twelve (12).

F. Religious Facilities. If the total gross floor area of the proposed religious facility is less than 5,000 square feet, it may be allowed with a Minor Conditional Use Permit.

G. Museums not operated for profit. If the total gross floor area of the proposed nonprofit museum use is less than 5,000 square feet, it may be allowed with a Minor Conditional Use Permit.

H. Parks and playgrounds.

I. Utility substations.

J. Accessory building larger than permitted by Section 17.20.160.

K. Dwelling group.

L. Transitional/supportive housing similar to those residential types in this section, subject to Section 17.16.180."

SECTION 10. BMC Section 17.24.040 is amended to read as follows:

"The following public and private uses may be permitted if the location and development is approved by the Planning Commission as provided in Chapter 17.96:

A. Civic and community clubs, not operated for profit, provided there is no license for the sale or consumption of liquor on the premises, and provided premises are not rented to others. If the total gross floor area of the proposed use is less than 5,000 square feet, it may be allowed with a Minor Conditional Use Permit.

B. Country clubs and golf courses, excepting miniature courses and similar commercial enterprises.

C. Religious facilities, excluding rescue missions and temporary public assemblies, whether held in a permanent building or in a tent or other temporary building. Religious facilities with a total gross floor area of less than 5,000 square feet may be allowed with a Minor Conditional Use Permit.

D. Museums not operated for profit. If the total gross floor area of the proposed nonprofit museum use is less than 5,000 square feet, it may be allowed with a Minor Conditional Use Permit.

E. Parks and playgrounds.

F. Utility substations.

G. Rest home, limited to foster family home for aged persons, as defined by applicable law, or small group home. Such homes are limited to twenty persons who have reached the age of sixty-five years and provided appropriate licenses are obtained from the State of California.

H. Low-intensity educational institutions are subject to a Minor Conditional Use Permit approval, must obtain appropriate licenses from the State of California, and be in accordance with the following:

1. One (1) parking space shall be provided: (a) for each employee; and (b) for every two (2) students the low-intensity educational institution is designed to accommodate. All parking areas must conform to Chapter 17.88.

2. A site plan must be submitted to include proposed student loading and unloading area subject to review and approval by the Director of Planning.

3. A pedestrian safety plan must be submitted to include proposed safe paths of travel, such as crosswalks at signaled intersections and across parking lots. Crossing guards may also be recommended subject to review and approval by the Director of Planning.

4. A security plan must be submitted to include proposed safety measures such as security cameras, gates/fencing, security guards, and check-in/check-out procedures.

5. No incidental instruction, low-intensity educational institution, or high-intensity educational institution may be located within 750 linear feet from any other incidental instruction, low-intensity educational institution, or high-intensity educational institution.

6. Outdoor play hours are limited to the hours between 9:00 a.m. and 6:00 p.m. if the play area is within 100 feet of an occupied residence.

7. Not more than an aggregate of fifteen percent (15%) of the total gross floor area of available first floor building space within a commercial/retail center may be occupied by any incidental instruction, low-intensity educational institution, high-intensity educational institution, or combination. An inventory of the existing commercial/retail center uses must be submitted to the Planning Director, or designee, upon submitting an application.

8. Such other requirements as the Director of Planning may deem necessary to ensure such use shall not unduly interfere with the use and enjoyment of properties or streets in the surrounding areas.

I. Community apartment, condominium, planned development, and stock cooperative as defined in Section 17.84.020, in accordance with all conditions set forth in Sections 17.84.060 through 17.84.080.

J. Dwelling group.

K. Transitional/supportive housing similar to those residential types in this section, subject to Section 17.16.180."

SECTION 11. Subparagraph (A)(74) of BMC Section 17.44.020 is amended to read as follows:

"74. [Reserved]"

SECTION 12. BMC Section 17.44.030 is amended to read as follows:

"A. The following uses may be permitted only after a valid Conditional Use Permit is approved by the Planning Commission, pursuant to the provisions of Chapter 17.96 of this Code. Any such use must also comply with all applicable development standards and other requirements set forth in this Code including, without limitation, obtaining any additional permits or licenses required by this Code.

1. Adult Business. Adult business including, without limitation, adult book stores, adult mini-motion picture theater, adult motion picture theater, adult theater, and adult video arcade and/or theater, subject to the provisions of this Code.
2. Adult day care facilities, subject to the following parking requirements: Provide one (1) parking space for every five (5) clients, plus one (1) parking space for every two (2) employees. At least three (3) parking spaces shall be provided.
3. Alcohol sales, (on-site or off-site sales; primary use or accessory use).
4. Ambulance service.
5. Animal and veterinarian clinic, and pet grooming, with commercial boarding or kennels.
6. Auction house or store.
7. Automobile repair center.
8. Automobile repair shop.
9. Automobile sales; retail and/or wholesale sale of new and/or used, including specialty automobiles and antique automobiles.
10. Automobile, truck (maximum one ton), and equipment rental.
11. Billiard parlors.
12. Billboard trucks.
13. Boat and personal water craft sales, maintenance, and repair including other water-related recreational vehicles.
14. Bowling alleys.
15. Carwash (automatic, mechanical, hand-operated, or self-serve), including those facilities that are accessory to gasoline service stations.
16. Check cashing and cash advancing.
17. Civic and community clubs.
18. Collection centers (recyclable materials).

19. Commercial recreational facilities, including skating rink, batting cages, paintball, laser tag, go carts, and similar recreational activities.
20. Community care facilities.
21. Contractor's office with outside storage area.
22. Cyber or internet cafés.
23. Dance and entertainment establishments.
24. Drive-in, or drive-through businesses.
25. Electronic cigarette and/or electronic liquid shop.
26. Escort services.
27. Fork lift repair shop.
28. Fortunetelling.
29. Funeral parlor, mortuary, crematory. Funeral parlor, mortuary, crematory with a total gross floor area of less than 5,000 square feet may be allowed with a Minor Conditional Use Permit.
30. Game arcade.
31. Gun shop retail sales and ancillary repair.
32. Gym, fitness center or health club.
33. Hookah bars/café (water pipe smoking lounge).
34. Homework and tutoring center.
35. Hospitals.
36. Hotel, motel or rooming house.
37. Ice storage house of not more than five (5) tons capacity.
38. Large outpatient clinics and medical professional offices.
39. Laundromats and/or self-serve laundry facilities.
40. Limousine service.
41. Manufactured home sales with on-site display.
42. Masseur-masseuse, massage establishments, acupressure spas, day spas, and similar uses; provided, that the owner of a massage establishment or business shall also show proof of and maintain on the premises, evidence, for review by the City, that: (i) the business holds a current and valid certificate issued pursuant to Chapter 10.5 of Division 2 of the Business and Professions Code (commencing with Section 4600) (the "State Regulations for Massage Therapists"); and (ii) each person who provides massage services on the premises holds a current and valid certificate issued pursuant to the State Regulations for Massage Therapists. Such use is also subject to the requirements of Section 17.44.255.
43. Micro-brewery, wine making establishments (on-site or off-site sale of alcoholic beverages manufactured on-site).
44. Modeling studio.
45. Motorcycle funeral escort service.
46. Museums. Museums with a total gross floor area of less than 5,000 square feet may be allowed with a Minor Conditional Use Permit.
47. Nursery (flowers, trees or plants; with or without buildings).
48. Off-premises signs.
49. Outdoor sales, storage or activities; either as a primary use or accessory to a permitted use. Such uses may include, but not be limited to animal feed, small mammals (i.e., dogs and cats, etc.) and

supplies, sales of produce and other food-stuff, newsstands and similar activities.
50. Pest control service (with hazardous chemical storage on-site).
51. Pharmaceutical trial clinic.
52. Reception/banquet halls.
53. Religious facilities. Religious facilities with a total gross floor area of less than 5,000 square feet may be allowed with a Minor Conditional Use Permit.
54. Rest home, convalescent hospital.
55. Secondhand stores and pawnshops.
56. Service stations.
57. Sporting goods stores with accessory (i.e., incidental) gun sales.
58. Spray booths.
59. Taxi services.
60. Theaters, auditoriums.
61. Tools and equipment sales and rental (heavy).
62. Towing company vehicle (may include accessory vehicle storage).
63. Wireless communications facilities.
64. Non-emergency medical transportation.
65. Automotive paintless dent removal.
66. Swap meets.
67. Exterior pay phones."

SECTION 13. Subparagraph (A) of BMC Section 17.44.260 is amended to read as follows:

"A. No such model studio may be located within a distance of five hundred (500) feet from an existing public or private school or religious facility."

SECTION 14. Subparagraph (A) of BMC Section 17.44.270 is amended to read as follows:

"A. Such use cannot be located within a radius of 400 feet of any public school, park, playground, or private school or religious facility;"

SECTION 15. Subparagraph (B)(2)(b) of BMC Section 17.44.290 is amended to read as follows:

"b. Such use cannot be located within a radius of 300 feet of any public school, park, playground, or private school, or religious facility."

SECTION 16. Table 17.48.040 of BMC Section 17.48.040 is amended to read as set forth in attached Exhibit A, which is incorporated by this reference.

SECTION 17. Subparagraph (A)(2) of BMC Section 17.48.070 is amended to read as follows:

"2. That the proposed service station use will not create increased traffic hazards to pedestrians when located near a school, religious facility, theater, or other place of assembly."

SECTION 18. BMC Section 17.48.125 is amended to read as follows:

"Notwithstanding any other provisions of this Code, public assembly use is defined as any use that is established for the purpose of: (1) gathering, deliberating, worshiping, educating, entertaining, or conducting workshops including, without limitation, banquet halls, educational institutions (which are to be permitted on second floor and above only), fitness centers, martial arts/karate studios, commercial recreational facilities (e.g., bowling alleys, skating), dance studios, and theaters; or (2) establishing a permanent, headquarters-type and meeting facility for organizations including, without limitation, bridge/chess/go clubs, religious facilities, and fraternal halls.

A. All public assembly uses must provide at least one (1) parking space for every four (4) permanent seats. A "seat" means eighteen lineal inches of seating space when seats are arranged in rows or pews. Where there are no fixed seats, a "seat" means seven square feet of floor area. Parking must be located on the same property where the public assembly use is proposed, with the exception of the properties located within the TC Parking District. For properties located within the TC Parking District, if the Code required parking spaces for the public assembly use is more than the Code required parking for the immediate previous use, then a parking impact fee must be paid for every required parking space that exceeds the number of parking spaces required for the immediate previous use. The amount and calculation of the parking impact fee will be established by city council resolution.

B. Early discussion with the Planning Director, or designee, is required to review the scope of the project and to clarify the City's requirements, as applicable. All applications must be processed through the standard City review process established by this Code. In addition to any other person, an application may be filed by the Planning Director, or designee; the Town Center District Review Committee; the Planning Commission; or the City Council.

C. The public assembly use must comply with Section 17.48.240 of the Bellflower Municipal Code."

SECTION 19. Note (3) of Table 17.48.160 in BMC Section 17.48.160 is amended to read as follows:

"(3) Existing and proposed theaters and religious facilities may exceed this height limit up to a maximum height of fifty-five feet in order to

accommodate ancillary roof projections (e.g., theater proscenium, spires, towers, campanile, minarets)."

SECTION 20. Subparagraph (P) is added to BMC Section 17.56.020 to read as follows:

"P. Religious facilities."

SECTION 21. BMC Section 17.56.030 is amended to read as follows:

"The following uses are permitted only after the Planning Commission approves a conditional use permit in accordance with this Code:

A. Recreational uses; privately owned.
B. Ground mounted antennae.
C. Hospitals and accessory medical uses (clinics, medical and biological laboratories).
D. Wireless communication facilities.
E. Large outpatient and/or medical professional offices.
F. High-intensity educational institutions are subject to a Conditional Use Permit approval, must obtain appropriate licenses from the State of California, and be in accordance with the following:

1. One parking space shall be provided for every thirty-five square feet plus one parking space provided for every instructor.
2. No incidental instruction, low-intensity educational institution, or high-intensity educational institution shall be located within 750 linear feet from any other incidental instruction, low-intensity educational institution, or high-intensity educational institution.
3. Not more than an aggregate of 15% of the total gross floor area of available first floor building space within a commercial/retail center can be occupied by any incidental instruction, low-intensity educational institution, high-intensity educational institution, or combination thereof. An inventory of the existing commercial/retail center uses must be submitted to the Planning Director, or designee, upon submitting an application.
4. Such other requirements as the Planning Commission may deem necessary to ensure that such use does not unduly interfere with the use and enjoyment of properties or streets in the surrounding areas.

G. Low-intensity educational institutions are subject to a Minor Conditional Use Permit approval, must obtain appropriate licenses from the State of California, and be in accordance with the following:

1. One parking space must be provided: (a) for each employee; and (b) for every two students the low-intensity educational institution is designed to accommodate. All parking areas must conform to Chapter 17.88.
2. A site plan must be submitted to include proposed student loading and unloading area subject to review and approval by the Director of Planning, or designee.

3. A pedestrian safety plan must be submitted to include proposed safe paths of travel, such as crosswalks, at signaled intersections and across parking lots. Crossing guards may also be recommended subject to review and approval by the Director of Planning, or designee.
4. A security plan must be submitted to include proposed safety measures such as security cameras, gates/fencing, security guards, and check-in/check-out procedures.
5. No incidental instruction, low-intensity educational institution, or high-intensity educational institution can be located within 750 linear feet from any other incidental instruction, low-intensity educational institution, or high-intensity educational institution.
6. Outdoor play hours are limited to the hours between 9:00 a.m. and 6:00 p.m. if the play area is within 100 feet of an occupied residence.
7. Not more than an aggregate of 15% of the total gross floor area of available first floor building space within a commercial/retail center can be occupied by any incidental instruction, low-intensity educational institution, high-intensity educational institution, or combination thereof. An inventory of the existing commercial/retail center uses must be submitted to the Planning Director, or designee, upon submitting an application.
8. Such other requirements as the Director of Planning may deem necessary to ensure such use does not unduly interfere with the use and enjoyment of properties or streets in the surrounding areas."

SECTION 22. Table 17.61.040A in BMC Section 17.61.040 is amended to read as set forth in attached Exhibit B, which is incorporated by this reference.

SECTION 23. The Allowable Use Table in BMC Section 17.62.040 is amended to read as set forth in Exhibit C, attached hereto and incorporated herein by this reference.

SECTION 24. The Allowable Use Table in BMC Section 17.63.040 is amended to read as set forth in Exhibit D, attached hereto and incorporated herein by this reference.

SECTION 25. BMC Section 17.64.040 is amended to read as follows:

"The following uses may be permitted in the O-S Zone after the Planning Commission approves a Conditional Use Permit.

A. All facilities and structures not directly excluded by Section 17.64.030(B).

B. Buildings, structures and facilities necessary to preserve open space for the public health and safety, including police and fire facilities.

C. Commercial recreational uses.

D. Storage and parking facilities for recreational vehicles and nonrecreational vehicles.

E. Ground mounted antennas.

F. Batting cage.

G. On-sale alcohol.

H. Shipping containers, provided there is also compliance with Section 17.72.090."

SECTION 26. The definition of "Institutional/Quasi-Public Uses" in subparagraph (B) of BMC Section 17.68.070 is amended to read as follows:

"Institutional/Quasi-Public Uses

'Institutional/quasi-public uses' means uses that are maintained and operated by Federal, State, County, District, City and other public agencies and uses that are maintained and operated by any society, corporation, individual or foundation for the purpose of providing educational, charitable or social services to the public, groups or individuals, such as: fraternal organizations and lodges, nonprofit civic/community clubs, nonprofit philanthropic institutions, nonprofit museums, nonprofit libraries, religious facilities, hospitals, childcare centers, schools, or other uses deemed similar by the Community Development Director."

SECTION 27. BMC Section 17.76.020 is amended to read as follows:

"Temporary Use Permit applications are considered for properties located within the T-C (Town Center), C-G (General Commercial) Zone, M-1 (Light Industrial) Zone, and O-S (Open Space) Zone. Temporary Use Permits cannot be granted to any other property located outside of the zoning designations except for nonprofit organizations such as religious institutions, fraternal organizations, and schools located within a residential district."

SECTION 28. Subparagraph (A) of BMC Section 17.76.040 is amended to read as follows:

"A. An application for a Temporary Use Permit must be filed with the Planning Director, or designee, at least fifteen days before the temporary use is proposed to commence in a manner determined by the Planning Director. A filing fee, in the amount set by city council resolution must be submitted with the application. Nonprofit organizations such as religious

institutions, fraternal organizations and schools are exempt from payment of the filing fee."

SECTION 29. Subparagraph (B) of BMC Section 17.88.020 is amended to read as follows:

"B. Where such parking or storage in residential areas adjoins a more restrictive residential district, they must be separated by a solid masonry wall six feet in height. The solid masonry wall, however, cannot exceed forty-two inches in height where it is in the front yard area of an abutting residential use or district. For parking, storage or display in a commercial or industrial area or serving a more intensive use such as a school, adjoining any residential zone or use, it must be separated therefrom by a solid masonry wall six feet in height or up to a maximum height of eight feet with approval of the Planning Commission, provided the wall does not exceed forty-two inches in height where it abuts the front yard of a residential use or district. Where such parking area abuts a street in a residential district, it must be separated therefrom by a solid ornamental masonry wall or fence, or compact eugenia or other evergreen hedge or combination thereof, having a height of not less than two feet and maintained at a height of not more than three and one-half feet. Such fence wall or hedge must be maintained in good condition at all times. Where no fence or wall is required along the boundary of an area covered by this section, there must be a concrete curb not less than four inches by four inches in cross-section securely installed and maintained as a tire stop and safeguard to abutting property or public right-of-way. The barrier must be not less than two feet from any property line or public right-of-way."

SECTION 30. Subparagraph (A) of BMC Section 17.88.050 is amended to read as follows:

"A. For religious facilities, theaters, auditoriums and similar places of assembly, at least one parking space for every seven and one-half permanent seats. A "seat" means eighteen lineal inches of seating space when seats are arranged in rows. For auditoriums, with no permanent seats, a "seat" means seven square feet of floor area."

SECTION 31. Subparagraph (C) is added to BMC Section 17.88.090 to read as follows:

"C. The covenant required by subparagraph (A) may be waived by the City Council if the applicant demonstrates, to the Council's satisfaction, that there is an alternative means of guaranteeing that the required off-street parking will remain available on the separate lot for so long as the off-site use it supports is maintained."

SECTION 32. *Environmental Review.* This ordinance is exempt from environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.) because it consists only of minor revisions and clarifications to existing regulations. Specifically, the purpose of the ordinance is to eliminate any actual or perceived disparities in treatment between similarly situated religious and secular assembly uses in the same zoning district. It does not portend any new development and does not relax existing regulatory restrictions on future development. This ordinance, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is exempt from CEQA review under 14 Cal. Code Regs. § 15061(b)(3).

SECTION 33. *Zoning Regulation Findings.* Based on the facts and evidence set forth herein, in the accompanying staff report, and in the record as a whole, the City Council finds as follows:

A. In light of RLUIPA and several published judicial opinions related thereto, minor amendments to the City's zoning regulations are necessary to ensure that religious assemblies and institutions are not treated on less than equal terms with secular assemblies and institutions in the same zoning district;

B. This proposed Ordinance will not adversely affect any property in the City as to value or precedent, and will not be detrimental to any area of the City;

C. This Ordinance promotes public health, safety and general welfare; and

D. This Ordinance will not adversely affect the City's General Plan or zoning regulations set forth in the Bellflower Municipal Code ("BMC").

SECTION 34. *General Plan Findings.* The proposed amendments to the zoning regulations within Title 17 of the BMC are consistent with the General Plan. The amendments are relatively minor in nature and are intended to ensure that religious assembly uses and institutions are not treated on less than equal terms with any arguably comparable secular assembly uses or institutions in the same zoning district. Ensuring that secular assembly uses are not treated more favorably than religious assembly uses in any given zone will not frustrate any goal or policy set forth in the General Plan.

SECTION 35. *Construction.* This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 36. *Enforceability.* Repeal of any provision of the Bellflower Municipal Code does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 37. *Validity of Previous Code Sections.* If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the BMC or other ordinance by this Ordinance will be rendered void and cause such previous BMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 38. *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 39. The City Clerk is directed to certify the passage and adoption of this Ordinance, cause it to be entered into the city of Bellflower's book of original ordinances, make a note of the passage and adoption in the records of this meeting, and, within fifteen days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 40. This Ordinance will take effect on the 31st day following its final passage and adoption.

ORDINANCE NO. 1319 HAD ITS FIRST READING ON SEPTEMBER 26, 2026, ITS SECOND READING ON OCTOBER 10, 2016, AND WAS DULY PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF BELLFLOWER AT ITS REGULAR MEETING OF OCTOBER 10 2016.

_____
Dan Koops, Mayor

ATTEST:

_____
Mayra Ochiqui, City Clerk

APPROVED AS TO FORM:

_____
Karl H. Berger, City Attorney

Exhibit A: Table 17.48.040 – Town Center District Permitted, Conditionally Permitted, and Non Permitted Uses
Exhibit B: Table 17.61.040A – BAMU Overlay Zone Allowable Uses Table
Exhibit C: Table 17.62.040 – Belflower Village Overlay Zone Allowable Uses Table
Exhibit D: Table 17.63.040 – Bellflower Village Overlay Zone – North Allowable Use Table

Exhibit A

(Refer Ordinance No. 1319)

Table 17.48.040
Town Center District
Permitted, Conditionally Permitted, and Not Permitted Uses

Use		Area 1			Area 2		
		P	C	NP	P	C	NP
A.	**OFFICE AND RELATED USES**						
1.	Administrative, executive, and professional offices (e.g., architect, lawyer, engineer, accountant, tax preparer, real estate agent; see special requirements per Section 17.48.060, Office Uses, General)	X			X		
2.	Artist and photographic studios (nonresidential; shall not include the sale of equipment or supplies; second floor and above; see Section 17.48.130, Second Floor Uses: Artist Studios)	X			X		
3.	Financial services and institutions (i.e., State or Federally chartered banks and savings and loans)	X			X		
4.	Laboratories	X			X		
5.	Medical, psychological, psychiatry, dental, optical offices/clinics (nonanimal-related; see Section 17.48.060, Office Uses, General)			X	X		
	a. Fronting on side streets lying perpendicular to Bellflower Boulevard	X			X		
	b. Offices/clinics incorporating a permanent retail floor space; see Section 17.48.060, Office Uses, General	X					
6.	Check cashing and cash advance			X			X
B.	**COMMERCIAL USES**						
1.	Antique shops (shall include the ancillary refinishing of antiques within an enclosed building)	X			X		
2.	Apparel stores	X			X		
3.	Appliance stores (retail sale of new large appliances—e.g., clothes washers, dryers, stoves, refrigerators, dishwashers, trash compactors; shall include ancillary service and repair within an enclosed building)	X			X		
4.	Appliance shops (retail sale of new small appliances—e.g., microwave ovens, blenders, toasters, sewing machines, mixers; shall include ancillary service and repair within an enclosed building)	X			X		
5.	Art and artist's supply stores	X			X		

Use	Area 1			Area 2		
	P	C	NP	P	C	NP
6. Art galleries and museums	~~X~~	X		~~X~~	X	
7. Arcades (see special requirements per Section 17.48.090, Game Arcades)		X			X	
8. Automotive services (e.g., autos, trucks, vans, motorcycles, boats, recreation vehicles, off-road vehicles, trailers, campers)						
a. Sales		X			X	
b. Rentals			X			X
c. Coin-op washing			X			X
d. Automatic washing			X	X		X
e. Service of gasoline dispensing stations—(shall include ancillary fast food sales, and minor automotive repair, i.e., tune-ups, brakes, batteries, tires, mufflers; see special requirements per Section 17.48.070, Service Stations)			X			
f. Parts and supply—Shall not include the servicing or repair of vehicles, or the installation of automotive related accessories (e.g., stereos, alarms, window tinting, detailing). Area - 1: shall not exceed 5,000 gross square feet	X			X		
9. Bail bonds			X			X
10. Bakeries (retail only)	X			X		
11. Barber shops, beauty shops, and styling salons. (Personal service uses, only. Shall not include the storage or warehousing of equipment)	X			X		
12. Beauty supply	X			X		
13. Bicycle shops	X			X		
14. Billiards (with same requirements as Section 17.44.190 except Section 17.44.190(D))		X			X	
15. Bingo and fraternal supplies	X			X		
16. Blueprint services	X			X		
17. Book stores (shall not include Adult Business related material)	X			X		
18. Cabinet and closet showrooms/"retail sales" (No manufacturing)	X			X		
a. With ancillary manufacturing			X		X	
19. Camera and photography shops (shall include ancillary photo processing)	X			X		
20. Candle shops	X			X		
21. Candy stores and confectioneries	X			X		
22. Carpet and flooring showrooms (retail only)	X			X		

Use	Area 1			Area 2		
	P	C	NP	P	C	NP
23. Catering establishments (shall require a retail storefront; limited to three (3) catering trucks)	X			X		
24. China and glassware shops	X			X		
25. Cigar stores and smoke shops	X			X		
25a. Electronic cigarette and/or electronic liquid shop		X			X	
26. Cleaning and pressing establishments	X			X		
27. Cocktail lounges (e.g., bar, tavern, pub, brew pub) including ancillary non-adult business oriented entertainment. Requires supplemental Alcohol Beverage Control and City Entertainment License (see Section17.48.080, Lounge Entertainment)						
a. Operated independent of a restaurant		X			X	
b. Accessory to a restaurant		X			X	
28. Comic books	X			X		
29. Consignment stores	X			X		
30. Convenience stores (shall not exceed 5,000 gross square feet)	X			X		
31. Cookware shops	X			X		
32. Costume shops	X			X		
33. Delicatessens	X			X		
34. Department stores	X			X		
35. Drug stores and pharmacies (shall not exceed 3,000 gross square feet)	X			X		
a. More than 3,000 gross square feet		X		X		
36. Espresso bars and coffee houses (with entertainment: shall require a separate City Entertainment License; see Section 17.48.080, Espresso Bar Entertainment)	X			X		
37. Fan and lighting shops	X			X		
38. Fish tackle businesses	X			X		
39. Flooring and tile showrooms.			X	X		
a. Fronting on side streets lying perpendicular to Bellflower Boulevard	X			X		
40. Floral shops (shall include the ancillary outdoor display of fresh cut and dry flowers; if located within the City right-of-way, shall require a separate City Encroachment Permit)	X			X		
41. Fortunetelling			X			X
42. Furniture stores (shall include the ancillary consignment of new	X			X		

Use	Area 1			Area 2		
	P	C	NP	P	C	NP
or used furniture; shall include the ancillary re-upholstery of furniture within an enclosed building; shall include the ancillary sale of carpets)						
43. Furniture rental showrooms, including the rental of furniture and appliances			X	X		
44. Game arcade		X			X	
45. Gift shops	X			X		
46. Gun sales, accessory use		X			X	
47. Hardware stores (subarea - 1: shall not exceed 3,000 gross square feet)	X			X		
48. Health and natural foods stores	X			X		
49. Hobby and handicraft shops	X			X		
50. Hookah bars/cafés (water pipe smoking lounge)		X			X	
51. Ice cream shops and soda fountains	X			X		
52. Interior decorating show rooms (retail only)	X			X		
a. Fronting on side streets lying perpendicular to Bellflower Blvd. (may include the re-upholstery of furniture within an enclosed building)	X			X		
53. Jewelry stores	X			X		
54. Leather goods and luggage stores	X			X		
55. Linen shops (e.g., sheets, tablecloths, towels, bedding)	X			X		
56. Liquor stores (requires supplemental Alcoholic Beverage Control license)		X			X	
57. Locksmith shops	X			X		
58. Mailroom	X			X		
59. Masseur-masseuse, massage establishments, acupressure spas, day spas and similar uses. Also subject to the requirements of Section 17.44.255. The owner of a massage establishment or business shall also show proof and maintain on the premises evidence, for review by the City: (i) the business holds a current and valid certificate issued pursuant to Chapter 10.5 of Division 2 of the California Business and Professions Code(commencing with Section 4600) (the "State Regulations for Massage Therapists"); and (ii) each person who provides massage services on the premises holds a current and valid certificate issued pursuant to the State Regulations for Massage Therapists.		X			X	
60. Meat, poultry, and seafood markets	X			X		

Use	Area 1			Area 2		
	P	C	NP	P	C	NP
61. Medical, psychological, psychiatry, dental, optical offices/clinics (nonanimal related; shall include the sale of articles ancillary to the services being provided; see Section 17.48.060, Office Uses, General)			X	X		
a. Fronting on side streets lying perpendicular to Bellflower Boulevard	X			X		
b. Offices/clinics incorporating a permanent retail floor space; see Section 17.48.060, Office Uses, General	X					
62. Microbrewery/home winery supplies	X			X		
63. Mortuary			X			X
a. Fronting on side streets lying perpendicular to Bellflower Boulevard	~~X~~	X		~~X~~	X	
64. Music stores (CD's, audio and video tapes, and laser discs)	X			X		
65. Musical instrument shops	X			X		
66. Newspaper and magazine stands (see special requirements per Section 17.48.100, Outdoor Newsstands)	X			X		
67. Office, computer and business machine, computer software stores	X			X		
68. Optician, optometrists, and optical shops (retail sales required)	X			X		
69. Paint and wall covering stores	X			X		
70. Parking facilities (private, commercial)		X			X	
71. Party supply stores	X			X		
72. Patio, outdoor furniture, and fireplace shops	X			X		
73. Pawn shops (see special requirements per Section 17.48.080, Pawn Shops)		X			X	
74. Pet grooming businesses	X			X		
75. Pet shops	X			X		
76. Photocopy/Xerox shops	X			X		
77. Photographic studios (retail)	X			X		
78. Photoprocess	X			X		
79. Picture frame shops	X			X		
80. Plumbing shops	X			X		
81. Recording studio			X			X
82. Restaurants and cafés						
a. With entertainment/dancing—(requires supplemental City Entertainment License; see special requirements per Section 17.48.080, Restaurant Entertainment)	X			X		

Use	Area 1			Area 2		
	P	C	NP	P	C	NP
b. Incidental serving of beer or wine—(without a cocktail lounge, bar, entertainment, or dancing). Requires supplemental Alcoholic Beverage Control license		X			X	
c. Outdoor dining—(see special requirements per Section 17.48.110, Outdoor Dining)	X			X		
d. Drive-through facilities—(see special requirements per Section 17.48.140, Drive-Through Service)			X		X	
83. Sash and door sales and installation	X			X		
84. Security services			X	X		
a. Fronting on side streets lying perpendicular to Bellflower Boulevard or 2nd floor	X			X		
85. Shoe stores (includes ancillary service and repair)	X			X		
86. Sleep shops (e.g., beds, bedding, mattresses)	X			X		
87. Sporting goods stores (shall include sale of guns as an ancillary use)	X			X		
88. Stamp and coin shops	X			X		
89. Stationery/office supply stores	X			X		
90. Surgical supplies	X			X		
91. Surplus stores (Army, Navy, and military goods)			X	X		
92. Swimming pool supplies	X			X		
93. Tailor shops	X			X		
94. Tattoo, scarification			X			X
95. Telemarketing			X	X		
a. Fronting on side streets lying perpendicular to Bellflower Boulevard or 2nd floor	X			X		
96. Television, VCR, stereo, radio, and video game stores (shall not include the sale of used merchandise; shall include ancillary service and repair)	X			X		

Uses	Area 1			Area 2		
	P	C	NP	P	C	NP
97. Temporary employment services			X	X		
a. Fronting on side streets lying perpendicular to Bellflower Boulevard or 2nd floor	X			X		
98. Thrift stores			X			X
99. Tire sales (retail only)	X			X		
Tire sales with service—Fronting on side streets lying perpendicular to Bellflower Boulevard or 2nd floor		X			X	
100. Toy stores	X			X		
101. Trading card	X			X		
102. Travel agencies	X			X		
103. Trophy shops (shall include ancillary engraving)	X			X		
104. Tuxedo and bridal shops	X			X		
105. Used bookstores	X			X		
106. Variety stores	X			X		
107. Video rental (shall not include Adult Business related material)	X			X		
108. Watch and clock shops (shall include ancillary service and repair within an enclosed building)	X			X		
109. Water store			X	X		
a. Fronting on side streets lying perpendicular to Bellflower Boulevard	X			X		
110. Wholesale and storage accessory use (in a building on the side streets perpendicular to Bellflower Boulevard only)		X			X	
111. Window covering and drapery showrooms	X			X		
112. Wine shops (shall include the sale of wine and beer making equipment)	X			X		
113. Yardage, knitting, and notions stores	X			X		
114. Exterior pay phones		X			X	
C. PUBLIC AND QUASI-PUBLIC USES						
1. Drive-in uses			X		X	
2. Microwave antennas (monopoles) and dish antennas		X			X	
3. Parking lots (public)		X			X	
4. Post office, substation	X			X		
5. Public assembly uses, pursuant to Section 17.48.125		X			X	
6. Public utility payment centers (e.g., phone, gas, electricity, cable)	X			X		
7. Sheriff's sub-station	X			X		
8. Public utility station			X			X
a. Fronting on side streets lying perpendicular to Bellflower Boulevard		X			X	
9. Wireless communication facilities		X			X	

Uses	Area 1			Area 2		
	P	C	NP	P	C	NP
D. RESIDENTIAL USES			X			X
1. Residences (second floor and above)	X			X		
2. Artist and photographic lofts (residential; second floor and above; see Section 17.48.130, Second Floor Uses: Artists' Lofts)	X			X		
3. Cottage food operations in a permitted residential structure/use, consistent with all standards in Section17.16.190	X			X		

NOTES:

(1) See Section 17.08.010, for specific definition of Adult Business.

(2) Parcels and associated uses located adjacent to the public urban open space (Friendship Square) located between the northwest and southwest corners of Bellflower Boulevard and Belmont Street shall be defined as fronting on Bellflower Boulevard and shall not be defined as fronting on a side street lying perpendicular to Bellflower Boulevard

(3) In areas where art galleries, museums, mortuaries, and religious facilities are conditionally permitted, they may be allowed with a Minor Conditional Use Permit if the total gross floor area proposed is less than 5,000 square feet.

Exhibit B

(Refer Ordinance No. 1319)

Table 17.61.040A
BAMU Overlay Zone
Allowable Uses Table

"P" – Permitted
"CUP" – Conditional Use Permit Required
"MCUP" – Minor Conditional Use Permit Required
"—" – Not Permitted

Land Use or Activity	BAMU	References/Notes
General Commercial		
Ambulance Service	—	
Animal Care		
• Animal/pet sales	P	
• Animal boarding & day care	CUP	
• Animal grooming, indoor only	P	
• Animal medicine/veterinary	P	
• Animal training	CUP	
• Animal/pet supplies, indoor only	P	
Art Galleries/Museums[1]	CUP	
Automobile Related Sales & Service		
• Automobile repair & service	—	
• Auto customization & service	—	
• Auto parts & accessories	P	
• Automobile sales, new & used	—	
• Auto stereo/alarm installation	—	
• Automobile carwash	—	
Banks and Savings and Loans		
• Automated teller machines	P	
• Drive thru teller	—	
Barbershops	P	
Beauty Shops & Nail Salons	P	
Billiards/Darts		
• Billiard parlors – primary use	—	
• Billiards – accessory, 2 tables max	P	
• Billiards – accessory, more than 2	CUP	Zoning Code § 17.44.190
• Darts – accessory only	P	
Bridal Shops	P	
Catering Services	P	
Carpet, Flooring & Tile, Retail Only	P	
Check Cashing & Cash Advance	—	
Child Day Care	CUP	Zoning Code § 17.44.200

Land Use or Activity	BAMU	References/Notes
Copy Centers, Reproduction Centers	P	
Drive Thru – Component to Retail	—	
Dry Cleaners	P	
DVD & Video Rental (no adult businesses)	P	
Fortunetelling	—	
Game Arcades	—	
Interior Decorating Showrooms	P	
Laundromats	CUP	
Locksmiths	P	
Mailboxes, Mailroom, Postal Stores	P	
Massage Parlor	—	
Mortuary	—	
Museum/Art Galleries	P	
Optician, Optometrists, Optical Shops	P	
Outdoor Vendor Carts	CUP	
Pawn Shops	—	
Photography Studios	P	
Picture Frames – Sales/Service	P	
Recycling Facilities, Stand-Alone	CUP	
Sporting Goods	P	
Storage, Wholesale or Retail	—	
Tattoo Shops/Body Piercing	—	
Tire Stores, New or Used	CUP	
Tuxedo Shops, Sales & Rental	P	
Upholstery Shops	CUP	
Specialty Commercial		
Alcohol		
• Cocktail lounge, bar, pub	CUP	
• On-site, accessory to food uses	CUP	
• Off-site sale, liquor, beer & wine	CUP	
• On-site, accessory all other uses	CUP	
Antique Shops	P	
Apparel and Clothing Stores	P	
Appliance Stores – Large, Retail Only	P	
Appliance Stores – Small, Retail Only	P	
Art Stores/Artist Supplies	P	
Bakeries, Retail Only	P	
Bicycle Shops	P	

Land Use or Activity	BAMU	References/Notes
Bookstores, New & Used	P	
Camera & Photography, Retail	P	
Candy & Confectionaries	P	
Computer Games/Accessories – Sales	P	
Convenience Stores/Mini Mart	CUP	
Costume Shops, Sales & Rental	P	
Drug & Pharmacy	P	
Dry Goods	P	
Electronics/Computers – Retail	P	
Food Uses – Retail (Non-Drive-Thru)		
• Coffeehouse/tea	P	
• Delicatessens	P	
• Food court/fast food	P	
• Grocery, fresh produce/meat	P	
• Health/organic/vitamins	P	
• Ice cream, yogurt, smoothies	P	
• Restaurants/cafés	P	
Fabric/Linens	P	
Florists/Floral	P	
Furniture/Home Goods	P	
Gift Shops/Stationery/Greeting Cards	P	
Gun Sales – Accessory Use	CUP	
Hardware/Home Improvement		
• Less than 3,000 sq. ft. floor area	P	
• 3,001 sq. ft. floor area & greater	CUP	
Hobby & Crafts Sales	P	
Hotels & Motels	CUP	Zoning Code § 17.44.240
Internet/Computer Access		
• Internet café – primary activity	P	Zoning Code § 17.44.220
• Internet – accessory, 3 or less	P	
• Internet – accessory, 4 or more	P	
• Internet access only – wireless	P	
• Internet gaming	CUP	
Jewelry/Gems/Coins Sales	P	
Leather Goods/Luggage	P	
Liquor Stores (see Alcohol)	CUP	
Medical Supplies, Retail Only	P	
Microbrewery – On-Site (see Alcohol)	CUP	

Land Use or Activity	BAMU	References/Notes
Music		
• Instrument sales – new or used	P	
• Instrument repair – accessory	P	
• Lessons – accessory	P	
• Lessons – primary	CUP	
• Music supplies	P	
• Recorded music – new or used	CUP	
• Recording studio	CUP	
• Sound equipment sales	P	
Office Supplies	P	
Outdoor Sales Area	CUP	
Paint & Wallcovering – Retail	P	
Party Supply Stores	P	
Patio/BBQ Furniture/Equipment	P	
Shoe Stores, Including Repair	P	
Smoke/Cigar Shop	CUP	
• Electronic cigarette and/or electronic liquid shop	CUP	
Surplus Stores (Army/Navy)	P	
Thrift Store	—	
Toy Store	P	
Trophy Shop	P	
Watch & Clock Sales/Repair	P	
Commercial Office/Administrative		
Administrative/Professional Offices	P	
• Accountant/tax preparer	P	
• Administrative offices, general	P	
• Architecture/designer	P	
• Attorneys/legal services	P	
• Computer programming software	P	
• Consulting offices	P	
• Engineer	P	
• Financial services	P	
• Insurance	P	
• Real estate	P	
• Travel agencies/ticket agencies	P	
Medical Offices		
• Chiropractic	P	

Land Use or Activity	BAMU	References/Notes
• Dental	P	
• General & specialty medical	P	
Residential		
Home Occupations	P	Municipal Code § 5.08.450
Live-Work (no ground floor residential)	P	
Lofts	P	
Mixed-Use (no ground floor residential)	P	
Multiple-Family		
• Attached	P	
• Detached	P	
Senior Housing	P	
Single-Family Residences	P	

Land Use or Activity	BAMU	References/Notes
Other Uses/Miscellaneous		
Public Assembly Uses (such as fraternal halls/clubs, health/fitness centers, religious facilities, dance studios, karate/martial arts studio and theaters)[1]	CUP	Zoning Code § 17.48.125
Parking Lots/Parking Structures	P	
Public/Private Utility/Communication	P	
Private Storage/Mini Storage	—	
Swap Meet, Indoor & Outdoor	—	

[1] Art galleries, museums, and religious facilities may be allowed with a Minor Conditional Use Permit if the total gross floor area proposed is less than 5,000 square feet.

Exhibit C

(Refer Ordinance No. 1319)

Table 17.62.040

Bellflower Village Overlay Zone

ALLOWABLE USE TABLE

	Use Category	Permitted Use	Requires a CUP	Prohibited Use
A.	**Commercial Uses.**			
1.	General Commercial			
	Adult businesses			X
	Ambulance service			X
	Animal care			
	Animal/pet sales			X
	Animal boarding & day care			X
	Animal grooming, indoor only		X	
	Animal medicine/veterinary		X	
	Animal training			X
	Animal/pet supplies, indoor only	X		
	Arcades (see video game arcades)			
	Art galleries/Museums[1]		X	
	Athletic, health & fitness clubs			X
	Automobile related sales & service			
	Automobile repair & service			X
	Auto customization & service			X
	Auto parts & accessories			X
	Automobile sales, new & used			X
	Auto stereo/alarm installation			X
	Automobile carwash			X
	Banks and savings & loans	X		
	Automated teller machines	X		
	Drive thru teller			X
	Barbershops	X		
	Beauty shops and nail salons	X		
	Billiards/darts			
	Billiard parlors – primary use			X
	Billiards – accessory, 2 tables max	X		
	Billiards – accessory, more than 2		X	
	Darts – accessory only	X		
	Bridal shops	X		
	Catering services		X	
	Carpet, flooring & tile, retail only	X		
	Check cashing and cash advance			X

	Use Category	Permitted Use	Requires a CUP	Prohibited Use
	Child day care			X
	Copy centers, reproduction centers	X		
	Dance studios			X
	Drive thru – component to retail			X
	Dry cleaners	X		
	DVD & video rental (no adult businesses)	X		
	Fortunetelling			X
	Game arcades		X	
	Interior decorating showrooms	X		
	Laundromats			X
	Locksmiths	X		
	Mailboxes, mailroom, postal stores	X		
	Martial arts studios			X
	Massage parlor			X
	Mortuary[1]		X	
	Optician, optometrists, optical shops	X		
	Outdoor vendor carts		X	
	Pawn shops			X
	Photography studios	X		
	Picture frames – sales/service	X		
	Recycling facilities, stand alone			X
	Sporting goods	X		
	Storage, wholesale or retail			X
	Tattoo shops/body piercing			X
	Tire stores, new or used			X
	Tuxedo shops, sales and rental	X		
	Upholstery shops			X
2.	Specialty Commercial			
	Alcohol			
	Cocktail lounge, bar, pubs, etc.		X	
	On-site, accessory to food uses		X	
	Off-site sale, liquor, beer & wine		X	
	On-site, accessory all other uses		X	
	Antique shops	X		
	Apparel and clothing stores	X		
	Appliance stores – large, retail only	X		
	Appliance stores – small, retail only	X		
	Art stores/artist supplies	X		

	Use Category	Permitted Use	Requires a CUP	Prohibited Use
	Bakeries, retail only	X		
	Bicycle shops	X		
	Bookstores, new & used	X		
	Camera & photography, retail	X		
	Candy & confectioneries	X		
	Computer games/accessories - sales	X		
	Convenience stores/mini mart	X		
	Costume shops, sales & rental	X		
	Drug & pharmacy	X		
	Dry goods	X		
	Electronics/computers - retail	X		
	Food uses – retail (non drive thrus)			
	Coffeehouse/tea	X		
	Delicatessens	X		
	Food court/fast food	X		
	Grocery, fresh produce/meat	X		
	Health/organic/vitamins	X		
	Ice cream, yogurt, smoothies	X		
	Restaurants/cafes	X		
	Fabric/linens	X		
	Florists/floral	X		
	Furniture/home goods	X		
	Gift shops/stationery/greeting cards	X		
	Gun sales – accessory use	X		
	Hardware/home improvement			
	Less than 3,000 sq. ft. floor area	X		
	3,001 sq. ft. floor area & greater		X	
	Outdoor sales area		X	
	Hobby & crafts sales	X		
	Hotel & motels			X
	Internet/computer access			
	Internet café – primary activity		X	
	Internet – accessory, 3 or less	X		
	Internet – accessory, 4 or more		X	
	Internet access only – wireless	X		
	Internet gaming		X	
	Jewelry/gems/coins sales	X		
	Leather goods/luggage	X		

	Use Category	Permitted Use	Requires a CUP	Prohibited Use
	Liquor stores (see Alcohol)			
	Medical supplies, retail only	X		
	Microbrewery–onsite (see Alcohol)			
	Music			
	Instrument sales – new or used	X		
	Instrument repair – accessory	X		
	Lessons – accessory	X		
	Lessons – primary		X	
	Music supplies	X		
	Recorded music – new or used	X		
	Recording studio		X	
	Sound equipment sales	X		
	Office supplies	X		
	Paint & wallcovering – retail	X		
	Party supply stores	X		
	Patio/bbq furniture/equipment	X		
	Shoe stores, including repair	X		
	Smoke/cigar shop		X	
	Electronic cigarette and/or electronic liquid shop		X	
	Surplus stores (army/navy)	X		
	Thrift store			X
	Toy store	X		
	Trophy shop	X		
	Watch & clock sales/repair	X		
3.	Commercial Office/Administrative			
	Administrative/professional offices			
	Accountant, tax preparer	X		
	Administrative offices, general	X		
	Architecture/designer	X		
	Attorneys/legal services	X		
	Computer programming/software	X		
	Consulting offices	X		
	Engineer	X		
	Financial services	X		
	Insurance	X		
	Real estate	X		
	Travel agencies/ticket agencies	X		

	Use Category	Permitted Use	Requires a CUP	Prohibited Use
	Medical offices			
	Chiropractic	X		
	Dental	X		
	General and specialty medical	X		
B.	**Residential**			
1.	Live/work (no ground floor residential)	X		
2.	Lofts		X	
3.	Mixed use (no ground floor residential)	X		
4.	Multiple-family			
	Attached		X	
	Detached		X	
5.	Single-family			X
C.	**Other Uses/Miscellaneous**			
	Banquet halls/public assembly		X	
	Religious Facilities[1]		X	
	Fraternal halls/clubs		X	
	Parking lots/parking structures	X		
	Public/private utility/communication			X
	Private storage/mini storage			X
	Swap meet, indoor & outdoor			X
D.	**Uses not listed**			
	In order to ensure that the Bellflower Village Overlay Zone permits all similar uses, if a use is not specifically listed as a permitted, permitted with a conditional use permit, or prohibited, then the Director of Community Development shall make a determination if the proposed use is similar to a use listed in the above matrix. The determination of the Director of Community Development shall be based upon the evaluation of the characteristics of the proposed use with the goals, objectives and policies of the General Plan, as well as with the goals and objectives of the Bellflower Village Overlay Zone. The Director of Community Development shall make a written report of his or her findings to the Planning Commission.	X	X	X

	Use Category	Permitted Use	Requires a CUP	Prohibited Use
	The determination of the Director of Community Development may be appealed pursuant to the provisions of Chapter 17.112 of the Bellflower Municipal Code.			

[1] Art galleries, museums, mortuaries, and religious facilities may be allowed with a Minor Conditional Use Permit if the total gross floor area proposed is less than 5,000 square feet.