



**CITY OF PARAMOUNT  
PERMITTED & CONDITIONALLY PERMITTED  
USE BY ZONE LIST**

**LEGEND** { P - Permitted  
CUP - Conditional Use Permit  
DRA - Development Review Permit  
AP - Administrative Permit  
Blank - Not Permitted

Please contact the **Community Development Department** for more information at **(562) 220-2036**.

USE		C3	CM	M1	M2
1	A dwelling shall be permitted on the same lot on which an industrial use is located when the dwelling is used exclusively by a caretaker or superintendent of such enterprise and his family.			CUP	
2	Accessory building and uses customarily incident to any of the above uses, when located on the same site with the main building.				P
3	Acid, manufacture of sulfurous, sulfuric, picric, nitric, hydrochloric, hydrofluoric, or other similar acids.				CUP
4	Alcohol manufacture.				CUP
5	Ambulance service.		P	P	
6	Ammonia, bleaching powder or chlorine manufacture.				CUP
7	Any retail commercial, wholesale, warehousing, or manufacturing business operations, engaged in the sale, storage, or manufacture of alcohol for on or off-site consumption, subject to restrictions.	CUP	CUP	CUP	CUP
8	Appliance stores & appliance repairing. Area devoted to repair cannot be more than 25% of floor area.	P	P		
9	Asphalt manufacture or refining.				CUP
10	Assembly of electrical appliances such as: Electronic instruments and devices; Radios, phonographs and televisions, including manufacture of small parts, such as coils.		P	P	
11	Auction houses or stores.		P	P	
12	Automatic screw machine.				CUP
13	Automobile body and fender works, and/or automobile painting; provided that all painting, sanding, and baking shall be conducted within an entirely enclosed building.			CUP	
14	Automobile laundries. Subject to standards as hereinafter set forth in Section 44-104.2.		CUP	CUP	CUP
15	Automobile sales, new and used, subject to standards provided by Section 44-104.8 and as defined by Section 44-1.		CUP	CUP	CUP
16	Automobile service stations, subject to standards as provided in Section 44-104.2.	CUP	CUP	CUP	CUP
17	Bakeries, retail.	P	P		
18	Bakeries, when products are sold on the premises and at retail only.		P	P	
19	Bakeries, wholesale.			P	P
20	Banks and savings and loan institutions.	P	P	P	P
21	Barber shops and beauty shops.	P	P		
22	Bars, cocktail lounges or any establishment offering alcoholic beverages for sale for consumption on premises, subject to restrictions.	CUP	CUP		CUP



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23	Blast furnace or coke oven.				CUP
24	Blueprinting and photostating.		P	P	
25	Boat building.			P	P
26	Boat sales.		CUP		
27	Boiler manufacture.				CUP
28	Book and stationary stores.	P	P		
29	Bookbinding.			P	P
30	Bottling plants.			P	P
31	Bowling alleys.	P	P		
32	Brick, tile or terra cotta manufacture.				CUP
33	Business, professional and public utility commercial offices.	P	P		
34	Cabinet shop or carpenter shop.			P	P
35	Carpet and rug cleaning plants.			P	P
36	Ceramic Products, manufacture of, including figurines (but not including bricks, drain, building or conduit tile), using only previously pulverized clay and batch kilns as distinguished from shuttle, tunnel or beehive kilns, and such batch kilns shall not		P	P	
37	Ceramic tile, manufacture of wall and floor tile and related small tile products, but not including bricks or drain, building conduit tile.			P	P
38	Check cashing businesses.	CUP	CUP		
39	Churches.	CUP	CUP		
40	Clothes cleaning plants.			P	P
41	Concrete products manufacture and ready-mix concrete.				CUP
42	Cosmetics, manufacture of.			P	P
43	Creameries, and dairy products manufacture or processing.			P	P
44	Dairy products, retail sales of.	P	P		
45	Die casting				P
46	Dressmaking and millinery shops.	P	P		
47	Drop forge or drop hammer; provided, that they are contained in an entirely enclosed building and are not closer than five hundred feet to and "R" classified property.				CUP
48	Drugstores.	P	P		
49	Dry goods and notion stores.	P	P		
50	Electric distribution and transmission substations, including microwave transmitter incorporated as a part of a public utility installation.			P	P
51	Electric or neon sign manufacturing, service and repairing.		P	P	
52	Electrical appliances, manufacture and assembly of.			P	P
53	Electrical distribution and transmission substation including microwave receiving and relaying installations.	P	P		



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54	Equipment rental and sales, but not heavy duty equipment.		P	P	
55	Equipment, heavy duty rental and sales.				CUP
56	Exterior telephones - subject to the review and approval from the Development Review Board, pursuant to Sections 44-210 through 44-215 of the Paramount Municipal Code.	DRA	DRA	DRA	DRA
57	Exterior vending machines, including, but not limited to, water vending machines, snack food vending machines, beverage vending machines, video tape vending machines, and flower vending machines - subject to review and approval from the Development Review	DRA	DRA	DRA	DRA
58	Factory built housing, as defined by the Uniform Building Code, for temporary offices.			CUP	CUP
59	Fire Stations.	P	P		
60	Firearms Sales	CUP	CUP	CUP	CUP
61	Fish smoking, curing or canning.				CUP
62	Florist shops.	P	P		
63	Food products manufacture, storage, processing and packaging of, but not including lard, pickles, sauerkraut, sausage or vinegar.			P	P
64	Food products manufacture, storage, processing and packing of lard, pickles, sauerkraut, sausage or vinegar.				CUP
65	Food voucher markets.	CUP	CUP		
66	Freight classification yards.				CUP
67	Frozen food or cold storage lockers.		P	P	
68	Fuel yards.				CUP
69	Furniture repair.		P	P	
70	Furniture store, and furniture repair and refinishing when the area devoted to finishing and repairing does not occupy more than twenty-five percent of the total floor area of the establishment.	P	P		
71	Galvanizing and lead plating, including heating and dipping.				P
72	Game arcades.	CUP	CUP	CUP	CUP
73	Garage, public, including repairing and storage; provided that all repairing is contained within an entirely enclosed building.		CUP		
74	Garment manufacture.			P	P
75	Glass edging, beveling and silvering in connection with the sale of mirrors and glass decorated furniture.		P	P	
76	Glass studios; stained, etc.		CUP		
77	Greenhouses (private commercial) as an accessory use for propagation and culture only, and not for sale (orchid culture excepted).	P	P		
78	Grinding shops.			P	P
79	Grocery and fruit stores	P	P		



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85	Insurance agencies	P	P		
86	Jewelry stores	P	P		
87	Laboratories, experimental, motion picture, testing.		P	P	
88	Laundries, automatic; provided that not more than five persons are employed at any one time	P	P		
89	Laundries.			P	P
90	Laundry agencies or clothes cleaning and pressing establishment using nonflammable and nonexplosive cleaning fluids or liquids	P	P		
91	Libraries	P	P		
92	Liquor store, subject to restrictions.	CUP	CUP	CUP	CUP
93	Loading platforms, ramps, stations or areas, in connection with oil, petroleum, gas, gasoline or other petroleum products, except as otherwise provided in this chapter.				CUP
94	Locksmiths	P	P		
95	Lumberyards.			P	P
96	Machine shops with a punch press up to twenty tons capacity when contained within an enclosed building, but no drop hammer or drop forge.			P	P
97	Manufacture, processing or treatment of articles from previously prepared materials.			P	P
98	Massage parlors.	CUP			
99	Meat markets or delicatessen shops	P	P		
100	Medical and dental offices, medical and dental clinics, medical and dental laboratories, and optometrist office.	CUP	CUP		
101	Metal structures, main, accessory, or addition to existing.			CUP	CUP
102	Mobile homes, as defined by the California Health and Safety Code, for temporary offices.			CUP	CUP
103	Mobile homes, sales of new and used.		CUP		
104	Mortuaries.	CUP			
105	Non-public schools including, but not limited to, private, trade, business, vocational, and charter schools; and educational organizations sponsored by a public school board or county board of education.	CUP			
106	Nurseries, horticultural stock and auxiliary supplies	P	P		
107	Off-site billboards.	CUP	CUP	CUP	CUP
108	Open storage and activities, subject to restrictions.				CUP
109	Other similar commercial and industrial enterprises or businesses when interpreted by the planning commission as to performance standards as set forth in Section 44-107.		P	P	P
110	Paint, oil, shellac, turpentine or varnish manufacture.				CUP



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111	Parking lots; provided, that any area so used shall be improved and maintained in the manner required by article X; and, provided further, that no such area shall be used for a car sales area or trailer sales area or for the accessory storage of cars or t	P	P		
112	Parking lots; provided, that any area so used shall be improved and maintained in the manner required by Article XI.			P	P
113	Patrol and warning service, including private detective agencies.	P	P		
114	Permanent outside retail sales areas shall be subject to restrictions/conditions.	CUP			
115	Pet shops (no kennels)	P	P		
116	Petroleum products or wholesale storage of petroleum including processing and refining except as otherwise provided in this chapter.				CUP
117	Pharmaceuticals, manufacturing, processing, packaging and storage of, including drugs, perfumes, toiletries and soap (cold mix only).			CUP	CUP
118	Photo engraving.		P	P	
119	Photographic supply stores.	P	P		
120	Pipeline booster or pumping plant in connection with water, oil, petroleum, gas, gasoline or other petroleum products.			P	P
121	Planing mills				P
122	Plastics manufacture.				P
123	Plastics, fabrication from.			P	P
124	Plumbing shops.		P	P	
125	Printing establishments.		P	P	
126	Punch press over twenty tons; provided that they are contained within an entirely enclosed building and any punch press up to twenty tons shall not be located closer than three hundred feet to any "R" classified property and any punch press exceeding twen				CUP
127	Real estate brokers and sales offices.	P	P		
128	Research and Electronic Industries			P	P
129	Restaurants, cafes, dinner houses, or establishments offering food for in-house consumption.	CUP			
130	Reverse vending machines, provided that in each instance an administrative permit is obtained, as set forth in section 44-263(a).	AP	AP	AP	AP
131	Rolling mills.				CUP
132	Roofing material manufacture.				CUP
133	Rubber, fabrication of products made from finished rubber.			P	P



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139	Similar retail or service establishments catering directly to the consumer, or specializing in the rendering of custom services, when interpreted by the planning commission as to performance standards as set forth in section 44-107.	P	P		
140	Small collection facilities. Subject to standards set forth in Section 44-263(b).	CUP	CUP	CUP	CUP
141	Soap, manufacture of.				P
142	Soda and compound manufacture.				P
143	Steel fabrication plants.				P
144	Stone monument works.				P
145	Storage for transit and transportation equipment, except railroad freight classification yards.			P	P
146	Studios, such as interior decorating, record recording, couturier, artist, music, dancing, and photographic.	P	P		
147	Tailors, and wearing apparel shops.	P	P		
148	Taxicab companies.			CUP	CUP
149	Telephone exchanges.	P	P		
150	Textile manufacture, processing or treatment.			P	P
151	Truck repairing and overhauling, when conducted in an entirely enclosed building.				CUP
152	Upholstering shops, custom work only.		P	P	
153	Upholstering.			P	P
154	Welding shops.				P
155	Wineries.				CUP
155	Worm farms, subject to the standards provided by Section 44-104.5, and as defined by Section 44-1.				CUP

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