

4040 MANUFACTURING (M)

4040.10 Intent and Purpose

The intent and purpose of the Manufacturing (M) district is to provide areas within the City of Maywood that are suitable for manufacturing and industrial processes. Certain areas, due to their size or location, may also be appropriate for general commercial uses which would be inappropriate in other areas of the City due to their size or intensity. The district regulations seek to provide opportunities for industrial and manufacturing uses while maintaining the integrity, safety, and enjoyment of Maywood's predominantly residential atmosphere. Due to the proximity of the M district to residential districts, the City also seeks the development of attractive and well-designed structures.

4040.20 Permitted Uses

The M district permits light manufacturing uses characterized by limited use of hazardous materials and chemicals and uses which do not create excessive noise, objectionable odors, dust, smoke, vibration, radiation, glare, or light. Appendix A, Regulation of Uses by Zone District, lists uses permitted in the M district.

4040.30 Permitted Accessory Uses

Premises in the M district may be used for accessory uses, provided such uses are established on the same lot or parcel of land, are incidental to, and do not substantially alter the character of the principal use. Some accessory outdoor storage of materials or goods is permitted. Appendix A, Regulation of Uses by Zone District, lists uses permitted as accessory uses.

4040.40 Uses Requiring a Conditional Use Permit

Certain retail and other uses are permitted subject to a Conditional Use Permit. Appendix A, Regulation of Uses by Zone District, lists uses requiring Conditional Use Permit approval. No lot or parcel may have incompatible uses.

4040.50 Required Area

The minimum net lot size shall be 5,000 square feet. The Council may establish a larger minimum lot size in appropriate cases.

4040.60 Minimum Lot Width

No lot shall be established or utilized which is less than 50 feet in width.

4040.70 Maximum Lot Coverage

The maximum amount of lot coverage shall be 90 percent of the lot area.

4040.80 Floor Area Ratio

- A. The floor area ratio (FAR) of development in the M district shall not exceed the ratio established by the City Council. The maximum permitted FAR shall be indicated on the Zoning Map by a suffix to the zone designation (for example, M-0.35). Where no such designation is indicated, the maximum permitted FAR shall be 0.40.
- B. The Council shall establish maximum FARs with the recommendations of the Department of Planning and Building and the Planning Commission. In establishing the FARs, the Council shall also consider relevant policies contained in the General Plan.

4040.90 Height Limit

No building shall exceed a height of three stories or 45 feet, whichever is less.

4040.100 Front Yards

No front yard shall be required. However, specialized entry treatment, including a specified setback, may be required through the Site Plan Review process.

4040.110 Side Yards

No side yard shall be required except in the following circumstances:

A. Abutting Right-of-Way

When a side yard abuts public right-of-way or private access easements, a landscaped setback of not less than five feet shall be provided.

B. Abutting a Residential District

When a side yard abuts a residential district, a minimum setback of 25 feet shall be provided.

4040.120 Rear Yards

No rear yard setback is required except when the rear lot line abuts a residential district. In such cases, a minimum setback of 15 feet shall be provided.

4040.130 Building Projections into Yards

Required yards shall remain open and unobstructed from the ground to the sky, except as otherwise permitted in Section 4070.90.

4040.140 Accessory Uses and Structures

Accessory structures shall be developed with the same setbacks as required for principal structures.

4040.145 Outdoor Display and Storage

A. Permitted Outdoor Display in Front Yard

Only the following accessory goods and materials may be displayed in the front yard area:

1. Christmas trees and wreaths
2. Flowers associated with a florist shop
3. Vehicles for sale, lease, or rent
4. Garden equipment and supplies for sale, lease, or rent

B. Restriction of Permitted Front Yard Outdoor Use

The following restrictions shall apply to the outdoor storage of goods and materials permitted by subsection A above:

1. No outdoor display or storage shall exceed six feet in height.
2. No outdoor display or storage shall be placed on the sidewalk or within any other public right-of-way.
3. No outdoor display or storage shall occupy any part of required parking area.

C. Permitted Outdoor Display and Storage in Rear and Side Yards

Materials and goods may be displayed and stored in rear and side yard areas subject to the following regulations:

1. Any outdoor area used for display or storage shall be completely enclosed by a solid masonry wall not less than five feet and not more than eight feet in height.
2. No outdoor display or storage shall exceed the height of the wall constructed to screen the materials.
3. No outdoor display or storage shall be placed on the sidewalk or within any other public right-of-way.
4. No outdoor display or storage shall occupy any part of required parking area.

4040.150 Fences, Walls, and Hedges

A. Adjacent to a Residential District

Where an M district use is located adjacent to a residential district, a solid masonry wall shall be provided along the property line abutting the residential district, unless a primary industrial or commercial structure is situated on the property line. The height of the wall shall not be less than six feet nor shall it be over eight feet. The wall shall be constructed of six-inch thick decorative block or other material as permitted by the Director of Planning and Building.

B. Other Walls, Fences, or Hedges

1. Heights of walls, fences, or hedges within the required front yard, corner cutoff area, or abutting a residential front yard shall not exceed three feet. Open fences which do not obstruct visibility shall not exceed a height of eight feet.
2. All other walls, fences, and hedges shall not exceed a height of eight feet.

C. Sharp Materials

Barbed wire and razor ribbon are the only sharp materials which are permitted. Such materials are restricted to the top of the fence or wall and shall be no less than eight feet above grade level.

D. Construction

All fences and walls shall be constructed in conformance with Chapter 4 of Title 8 of the Maywood Municipal Code.

4040.160 Landscaping

- A. Every setback from a public right-of-way shall be landscaped with a planting border.
- B. The total landscaped area of a lot or development shall cover not less than two percent of the gross lot or project area, whichever is larger. Landscaped areas for parking shall not count towards the two percent.
- C. Landscaping shall consist of drought-resistant plant materials. A minimum of one tree per 40 linear feet of street frontage shall be provided. Low shrubs or groundcover shall be planted on the remaining areas.
- D. All frontages, interior courts, open space areas, and boundary areas that are not covered with buildings, pavement, or other impervious surface shall be landscaped.
- E. Required landscaped areas and landscaping shall be maintained in a neat, clean, and healthy condition. Water conserving automatic irrigation systems shall be used to maintain landscaping.

- F. Required trees shall be of a size which requires at least a 24gallon container.

4040.170 Other Applicable Regulations

The following additional Sections of this Ordinance shall apply to development in the C and CM districts:

- 4070 - Development Standards Applicable to All Districts
- 4080 - Performance Standards
- 4090 - Right-of-Way Dedication
- 4100 - Parking and Loading
- 4110 - Signs