



# City of Hawthorne Commercial and Industrial Development Standards Summary Table

The following is a summary of basic development standards in the commercial and industrial zones. Please consult the Hawthorne Municipal Code (HMC) or contact the Department of Planning and Community Development prior to designing any project.

Category	Local Commercial C-2 Zone (HMC 17.26)	General Commercial C-3 Zone (HMC 17.28)	Regional Commercial C-R Zone (HMC 17.25)	Industrial M-1/M-2 Zones (HMC 17.32/17.34)
<b>Max. FAR</b>	1.5 (17.26.050)	2.5 (17.28.050)	3.5 (General Plan) but > 1.0 requires a CUP (17.25.030)	<ul style="list-style-type: none"> <li>M-1 = Zoning 2.0/ GP 0.75</li> <li>M-2 = Zoning 2.0/ GP 1.75</li> </ul>
<b>Max. Height</b>	None but >4 stories requires CUP (17.26.040)	None but >4 stories requires CUP (17.28.040)	None but >2 stories requires CUP (17.25.030)	None (see setbacks below)
<b>No. of Parking Spaces</b>	Use and bldg. size specific see HMC 17.58	Use and bldg. size specific see HMC 17.58	Use and bldg. size specific see HMC 17.58	Use and bldg. size specific see HMC 17.58
<b>Parking Design</b>	<ul style="list-style-type: none"> <li>Size= 9' x 18'</li> <li>Drive-Aisle= 26'</li> <li>Driveway= max 30' width</li> <li>Compact= 8' x 15'</li> <li>Screen wall/berm (17.58.040.B)</li> </ul>	<ul style="list-style-type: none"> <li>Size= 9' x 18'</li> <li>Drive-Aisle= 26'</li> <li>Driveway= max 30'</li> <li>Compact= 8' x 15'</li> <li>Screen wall/berm (17.58.040.B)</li> </ul>	<ul style="list-style-type: none"> <li>Size= 9' x 18'</li> <li>Drive-Aisle= 26'</li> <li>Driveway= max 30'</li> <li>Compact= 8' x 15'</li> <li>Screen wall/berm (17.58.040.B)</li> </ul>	<ul style="list-style-type: none"> <li>Size= 8'6" x 18'</li> <li>Drive-Aisle= 26'</li> <li>Driveway= max 30'</li> <li>Compact= 7'6" x 15'</li> <li>Screen wall/berm (17.58.040.B)</li> </ul>
<b>Setbacks <sup>1</sup></b>	None	None	>2 stories = 15 feet from residential (17.25.030)	>45' =1' from side and rear property line for every 2' above 45' (17.32.40)/(17.34.050)
<b>Min. Open Space/ Landscaping</b> (HMC 17.58.040)	<ul style="list-style-type: none"> <li>&lt; 20 parking spaces = 4% landscaped open space</li> <li>&gt; 20 spaces = 5% landscaped open space</li> <li>CUP may require more (17.26.060)</li> <li>Water efficient landscape (17.89)</li> </ul>	<ul style="list-style-type: none"> <li>&lt; 20 parking spaces = 4% landscaped open space</li> <li>&gt; 20 spaces = 5% landscaped open space</li> <li>CUP may require more (17.28.060)</li> <li>Water efficient landscape (17.89)</li> </ul>	<ul style="list-style-type: none"> <li>&lt; 20 parking spaces = 4% landscaped open space</li> <li>&gt; 20 spaces = 5% landscaped open space</li> <li>Parking lots and properties must be landscaped according to (17.25.100)</li> <li>Water efficient landscape (17.89)</li> </ul>	<ul style="list-style-type: none"> <li>&lt; 20 parking spaces = 4% landscaped open space</li> <li>&gt; 20 spaces = 5% landscaped open space</li> <li>CUP may require more (17.32.060) (17.34.040),(17.34.070)</li> <li>Water efficient landscape (17.89)</li> </ul>
<b>Signage</b> (HMC 17.35)	<ul style="list-style-type: none"> <li>Total sign area = 2 sq ft per linear foot of street frontage</li> <li>Wall= max area 33% of wall</li> <li>Freestanding=max height 25'</li> </ul>	<ul style="list-style-type: none"> <li>Total sign area = 2 sq ft per linear foot of street frontage</li> <li>Wall= max area 33% of wall</li> <li>Freestanding= max height 25'</li> </ul>	<ul style="list-style-type: none"> <li>Total sign area = 2 sq ft per linear foot of street frontage</li> <li>Wall= max area 33% of wall</li> <li>Freestanding= max height 25'</li> </ul>	<ul style="list-style-type: none"> <li>Total sign area = 2 sq ft per linear foot of street frontage</li> <li>Wall= max area 33% of wall</li> <li>Freestanding= max height 25'</li> </ul>
<b>Other Limitations</b>	<ul style="list-style-type: none"> <li>Canopies not permitted</li> <li>Storage containers not permitted</li> </ul>	<ul style="list-style-type: none"> <li>Canopies not permitted</li> <li>Storage containers not permitted</li> </ul>	<ul style="list-style-type: none"> <li>Canopies not permitted</li> <li>Storage containers not permitted</li> <li>No outdoor storage or sales of</li> </ul>	<ul style="list-style-type: none"> <li>Outdoor storage – view obscuring wall min height of 6' is required</li> </ul>



Category	Local Commercial C-2 Zone (HMC 17.26)	General Commercial C-3 Zone (HMC 17.28)	Regional Commercial C-R Zone (HMC 17.25)	Industrial M-1/M-2 Zones (HMC 17.32/17.34)
	<ul style="list-style-type: none"> <li>No outdoor storage or sales of merchandise outdoors (17.26.030)</li> <li>Colors require Planning Commission approval (17.30.010)</li> </ul>	<ul style="list-style-type: none"> <li>No outdoor storage or sales of merchandise outdoors (17.28.030)</li> <li>Colors require Planning Commission approval (17.30.010)</li> </ul>	<ul style="list-style-type: none"> <li>merchandise outdoors (17.25.030)</li> <li>Roof mounted structures shall be screened (17.25.030)</li> <li>Colors require Planning Commission approval (17.30.010)</li> </ul>	

<sup>1</sup> Certain uses may require additional/different setbacks. Consult the HMC or a Planner to verify

**Legend**

- Sq ft = Square feet
- CUP = Conditional Use Permit
- > = Greater than and < = less than
- HMC = Hawthorne Municipal Code
- (17.26.050) = HMC code reference

### 17.32.020 Permitted uses.

**Alert:** This item has been affected by: [Ordinance 2237](#). Visit the [CodeAlert](#) page for more information on pending legislation.

The following uses only are permitted, and as specifically provided and allowed by this chapter:

- Any use permitted in the C-3 zone; provided that, unless specified below, a conditional use permit shall be required if such a permit is required for the same use in the C-3 zone;
- Accessory structures and uses that complement or are reasonably related to the existing or proposed permitted uses when located on the same site as the primary building and use. Accessory structures and uses do not include containers (shipping or storage). Canopies are permitted only over walkways and not for the purpose of facilitating outdoor work areas;
- Assaying, gold and silver only;
- Assembly halls, subject to a conditional use permit and the conditions set forth in Section [17.20.280](#);
- Auction houses or stores;
- Automobile body and fender works and automobile painting when operated and maintained within an entirely enclosed building;
- Automobile repair—minor, subject to a CUP;
- Bag cleaning and conditioning;
- Bleaching and dyeing plants;
- Boat building;
- Boat repairing;
- Bottling plants;
- Brewery (subject to limitations described in Section [17.75.010](#));
- Broom and brush manufacture;

- Building materials storage yards;
- Cabinet or carpentry shops;
- Ceramic products manufacturing;
- Check cashing, bail bonding services and similar uses, all such uses subject to a conditional use permit;
- Contractors' storage yards;
- Cosmetics manufacturing;
- Electrical appliance, assembly and repair;
- Electric distribution and transmission substations, including microwave transmitters incorporated as a part of a public utility installation;
- Electric generating plants;
- Electroplating;
- Emergency shelter, subject to the limitations in Section [17.32.030](#);
- Equipment rental and sales, but not including heavy duty equipment;
- Equipment, rental and sales, heavy duty;
- Feed and fuel yards (but not including butane, propane and other flammable liquid gases);
- Food products manufacture, storage, processing and packaging, but not including lard, pickles, sauerkraut, sausage, vinegar, onions and garlic;
- Foundries, aluminum only;
- Furniture manufacturing and repair;
- Garden supply shops, including plants in pots and containers and auxiliary supplies, but not including bulk fertilizer;
- Grinding shops;
- Heating and ventilating service shops, including incidental forming of ducts;
- Hospital;
- Jewelry manufacturing;
- Laboratories, experimental and testing involving chemistry, physics, biochemistry or biology on a laboratory scale as distinguished from manufacturing and testing of large fabricated equipment such as aircraft, automobiles, etc.;

- Lampshade manufacturing;
- Lapidary shops;
- Laundries, including hand;
- Live-work units, subject to a conditional use permit and limitations in Section [17.32.030](#);
- Lumber yards;
- Machine shops;
- Metal, manufacture and fabrication of products from, (except major structural steel forms, boiler-making and similar activities involving excessive noise, or major trucking in terms of over-standard dimensions per unit or over-standard dimensions of load);
- Packaging plant;
- Paint shops (painting contractor);
- Parking lots; provided, any area so used shall be improved and maintained in the manner specified by this code or by uniform standards established by the city council by resolution;
- Pawn shops;
- Pipe line booster or pumping plant;
- Plumbing supply yards;
- Printing establishments, including newspapers;
- Public utility service yards;
- Restaurants and cafeterias, with or without cocktail bar;
- Rubber fabrication;
- Saw and filing shops;
- Secondhand stores;
- Sheet metal shops;
- Short-term rentals in legal non-conforming structures, subject to Chapter [17.74](#), except that vacation rentals shall not be permitted;
- Sign manufacturing, servicing and repairing, including electronic and neon;



- Single-family dwelling, one only, utilized exclusively by a caretaker or superintendent and family is permitted as an accessory use when located on the same lot or parcel of land with an industrial use; provided, however, that no dwelling shall be permitted on any industrial site containing an area of less than one acre; and provided that if the industrial use is vacated or otherwise abandoned, the dwelling shall be vacated until the site is again occupied by an industrial use;
- Small animal hospitals, kennels and veterinary offices; provided, the building or structure is completely soundproofed; all run areas are completely surrounded by an eight-foot solid wall; the animal runs are constructed in such a manner that no animal can see any other animal; and an incinerator of a type recommended by the health department shall be installed;
- Smog check only, provided no openings in the building (portion utilized for this use) are within twenty feet of a residentially zoned property and all smog check activities are conducted entirely within the structure;
- Solar panels for electric power generation, water heating, space heating or space cooling as an accessory use to structures or uses on the same property and subject to the special limitations described in Section [17.28.030\(M\)](#);
- Storage of impounded or damaged cars, subject to a conditional use permit, but no wrecking yards;
- Tattoo and body piercing (subject to a conditional use permit and Chapter [17.77](#));
- Textile manufacture, processing or treatment;
- Tinsmiths;
- Tire rebuilding, recapping and retreading;
- Truck servicing, repairing and overhauling, when conducted in an entirely enclosed building;
- Upholstering;
- Vacuum metallization;
- Vehicle dealer—wholesale only, subject to special regulations described in Section [17.25.030](#), if a display area is required for two or more vehicles;
- Warehousing;
- Welding shops and sheet metal, when in an entirely enclosed building;
- Wholesale business;

- Other similar industrial enterprises or businesses when interpreted by the planning commission as to performance standards as set forth in Chapter [17.10](#). (Ord. 2198 § 10, 2020; Ord. 2185 § 9, 2019; Ord. 2124 § 6, 2016; Ord. 2122 § 5, 2016; Ord. 2099 § 7, 2015; Ord. 2092 § 5, 2015; Ord. 2070 § 13, 2014; Ord. 2066 § 9, 2014; Ord. 2062 §§ 18—20, 2014; Ord. 2036 § 7, 2013; Ord. 2005 § 9, 2011; Ord. 2004 § 18, 2011.)
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## **Contact:**

City Clerk: 310-349-2915

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