

SEC. 12.19. “M2” LIGHT INDUSTRIAL ZONE.
(Amended by Ord. No. 146,030, Eff. 7/11/74.)

The following regulations shall apply to the “M2” Light Industrial Zone:

A. Use – No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged, or maintained, except for the following uses, and, when a “**Supplemental Use District**” is created by the provisions of Article 3 of this chapter, for such uses as may be permitted therein:

1. Any open lot use permitted in an “A” or “R” Zone, which does not involve the use of buildings or structures other than accessory buildings incident to the use of the land.

1.5. **(Amended by Ord. No. 146,030, Eff. 7/11/74.)** Any use permitted in the M1 or MR2 Zone, whether conducted within or without a building or enclosed area, but not including any of the following:

(a) Any building, structure or portion thereof permitted in any “R” Zone, other than accessory buildings which are incidental to the use of the land.

(b) Any building containing dwelling units or guest rooms.

(c) The storage, display, processing or sales of second-hand boxes, crates, barrels, drums, furniture, or household appliances unless conducted in accordance with the limitations specified in Subsection A.4(b) of this section.

(d) The storage of impounded, abandoned, partially dismantled, obsolete or wrecked automobiles unless conducted in accordance with the limitations specified in Subsection A.4(b) of this section.

(e) The open air sale of merchandise from a privately owned vacant lot or drive- in theater. **(Added by Ord. No. 156,684, Eff. 6/19/82.)**

(f) Concrete or cement products manufactured in the open. **(Added by Ord. No. 158,939, Eff. 6/21/84.)**

(g) The open storage of materials and equipment, including used materials and equipment unless conducted in accordance with the limitations specified in Subsection A.4(b) of this section. The phrase “used materials and equipment” includes vehicles, boats, or airplanes which are inoperable, wrecked, damaged or unlicensed, i.e. not currently licensed by the Department of Motor Vehicles. **(Added by Ord. No. 162,335. Eff. 6/6/87.)**

(h) **(Amended by Ord. No. 173,492, Eff. 10/10/00.)** Indoor swap meets unless authorized pursuant to the provisions of Section 12.24 W.42.

2. **(None)**

3. Airport or aircraft landing field.

3.5. **(None)**

4. The following uses when conducted in accordance with the limitations hereafter specified:

(a) Types of Use. (Amended by Ord. No. 152,770, Eff. 9/15/79.)

(1) Automobile dismantling yard.

(2) Junk yard.

(3) Storage, display, processing or sales of second-hand furniture and appliances.

(4) Storage, display, processing, or sales of second-hand boxes, crates, barrels, drums, or similar containers. **(Added by Ord. No. 158,939, Eff. 6/21/84.)**

(5) The open storage of materials and equipment, including used materials and equipment. The phrase “**used materials and equipment**” includes vehicles, boats, or airplanes which are inoperable, wrecked, damaged or unlicensed, i.e. not currently licensed by the Department of Motor Vehicles. **(Added by Ord. No. 162,335, Eff. 6/ 6/87.)**

(b) Limitations.

(1) No crushing, smashing, baling or reduction of metal is conducted on the premises unless such is conducted without producing substantial amounts of dust and is so conducted that the noise emanating therefrom, as measured from any point on adjacent property shall be no more audible than the noise emanating from ordinary street traffic and from other commercial or industrial uses measured at the same point on said adjacent property; provided, however, that such noise shall be permitted in the event it does not exceed the levels provided in Section 111.03 of this Code as measured from any point on adjacent property in an “A”, “R”, “C”, “P” or “M” zone. **(Amended by Ord. No. 156,363, Eff. 3/29/82.)**

(2) The use is conducted wholly within an enclosed building or within an area completely enclosed with a solid masonry wall not less than eight feet in height with necessary solid gates of like height; or within an area completely enclosed with a solid fence not less than eight feet in height with necessary solid gates of like height. **(Amended by Ord. No. 137,470, Eff. 11/29/68.)**

(3) In the event the use is conducted in an area enclosed by a wall or fence as hereinabove provided, no material shall be stored to a height greater than the height of the enclosing wall or fence, except that the storage of empty second-hand wooden boxes and at when located at least 300 feet from a more restrictive zone or use, may be permitted an additional foot above the enclosing wall or fence for each two feet such boxes are set back from said enclosing wall or fence; provided that such stacking shall not exceed 18 feet in height. In no event shall such stacks violate the limitations imposed by Section 57.315.4.2 of the Los Angeles Municipal Code. **(Amended by Ord. No. 165,342, Eff. 1/19/90.)**

(4) **(Amended by Ord. No. 145,040, Eff. 1/15/73.)** Paved off- street parking spaces are provided for buildings as required by Section 12.21 A. of this Code, and for all other portions of the lot, other than public parking areas, as follows:

- (i) For up to the first acre a minimum of six spaces;
- (ii) For the second acre – one space for each 12,000 square feet of lot area; and
- (iii) For each acre exceeding two – one space for each acre of lot area.

(5) In the event the use is conducted in an area enclosed by a wall or fence as hereinabove provided, all property adjacent to any street is landscaped to a minimum depth of two feet measured at a right angle from the adjacent street and extending the full length of the property contiguous to such street except for areas necessary for ingress and egress. **(Amended by Ord. No. 137,470, Eff. 11/29/68.)**

- 5. Cemetery, columbarium, crematory or mausoleum.
- 6. Circus quarters, menagerie or keeping of wild animals.
- 7. **(None)**
- 8. Morgue.
- 9. Riding academy or stable.
- 10. Rifle range.

11. **(None)**

12. Other uses similar to the above, as provided in Section 12.21 A.2. but not including use which are or may become obnoxious or offensive by reason of emission of odor, dust, smoke, noise, gas, fumes, cinders, vibration, refuse matter or water-carried waste, as determined by the Administrator.

13. Uses customarily incident to any of the above uses and accessory buildings, when located on the same lot. A dwelling shall be considered to be a permissible accessory building only when it is designed for a use solely by a guard or caretaker (including the guard's or caretaker's family) of an industrial development or of a permitted use which requires 24-hour supervision and is located on the same lot with such development or use.

14. Automobile parking space and loading space required in connection with permitted uses, as provided for in Section 12.21 A. and Section 12.21 C.6.

15. Curing, composting and mulching facilities, including all accessory buildings, as well as chipping and grinding facilities when conducted within a wholly enclosed building. **(Added by Ord. No. 170,054, 11/13/94.)**

16. Cargo container storage yard, when located in whole or in part within the boundaries of the Port of Los Angeles Community Plan area. **(Added by Ord. No. 177,244, Eff. 2/18/06.)**

B. Restriction. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) For any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, Other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

Any of the uses permitted by Subsection A. of this section shall require prior approval in accordance with the provisions of Section 12.24.1 of this Code.

C. Area. No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained unless the following yards and lot areas are provided and maintained in connection with such building, structure or enlargement.

1. **Front Yard** – Not required.

2. **Side Yard** – Side yards conforming to the requirements of the “R5” Zone (Sec. 12.12 C.2.) shall be provided and maintained in connection with buildings erected and used principally for residential purposes.

3. **Rear Yard** – No rear yard shall be required for buildings erected used exclusively for commercial or industrial purposes. For buildings other than those erected and used exclusively for commercial or industrial purposes, a rear yard conforming to the requirements of the “R4” Zone (Sec. 12.11 C.3.) shall be provided and maintained at the floor level of the first story used in whole or in part for dwelling purposes.

4. **Lot Areas** – The lot area requirements of the “R5” Zone Sec. 12.12 C.4. shall apply to buildings erected and used exclusively for dwelling purposes. For buildings other than those erected and used exclusively for dwelling purposes such requirements shall apply only to that portion of a building used for dwelling purposes.

5. **Loading Spaces** – as required by Sec. 12.21 C.6.

Exceptions to area regulations are provided for in Sec. 12.22 C.