

Chapter 17.16

INDUSTRIAL ZONE

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17.16.010 Permitted uses.

Premises shall not be used in zone M except for:

- A. The following uses:
 - 1. Acetylene gas storage in tanks (the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall);
 - 2. Agricultural chemicals, storage;
 - 3. Aircraft factory and parts manufacturing;
 - 4. Aluminum products manufacturing;
 - 5. Assembly plants;
 - 6. Automobile manufacturing;
 - 7. Automobile parts manufacturing and assembly;
 - 8. Bag manufacturing;
 - 9. Battery manufacturing and rebuilding;
 - 10. Book bindery;
 - 11. Bottle making;
 - 12. Brush manufacturing;
 - 13. Building block manufacturing;
 - 14. Business equipment and machines manufacturing and repair;
 - 15. Business forms and stationery manufacturing and printing;
 - 16. Cabinet making;
 - 17. Canvas products manufacturing;
 - 18. Carpet manufacturing;
 - 19. Cellophane products manufacturing;
 - 20. Cement building block manufacturing;
 - 21. Cement products manufacturing;
 - 22. Ceramics manufacturing;
 - 23. Cesspool block manufacturing;
 - 24. Chromium plating;
 - 25. Clothing manufacturing;
 - 26. Cold storage plant;
 - 27. Concrete mix, wet or dry;
 - 28. Concrete pipe manufacturing;

29. Die casting;
30. Disinfectant manufacturing;
31. Distribution plants;
32. Drug manufacturing;
33. Electric appliance manufacturing and assembly;
34. Electrical parts manufacturing;
35. Electric sign manufacturing;
36. Electroplating works;
37. Enamel manufacturing;
38. Felt products manufacturing;
39. Fiber products manufacturing;
40. Food and beverage manufacturing, processing, bottling and packaging;
41. Furniture manufacturing and assembly;
42. Generator, electric manufacturing;
43. Glass manufacturing;
44. Hair products manufacturing;
45. Health and beauty aids manufacturing;
46. Heating and air conditioning equipment manufacturing;
47. Ink manufacturing;
48. Iron works, ornamental;
49. Industrial laundry;
50. Laboratory testing, experimental film, motion picture;
51. Lacquer manufacturing;
52. Light bulb manufacturing;
53. Lighting fixtures manufacturing;
54. Leather products manufacturing;
55. Linoleum manufacturing;
56. Lumber yard (except storage of boxes or crates);
57. Machinery manufacturing;
58. Machinery, farm, repair;
59. Machine shop;
60. Medicine, patent, manufacturing;
61. Medical equipment manufacturing;
62. Metal fabricating;
63. Metallurgical testing;
64. Milling;
65. Motor, electric, manufacturing;
66. Moving and storage;
67. Office supplies manufacturing;
68. Oxygen manufacturing;
69. Paint manufacturing;
70. Paper manufacturing;
71. Paper products manufacturing;
72. Pharmaceuticals, manufacturing and packaging;

73. Pipe manufacturing;
 74. Plastic injection molding, manufacturing and packaging;
 75. Plumbing fixture parts and products manufacturing;
 76. Precision instruments manufacturing;
 77. Printing and silk screening;
 78. Radio assembly;
 79. Refrigeration plant;
 80. Rubber products manufacturing;
 81. Sash and door manufacturing;
 82. Sheet metal products manufacturing;
 83. Sheet metal shop;
 84. Shellac manufacturing;
 85. Sign manufacturing;
 86. Steel barrel or drum manufacturing and reclaiming;
 87. Steel fabrication;
 88. Steel pipe manufacturing;
 89. Storage warehouse, excluding miniwarehouse/self-storage;
 90. Stove manufacturing;
 91. Swimming pool supplies manufacturing;
 92. Telephone and telephone systems manufacturing;
 93. Textile and linen manufacturing;
 94. Tile manufacturing;
 95. Tinsmith shop;
 96. Tire manufacturing;
 97. Tire retreading;
 98. Tool manufacturing;
 99. Toy manufacturing;
 100. Trailer manufacturing;
 101. Upholstering shop, manufacturing;
 102. Vitreous ware manufacturing;
 103. Water treatment equipment and materials manufacturing;
 104. Welding, limited;
 105. Wire manufacturing;
 106. Wood products manufacturing (no planing mill).
- B. The following agricultural uses:
1. Greenhouses, aviaries, and apiaries;
 2. The grazing of cattle, horses, sheep or goats or any of them on a lot or parcel of land having an area of not less than one acre, and not to exceed five animals per acre, provided:
 - a. That such grazing is not a part of, nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard, or commercial riding academy located on the same premises;
 - b. That no building, structures, pens or corrals designed or intended to be used for the housing or concentrated feeding of such stock be used on the premises for such grazing other than troughs for water or incidental fencing;
 - c. That the feeding of market refuse or garbage to livestock is specifically prohibited.

3. Farms or establishment for the selective or experimental breeding of cattle or horses or both or the raising and training of horses or show cattle or both provided:

a. That complete plans of the locations, size, construction details, proposed utilization and appearance of all buildings, structures, pens or corrals on such premises to be used for the housing, feeding, training or maintenance of such horses or cattle or both be approved by the council;

b. That no more than two such animals per acre of the total ground area of such farm or establishment be kept or maintained in conjunction with such use.

4. Storage and rental of hand operated garden equipment, in conjunction with a nursery or greenhouse;

5. Pest control operator if all pest control is incidental to agriculture;

C. The following additional agricultural uses, provided any building used or to be used in connection therewith is located not nearer than fifty feet from any school, public park, or street, or highway upon which such use fronts, and all animals kept in connection therewith are located not less than thirty-five feet from any residence, dwelling house or any building used or designed for the habitation of humans, nor nearer than one hundred feet from any school, hospital, or similar institution:

1. Agriculture in general not including the hatching, raising or slaughtering of poultry or rabbits;

2. Aquaria;

3. Cattle grazing, provided that the feeding of market refuse or garbage to cattle shall not be permitted;

4. Feed mills;

5. Hogs. The maintenance of not to exceed five hogs, not to include feeding of market refuse or garbage;

6. Mushroom farms;

7. Stables;

8. Any enterprise, business, or industry which is similar to those enumerated above, and any other enterprise, business, or industry which, in the opinion of the council, is of a nature comparable to and of the same class as those so enumerated.

D. Automobile and truck towing yard provided that the yard is constructed of reinforced structural concrete and is enclosed with a minimum of an eight foot high masonry screen wall. (Ord. 698 § 4, 2004; Ord. 650 § 3, 1999; Ord. 608 § 2, 1994; Ord. 545 § 5, 1988; Ord. 229 §§ 1, 2, 1963; Ord. 178 § 230, 1961)

17.16.015 Waste management facilities.

The property in zone M also may be used for hazardous waste management facilities provided a conditional use permit is obtained for said use pursuant to the provisions of Chapter 17.48 of this title. Any such hazardous waste management facility shall be consistent with the portions of the approved Los Angeles County hazardous waste management plan which identify general areas or siting criteria for hazardous waste facilities and any applicant for such a conditional use permit shall submit to and receive from the Los Angeles County department of public works a finding of conformance with said plan prior to approval by the city of any such conditional use permit application. (Ord. 574 § 1, 1990)

17.16.020 Stands.

Property in zone M also may be used for one stand per lot or parcel of land, exclusively of wood frame construction (except the floor), having a floor area of not more than three hundred square feet for the display and sale of any products produced on such lot or parcel. Such stand shall be placed not nearer than twenty feet from any street or highway upon which such lot or parcel fronts. (Ord. 178 § 231, 1961)

17.16.025 Uses permitted with conditional use permit.

Property in zone M may be used for the following uses subject to the issuance of a conditional use permit for such use(s) pursuant to Chapter 17.48:

1. Heavy equipment manufacturing;
2. Chemical and gas manufacturers, distributors, packagers or warehouse;
3. Industrial medical clinic;
4. Vocational or training schools;
5. Nursery (wholesale only);
6. Christmas tree farm;
7. Radio stations or towers;
8. Federal, state, county or local maintenance facilities;
9. Solid waste handling facilities;
10. Police or fire stations;
11. Utility substation or operations base;
12. Mini-storage/self-storage facilities; subject to standards in Section 17.16.026 (A) of this code. (Ord. 698 § 5, 2004; Ord. 669 § 8, 2001; Ord. 636 § 3, 1998; Ord. 608 § 3, 1994)

17.16.026 Special industrial zone development standards.

In addition to the development standards for industrial zone property of this code, the following uses shall be subject to the additional development standards listed in this section. In the event of a conflict in the development standards of this code and this section, the terms and provisions of this section shall prevail.

A. Mini-Storage/Self-Storage facilities.

1. **Location Standards.** Mini-storage/self-storage facilities are unique, low impact uses which, due to the small area requirements of individual rental/storage areas, provides great flexibility in architectural design. Such uses are conducive for development on unique and odd-shaped, remnant parcels of industrial zone property where large scale industrial structures are physically constrained from development. Accordingly, to preserve larger, traditionally shaped, property for more intensive industrial development, mini-storage/self-storage facilities shall only be located on unique, odd-shaped and/or physically constrained parcels. If, in the opinion of the planning director, an application for a mini-storage/self-storage facility is on property deemed suitable for other industrial development, the ministorage/self-storage facility shall only be approved with the approval of a zone exception pursuant to Chapter 17.48 of this code.

2. **Principal Use.** All mini-storage/self-storage facilities shall be the principal use on the property and not associated with any other industrial use. Mini-storage/self-storage facilities shall not be permitted to develop within all, or any part, of any existing industrial warehouse or structure.

3. Access and Circulation.

a. Vehicular ingress and egress shall be limited to one point for each side of the subject property adjoining any street or highway, and shall conform to the fire department standards;

b. At least forty feet of clear, unobstructed driveway depth be provided from the road, to the primary access gate or principal entry point of the facility;

c. Interior driveway widths shall be not less than thirty-six feet unless, due to the irregular shape or configuration of the lot or parcel of land under consideration, the planning commission specifically authorizes a width less than thirty-six feet, but in no event less than twenty-six feet in width. A driveway providing access to storage units on one side only of the facility shall be not less than twenty-six feet in width.

4. Parking and Loading Areas.

a. One standard parking space for each two thousand square feet of gross floor area. Said parking spaces shall also be arranged on the subject property so as not to obstruct any driveways nor adversely affect vehicular ingress and egress to the facility;

b. Spaces in any approved outdoor storage area shall not be included as required parking;

c. Ground level, roll-up door storage areas shall have an exclusive use loading area in front of the unit. Such exclusive use loading areas shall not be counted as required parking;

d. In addition to the exclusive use loading areas, common loading areas shall be provided in an amount sufficient to serve the users of the interior storage units and shall be designed to ensure that driveways will not be obstructed.

5. Site Design.

a. The architecture of the ministorage/self-storage facility, including, but not limited to, fences, walls, gates, buildings and landscaping, shall, to the maximum extent possible, be compatible with the community;

b. Buildings shall be designed, located and screened, incorporating eight-foot high screen walls, so that the views of overhead doors and the interior driveways within such facilities are not readily visible from adjacent public view.

6. Landscaping and Screening.

a. All areas between required fences and the lot lines shall be fully landscaped with lawn, shrubbery, trees and/or flowers;

b. In addition to subsection (A) (6)(a), for every thirty feet of street frontage of the subject property, not less than one twenty-four-inch boxed tree shall be planted and continuously maintained.

7. Fences and Walls.

a. All screen walls shall be constructed of masonry, concrete or other similar materials. No chain link fencing shall be permitted;

b. The design and materials used in the construction of fences and walls shall be compatible with the architecture of the buildings of the self-service storage facility and with buildings in the area surrounding the facility;

c. Exterior wall surfaces shall at all times be kept free from graffiti or any other marks of vandalism.

8. Outdoor Storage.

a. Boats, campers, recreational vehicles, travel trailers, etc. may be stored outside of an enclosed building, but only in an area designated for such outside storage on an approved plot plan;

b. Outdoor storage shall not be visible from any adjoining or adjacent property when viewed at ground level;

c. Outdoor storage is prohibited within setback areas;

d. Areas proposed for outdoor storage within the facility shall be clearly indicated on the site plan and approved prior to the use of any such area for outdoor storage. In no event shall such approved area be counted as required parking.

9. Outdoor Lighting.

a. Outdoor lighting shall be shielded to direct light and glare only onto the self-service storage facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining property;

b. Outdoor lighting shall not exceed an intensity of one foot-candle of light throughout the facility.

10. Trash Enclosures.

a. All such receptacles shall be placed within a masonry or concrete block enclosure of adequate height to preclude view of the receptacle. Said enclosure shall have a wooden, metal or other type of opaque, self-latching gate;

b. Two receptacles and surrounding enclosures shall be provided for each facility. An extra such trash receptacle as follows:

- i. Over fifty thousand gross square feet (one receptacle),
- ii. Each additional fifty thousand gross square feet (one receptacle).

11. Use Restrictions.

a. Except to comply with minimum state building code requirements, no public restrooms shall be provided;

b. No public sale of any item from a rental space or within a self-service storage facility;

c. No residential use by any manager or employee shall be permitted at the facility;

d. No construction, repair, servicing, renovating, painting or resurfacing of any motor vehicle, boat, trailer or other machine or implement including, but not limited to, furniture, toys, carpets or similar equipment, objects or materials;

e. No on-site commercial, business, professional, industrial or recreational use or activity;

f. No use of rental units for human habitation. (Ord. 698 § 6, 2004)

17.16.030 General regulations—Zone M-A.

Premises shall not be used in zone M-A except for:

A. Any use permitted in zone M;

B. Feed lots (cattle only);

C. Livestock sales yards;

D. Dairies. (Ord. 178 § 232, 1961)

17.16.040 Use permit requirement.

Notwithstanding any other provision of this chapter, no property in zone M or zone M-A may be used for any purpose unless a use permit is granted by the city pursuant to Chapter 17.44. (Ord. 774 §§ 5, 6, 2012; Ord. 545 § 2, 1988; Ord. 542 § 7, 1987; Ord. 453 § 2, 1980; Ord. 178 § 233, 1961)