

## RENEWABLE ENERGY MATERIAL MANUFACTURING.

Uses contained within the Standard Industrial Classification Code for Finance, Insurance and Real Estate ("SIC Code- FIRE"), shall utilize more than 5,000square feet of floor area, according to ZA-2012-2885(ZAI):

Depository Institutions  
Non-Depository Credit institutions  
Security and Commodity Brokers, Dealers,  
Exchanges and Services  
Insurance Carriers  
Insurance Agents, Brokers, and Service  
Real Estate  
Holding and Other Investment Offices

## M2 LIGHT INDUSTRIAL ZONE

**Note: there are three separate alphabetic use lists in this zone category.**

Any Open Lot Use Permitted in the A or R Zones, Which Does Not Involve the Use of Buildings or Structures Other Than Accessory Buildings Incident to the Use of Land.

NOTE: All retail stores, shops or businesses shall be limited to less than 100,000 square feet of floor area.

ZONES M1 or MR2 USES with no building or enclosed area required, except where such requirement is indicated below, but not including any of the following:

Any building permitted in any R Zone, other than accessory buildings incident to the use of the land;

Any building containing dwelling units or guest rooms;

The open air sale of merchandise from a privately owned vacant lot.

Cement or concrete products manufactured in the open.

### Conditional and Public Benefit Uses:

ARCADE, containing 5 or more coin, slug, or electronic controlled game machines, according to Section 12.24 W. 34.

### AUTOMOBILE DETAILING.

AUTOMOTIVE PAINTING (distance and building enclosure requirements as required by 12.14 A.27)

AUTOMOTIVE USES, other, according to Section 12.24 W. 4.

BAR, according to Section 12.24 W. 1; must meet ABC requirements.

BEER TASTING ESTABLISHMENT, according to Section 12.24 W. 1; must meet ABC requirements.

## CARGO CONTAINER STORAGE YARD.

CAR WASH - (with mechanical equipment, sound level performance standards and enclosures as required by Section 12.14 A. 6 and 9).

CEMETERY, performance standards, according to Section 14.00 A. 1.

CHILD CARE FACILITY (primarily for children of local workers), according to Section 12.24 W. 51.

CHIPPING and GRINDING ACTIVITIES (not fully enclosed), according to Section 12.24 W. 8.

CHURCH, according to Section 12.24 W. 9.

COCKTAIL LOUNGE, according to Section 12.24 W. 1; must meet ABC requirements.

CORRECTIONAL or PENAL INSTITUTION, according to Section 12.24 U. 5.

CYBER CAFÉ – containing five or more computers or terminals, according to ZA 2003-2970 and Section 12.24 W. 34.

DANCE CLUB, according to Section 12.24 W. 18. (a).

DANCE HALL, according to Section 12.24 W. 18. (a).

EDUCATIONAL INSTITUTION, according to Section 12.24 U. 6.

ELECTRIC POWER GENERATING SITE, PLANT, or STATION, according to Section 12.24 U. 7.

FARMER'S MARKET, according to Section 12.24 X. 6. (a). (4).

FIREARM / AMMUNITION SALES, according to Section 12.24 W. 41.

GASTROPUB, according to Section 12.24 W. 1; must meet ABC requirements.

GEOLOGICAL CORE HOLE DRILLING and TESTING, temporary, according to Section 12.24 W. 47.

GOVERNMENTAL ENTERPRISE, performance standards, according to Section 14.00 A. 3.

HAZARDOUS WASTE FACILITY, storage and/or treatment, according to Section 12.24 U. 10.

HISTORICAL VEHICLE COLLECTION (accessory), according to Section 12.24 X. 29.

HOSPITAL, according to Section 12.24 U. 12; incidental Heliport, according to Section 12.24 W. 23.

HOSTESS DANCE HALL, according to Section 12.24 W. 18. (b).

HOTEL, MOTEL, APARTMENT HOTEL, HOSTEL, according to Section 12.24 W. 24.

HOUSE OF WORSHIP, according to Section 12.24 W. 9.

JOINT LIVING / WORK QUARTERS for ARTISTS and ARTISANS, according to Section 12.24 X. 13.

LAND RECLAMATION PROJECT, according to Section 12.24 U. 13.

LIBRARY, public, performance standards, according to Section 14.00 A. 3.

LIQUOR STORE, according to Section 12.24 W. 1; must meet ABC requirements.

LOUNGE, according to Section 12.24 W. 1; must meet ABC requirements.

MASSAGE PARLOR, adult entertainment business, according to Section 12.24 W. 18. (c).

MEDICAL WASTE TREATMENT, according to Section 12.24 U. 10.

MICROBREWERY, according to Section 12.24 W. 1; must meet ABC requirements.

MICRODISTILLERY, according to Section 12.24 W. 1; must meet ABC requirements.

MODEL HOME, according to Section 12.24 X. 15.

NATURAL RESOURCE DEVELOPMENT, according to Section 12.24 U. 17.

NURSERY SCHOOL (primarily for children of local workers), according to Section 12.24 W. 51.

OPEN AIR SALES (vacant lot).

OUTDOOR OPEN SALES, according to Section 12.24 W. 42. (a).

OUTDOOR OPEN SALES FROM DRIVE-IN THEATER, according to Section 12.24 W. 42. (b).

PAWNSHOP, according to Section 12.24 W. 33.

PENNY ARCADE, containing 5 or more coin, slug, or electronic controlled game machines, according to Section 12.24 W. 34.

RECYCLABLE MATERIALS COLLECTION, BUYBACK CENTERS, MOBILE RECYCLING CENTERS, when the facility is not in compliance with the conditions set forth in Section 12.21 A. 18. (d), according to Section 12.24 U. 22. (b).

RECYCLING MATERIALS PROCESSING FACILITIES, when the facility is not in compliance with the conditions set forth in Section 12.21 A. 18. (f), according to Section 12.24 U. 22. (c).

RECYCLING MATERIALS SORTING FACILITY, when the facility is not in compliance with the conditions set forth in Section 12.21 A. 18. (e), according to Section 12.24 U. 22. (d).

SANITARIUM, according to Section 12.24 U. 12.

SEA WATER DESALINATION FACILITY, according to Section 12.24 U. 25.

SCHOOL, private, elementary, middle, or high, according to Section 12.24 U. 24. (b).

SCHOOL, public, elementary, middle, or high, according to Section 12.24 U. 24. (a).

SEXUAL ENCOUNTER ESTABLISHMENT, according to Section 12.24 W. 18. (c).

SHELTER for the HOMELESS, fewer than 30 beds, with reduced parking requirements, performance standards according to Section 14.00 A. 8.

SOLAR ENERGY SYSTEM STRUCTURES, not otherwise permitted, according to Section 12.24 W. 53.

SOLID WASTE ALTERNATIVE TECHNOLOGY PROCESSING FACILITY, according to Section 12.24 U. 28.

SPRAY BOOTH, indoor.

SPRAY BOOTH, outdoor.

STORAGE BUILDING for HOUSEHOLD GOODS, including truck rentals, less than 500 feet from an A or R Zone, according to Section 12.24 W. 50.

SWAP MEET, indoor, according to Section 12.24 W. 42. (c).

SWAP MEET, outdoor (see Open Air Sales)

TAVERN, according to Section 12.24 W. 1; must meet ABC requirements.

TRAILERS for USE as TEMPORARY ACCOMMODATIONS for HOMELESS PERSONS, performance standards, according to Section 14.00 A. 9. (a).

WINE BAR, according to Section 12.24 W. 1; must meet ABC requirements.

WINE TASTING ESTABLISHMENT, according to Section 12.24 W. 1; must meet ABC requirements.

WIRELESS TELECOMMUNICATION FACILITY, when the property containing the facility is located across the street from, abutting, or adjoining a residential use or A or R Zone, including the RA Zone, and/or if the facility cannot meet the

Wireless Telecommunication Facilities standards contained in Section 12.21 A.20. of this Code, according to Section 12.24 W. 49.

ADHESIVE MANUFACTURING, liquid - from previously prepared material - no rendering or reduction of vegetable or animal matter.

AIRCRAFT ENGINE TESTING (ZAI 2156).

AIRCRAFT FUELING STATION (see Section 57.04 of the Los Angeles Municipal Code).

AIRCRAFT HANGAR.

AIRCRAFT REPAIRING.

AIRPORT or AIRCRAFT LANDING FIELD.

ALLIGATOR FARM.

ANIMAL KEEPING, wild.

ANIMAL RAISING (see definition of Accessory Use) no hog ranches having more than five swine or stockyards or cattle feeding yard.

ANTI-KNOCK COMPOUND (for gasoline) MANUFACTURING.

APPLIANCES (secondhand) STORAGE, DISPLAY, PROCESSING, or SALES.

AUCTION, open air (also see Stadium, Zones C2 and M1).

AUTOMOBILE DISMANTLING YARD (see limitations, Section 12.19 A. 4. (b)).

AUTOMOBILE IMPOUND YARD or yard for storage of abandoned, dismantled, partially dismantled, obsolete or wrecked automobiles -completely enclosed by solid wall or fence at least 8 feet in height.

AUTOMOBILE WRECKING - in enclosed building or in area completely enclosed by solid wall or fence at least 8 feet in height (see limitations, Section 12.19 A. 4. (b)).

BARRELS and DRUMS (secondhand) STORAGE, DISPLAY, PROCESSING, or SALES (see limitations, Section 12.19 A. 4. (b)).

BATT MANUFACTURING from previously produced fibrous materials and requiring garnetting or carding - in completely enclosed building - no manufacture of jute or shoddy.

BLENDING and MIXING of COMPOUNDS for CASE HARDENING, TEMPERING and cleaning of metals - dry mix and cold process using previously prepared ingredients which are non-explosive, non-flammable and do not produce obnoxious or dangerous odors, dust, fumes or gases - no change in chemical composition (see ZAI 1305).

BOOSTER PUMP STATION, with in-line heater system for oil pipeline - no tanks (also see Booster Pump and Flow Control Station in C2 Zone).

BOXES and CRATES (secondhand) STORAGE, DISPLAY, PROCESSING, or SALES (for limitations see Section 12.19 A. 4. (b)).

BRIQUETTE MANUFACTURING from previously prepared charcoal - enclosed grinding and processing equipment - no burning.

BUILDING MATERIALS SALVAGE YARD (same limitations as for Automobile Wrecking).

CARPET or RUG MANUFACTURING.

CATERING SHOP.

CATTLE BREEDING, GRAZING, RAISING, or TRAINING - no stockyard or cattle feeding yard.

CEMETERY.

CEMETERY, pet animal - individual burials - no dumping or crematory.

CHAMOIS SKINS MANUFACTURING - by cod oil process - no tanning or curing of fresh hides.

CHICKEN RAISING or HATCHERY.

CHINCHILLA RAISING.

CHIPPING and GRINDING FACILITIES (green waste, in enclosed building).

CIRCUS QUARTERS or MENAGERIE.

CLINIC, medical or dental.

CLOTH MANUFACTURING.

COLUMBARIUM.

COOPERATE WORKS.

COMPOSTING FACILITY (green waste, in enclosed building).

CORK MANUFACTURING.

CREMATORIUM, except animals.

CRYPT.

CURING FACILITIES (green waste, in enclosed building).

DAIRY, cattle or goat.

DWELLING, as accessory to industrial development on same lot (only if designed for and used solely by a watchman or caretaker).

ELECTRIC PARTS MANUFACTURING (also see Zone CM).

ELECTRIC RAILROAD YARD - no freight car classification.

ENAMELING WORKS - no manufacturing of enamel, frit or glaze.

ENGINE TESTING, internal combustion or jet propelled only in completely enclosed building so located or soundproofed that the noise or sound level created by the testing operations as measured from any point on the exterior property lines of the site will at no time exceed 75 decibels as determined by the power averages of readings on the A, B and C scales of an approved sound level meter (see ZAI 15411).

EQUINE BOARDING, BREEDING, GRAZING, RAISING, or TRAINING (commercial).

EXCELSIOR MANUFACTURING.

FELT MANUFACTURING - cotton.

FERTILIZER MANUFACTURING, liquid - from previously manufactured chemicals and other inorganic materials by dissolving in water.

FERTILIZER SALES, wholesale - only previously packaged merchandise.

FISH RAISING.

FOX FARM.

FROG RAISING.

FUMIGATING PLANT.

FURNITURE (secondhand) STORAGE, DISPLAY, PROCESSING, or SALES.

GARNETTING or CARDING of PREVIOUSLY PRODUCED FIBROUS MATERIALS to produce batt fillers for quilts, pillows, mattresses, lounging pads, furniture upholstery, etc. - in completely enclosed building - no manufacture of jute or shoddy.

GOAT RAISING.

GRANITE GRINDING, DRESSING, or CUTTING.

HATCHERY, poultry or fish.

HELIPORT.

HOUSE MOVER or WRECKER.

IRON ORE PELLET LOADING and UNLOADING FACILITY - no processing or smelting.

IRON STORAGE, SORTING, COLLECTING, or BALING - in enclosed building.

JUNK YARD (see limitations under Section 12.19 A. 4. (b)).

KENNEL, dog or cat (also see Zone M1 and Section 12.24 W. 25).

LEAF MOLD and similar plant material STORAGE, COMPOSTING, and PACKAGING - no garbage, manure or animal droppings - all grinding operations contained within a building.

LIQUID COATING FOR BEVERAGE TANKS, manufacturing of - from previously prepared basic materials and not employing a boiling process.

LIVESTOCK EXHIBITION, sale or stable (see Zone M3 for Stockyards and Feeding Pens).

LUMBER YARD, wholesale - no lumber salvaging.

MACHINERY WRECKING or STORAGE YARD (same limitations as for Automobile Wrecking).

MARBLE GRINDING, DRESSING, or CUTTING.

MARINE CARGO LOADING or UNLOADING WHARF or DOCK, except Marine Oil Terminal (see Zone M3).

MAUSOLEUM.

MEDICAL CLINIC (same limitations as for Clinic, medical or dental).

MEDICAL OFFICE - (see Office, business or professional)

MENAGERIE (see definition of Accessory Use).

MENTAL INSTITUTION, when operated as a correctional or penal institution (also see Hospital in Zone C2).

METAL ROLL FORMING, cold process.

MICE or GUINEA PIG RAISING for wholesale distribution or experimental purposes (also see Pet Shop in Zone C2).

MILK CONTAINER ROLL FORMING, metal, cold process, retinning and reconditioning (see ZAI 1158 for conditions and limitations).

MINK FARM.

MONUMENT WORKS.

MORGUE.

MULCHING FACILITIES (in enclosed building).

NUTRIA RAISING.

OIL PIPELINE BOOSTER PUMP STATION, with in-line heater system - no tanks.

OLIVE OIL EXTRACTION.

OSTRICH FARM.

PAPER SCRAP or WASTE STORAGE, SORTING, COLLECTING, or BALING - in enclosed building.

PETROLEUM PRODUCTS BULK DISTRIBUTING STATION - maximum capacity 100,000 gallons (see Section 57.04 of the Los Angeles Municipal Code).

PIGEON RAISING.

PIPE STORAGE YARD - except metal pipe over 4 inches inside diameter.

PLANING MILL.

PLASTER STAFF WORKS.

POLISH MANUFACTURING - except stove or shoe polish - see Wax Polishes in Zone M1.

POULTRY HATCHERY.

POULTRY SLAUGHTERING, wholesale.

POWDERED METAL PARTS or ARTICLES MANUFACTURING, sintered metals - previously manufactured powdered metal (see ZAI 1462).

RABBIT RAISING.

RABBIT SLAUGHTERHOUSE, wholesale.

RADIOACTIVE WASTE MATERIAL, low level packaging or collection of prepackaged for off-site disposal under U.S.A.E.C. license - in completely enclosed building.

RAG STORAGE, SORTING, COLLECTION, or BALING - in enclosed building.

RECYCLABLE MATERIALS COLLECTION, BUYBACK CENTERS, MOBILE RECYCLING CENTERS (subject to the provisions of Section 12.21 A. 18).

RECYCLING MATERIALS PROCESSING FACILITIES (subject to the provisions of Section 12.21 A. 18).

RETINNING and RECONDITIONING OF MILK CONTAINERS (see ZAI 1158 for conditions and limitations).

RIDING ACADEMY, SCHOOL, CLUB, or STABLE.

RIFLE RANGE.

RODEO grounds or stadium.

RUBBER CEMENT MANUFACTURING - solution of rubber chunks in a thinner and agitation thereof in a mixer.

RUG MANUFACTURING.

SALVAGE BUSINESS, junk - in enclosed building (also see Boxes and Barrels, secondhand).

SCRAP IRON STORAGE, SORTING, COLLECTION, or BALING - in enclosed building.

SECONDHAND BOX or CONTAINER STORAGE, DISPLAY, PROCESSING, or SALES (see limitations under Section 12.19 A. 4. (b)).

SECONDHAND FURNITURE and APPLIANCE STORAGE, DISPLAY, PROCESSING, or SALES (see limitations under Section A. 4. (b)).

SHOOTING RANGE.

SHRIMP (frozen) CLEANING, BREADING, PACKAGING, and REFREEZING - no cooking, smoking, or curing.

SKATING RINK or SKATE PARK (indoor) - in completely enclosed building (see also Zone C2).

SKEET or TRAP SHOOTING.

STABLE, commercial.

STABLE, livery, boarding, or for stock sales.

STATUARY MANUFACTURING - clay, stone, plaster or papier maché.

STONE MONUMENT WORKS.

STOVE MANUFACTURING - no foundry or casting.

TANK COATING MANUFACTURING - from prepared basic materials and not employing a boiling process.

TANK RETINNING and MANUFACTURING (see ZAI 1158 for conditions and limitations).

TELEVISION STATION.

TEXTILE MANUFACTURING.

TRADE SCHOOL (also see Zone C2).

TREE WRECKING YARD.

TURKEY HATCHERY.

VINEGAR MANUFACTURING.

WHARF or DOCK FOR MARINE CARGO, except marine oil terminal (see Zone M3).

WILD ANIMAL FARM.

WIRE MANUFACTURING - cold drawing process.

ZOO.

## **M3 HEAVY INDUSTRIAL ZONE**