City of Hawthorne Planning Department
4425 West 126th Street
Hawthorne, CA 90250
(310) 349 2970

CITY OF HAWTHORNE M-1 LIMITED INDUSTRIAL ZONING DISTRICT TABLE OF GENERAL USES, BULK REQUIREMENTS, AND PARKING				
Permitted Uses	**Floor Area Ratio**	**Maximum Building Height (ft)**	**Off-Street Parking**	**Special Limitations**
Advertising structures (billboards)	None	40 ft above grade or 40 ft above grade of freeway. No greater than 75 feet above grade	None	Within 50 ft of I-105 or I-405 freeways. Not be within 500 ft of another advertising structure. Maximum sign area is 800 sf
Ambulance service	2	None	1/300gfa Minimum of 3 spaces	None
Animal hospitals (small animals), kennels and veterinary offices	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Building or structure shall be soundproofed, run areas surrounded by 8 ft solid wall
Assaying	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Gold and silver only
Auction houses or stores	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Automobile body and fender works	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Must be operated within an enclosed building
Automobile laundries or car washes	2	None	1/250gfa Minimum of 3 spaces	**Requires CUP**
Automobile painting	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Must be operated within an enclosed building

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Permitted Uses	**Floor Area Ratio**	**Maximum Building Height (ft)**	**Off-Street Parking**	**Special Limitations**
Automobile parts sales and accessory service	2	None	1/250gfa Minimum of 3 spaces	No automotive repair work permitted. Includes accessory storage contained wholly within a building
Automobile rental agencies	2	None	Minimum of 3 spaces 1/300gfa ---------- 1/2,000gla outdoor display area	None
Automobile service station	2	None	Minimum of 3 spaces 1/2,000gla excluding island area, lube rooms and mini-market ---------- 1/300gfa mini-market as accessory use	Minor and major repairs
Automobile, truck, motor home, and recreation vehicle sales, leasing, or rental, new or used	2	None	Minimum of 3 spaces 1/500gfa indoor display and sales area ---------- 1/300gfa office area (if no indoor display area) ---------- 1/2,000gla outdoor display area	**Requires CUP** Subject to additional requirements under Section 17.26.020 2. a to i

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Permitted Uses	**Floor Area Ratio**	**Maximum Building Height (ft)**	**Off-Street Parking**	**Special Limitations**
Aviaries	2	None	1/250gfa Minimum of 3 spaces	None
Awning shops	2	None	1/500gfa Minimum of 3 spaces	None
Bag cleaning and conditioning	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Bakeries, retail	2	None	1/250gfa	Not more than 10 people in processing/production
Bakeries, wholesale			Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Banks and lending institutions	2	None	1/200gfa Minimum of 3 spaces	Does not include check cashing businesses
Bars and cocktail lounges	2	None	1/3 seats or 1/100gfa Minimum of 10 spaces	**Requires CUP**
Battery manufacturing and rebuilding	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Beauty shops, barber shops, and nail salons	2	None	3/chair Minimum of 3 spaces	**Requires CUP**
Bicycle shops	2	None	1/300gfa Minimum of 3 spaces	Including repairing

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Permitted Uses	**Floor Area Ratio**	**Maximum Building Height (ft)**	**Off-Street Parking**	**Special Limitations**
Bleaching and dyeing plants	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Blueprinting and photostatting	2	None	1/300gfa Minimum of 3 spaces	None
Boat building and repairing	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Boat sales, new and used	2	None	Minimum of 3 spaces 1/500gfa indoor display and sales area ---------- 1/300gfa office area (if no indoor display area) ---------- 1/2,000gla outdoor storage and display area	Including incidental repairing
Bookbinding	2	None	1/300gfa Minimum of 3 spaces	None
Bottling plants	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Bowling alleys	2	None	5/each lane Minimum of 3 spaces	None

CITY OF HAWTHORNE M-1 LIMITED INDUSTRIAL ZONING DISTRICT TABLE OF GENERAL USES, BULK REQUIREMENTS, AND PARKING				
Permitted Uses	**Floor Area Ratio**	**Maximum Building Height (ft)**	**Off-Street Parking**	**Special Limitations**
Broom and brush manufacturing	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Building materials storage yards	2	None	Greater of 1/500gfa or 1 per 2 employees --- 1/2,000gla outdoor storage area --- Minimum of 3 spaces	None
Business and professional offices	2	None	1/300gfa Minimum of 3 spaces	None
Cabinet shops and carpenter shops	2	None	Greater of 1/500gfa or 1 per 2 employees --- 1/2,000gla outdoor storage area --- Minimum of 3 spaces	None
Caretaker or superintendent single family dwelling unit	2	None	2, in a garage	Permitted as accessory use when located on same site and lot is 1 acre or more in size
Carpet and rug cleaning plants	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None

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Permitted Uses	**Floor Area Ratio**	**Maximum Building Height (ft)**	**Off-Street Parking**	**Special Limitations**
Cellular antennae sites	None	None	None	**Requires CUP** Requires FAA and FCC approvals
Ceramic products	2	None	1/250gfa for indoor retail area 1/2,000gla outdoor display area Greater of 1/500gfa or 1 per 2 employees for manufacturing area Minimum of 3 spaces	Including manufacture of wall and floor tiles, but not including bricks, drain building or conduit tile
Check cashing, bail bonding, and similar uses	2	None	1/300gfa Minimum of 3 spaces	**Requires CUP**
Churches	2	None	1/35gfa of assembly area	Comply with Section 17.14.020 C.
Clothes cleaning and pressing establishments, retail	2	None	1/250gfa	Does not include self-service laundries or laundromats or establishments with cleaning plants on premises
Clothes cleaning and clothes dyeing plants			Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Conservatories of music, dance, drama, and instrument instruction	2	None	1/3 seats or 1/100gfa Minimum of 3 spaces	None

CITY OF HAWTHORNE M-1 LIMITED INDUSTRIAL ZONING DISTRICT TABLE OF GENERAL USES, BULK REQUIREMENTS, AND PARKING				
Permitted Uses	**Floor Area Ratio**	**Maximum Building Height (ft)**	**Off-Street Parking**	**Special Limitations**
Contractors' storage yards	2	None	Greater of 1/500gfa or 1 per 2 employees 1/2,000gla outdoor storage area Minimum of 3 spaces	None
Cosmetics manufacture	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Creameries and dairy products manufacture or processing	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Includes dock retail milk sales No animals kept on premises
Decorator shops (interior)	2	None	1/250gfa Minimum of 3 spaces	None
Department stores	2	None	1/250gfa Minimum of 3 spaces	None
Drugstores	2	None	1/300gfa, Minimum of 5 spaces	**Requires CUP** for off-site sales of alcoholic beverages
Electric distribution and transmission substations	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Includes microwave transmitters incorporated as part of a public utilities installation
Electric fixtures, custom made	2	None	1/500gfa Minimum of 3 spaces	None

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Permitted Uses	**Floor Area Ratio**	**Maximum Building Height (ft)**	**Off-Street Parking**	**Special Limitations**
Electric generating plants	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Electric or neon signs, manufacturing, servicing and repairing	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Electrical appliances, manufacture and assembly	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Includes electronic instruments and devices, radios, and televisions, including manufacture of small parts, such as coils
Electroplating	2	None	1/300gfa Minimum of 3 spaces	Silver, copper, chrome etc
Employment agencies	2	None	1/300gfa Minimum of 3 spaces	None
Engineering consultants	2	None	1/300gfa Minimum of 3 spaces	None
Equipment rentals and sales, including heavy duty	2	None	Greater of 1/500gfa or 1 per 2 employees ---------- 1/2,000gla outdoor sales and storage area ---------- Minimum of 3 spaces	None

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Permitted Uses	**Floor Area Ratio**	**Maximum Building Height (ft)**	**Off-Street Parking**	**Special Limitations**
Feed and fuel yards	2	None	Greater of 1/500gfa or 1 per 2 employees ---------- 1/2,000gla outdoor sales and storage area ---------- Minimum of 3 spaces	Does not include butane, propane and other flammable liquid gases
Fire stations	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Food markets and grocery stores	2	None	1/300gfa Minimum of 3 spaces	**Requires CUP** for off-site sales of alcoholic beverages
Food products, manufacture, storage, processing and packaging	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Does not include lard, pickles, sauerkraut, sausage, vinegar, onions and garlic
Foundries, aluminum only	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Must be operated within an enclosed building
Furniture repair	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None

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Permitted Uses	**Floor Area Ratio**	**Maximum Building Height (ft)**	**Off-Street Parking**	**Special Limitations**
Garden supply shops	2	None	Greater of 1/500gfa or 1 per 2 employees ---------- 1/2,000gla outdoor sales and storage area ---------- Minimum of 3 spaces	Includes plants in pots and containers and auxiliary supplies, but not bulk fertilizer
Garment manufacture	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Gas distribution, meter and control stations of a public utility	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Glass edging, beveling and silvering	2	None	1/300gfa Minimum of 3 spaces	Accessory to sales of mirrors and glass decorated furniture
Glass studios, stained glass	2	None	1/300gfa Minimum of 3 spaces	None
Government, legislative	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Grinding shops	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Health clubs	2	None	1/250gfa Minimum of 3 spaces	None

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Permitted Uses	**Floor Area Ratio**	**Maximum Building Height (ft)**	**Off-Street Parking**	**Special Limitations**
Heating and ventilating service shops	2	None	Greater of 1/500gfa or 1 per 2 employees ---------- 1/2,000gla outdoor storage area ---------- Minimum of 3 spaces	Includes incidental forming of ducts
Hospitals, including emergency	2	None	2/bed Minimum of 3 spaces	Does not include animal hospitals
Hotels and motels	2	None	1/guest room Minimum of 3 spaces	**Requires CUP** and market feasibility study
House trailer sales, new and used	2	None	1/500gfa indoor display and sales area ---------- 1/300gfa office area (if no indoor display area) ---------- 1/2,000gla outdoor display area ---------- Minimum of 3 spaces	None
Ice storage and retail dispensing	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Retail dispensing of packaged only

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Permitted Uses	**Floor Area Ratio**	**Maximum Building Height (ft)**	**Off-Street Parking**	**Special Limitations**
Jewelry manufacturing	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Laboratories, experimental and testing ---------- **Laboratories, x-ray**	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces ---------- 1/300gfa Minimum of 3 spaces	Involving chemistry, physics, biochemistry or biology on a laboratory scale as distinguished from manufacturing and testing of large fabricated equipment such as aircraft and automobiles
Lampshade, custom manufacturing	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Lapidary shops	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Laundries, including hand laundries	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Does not include self service laundries or laundromats
Lumber yards	2	None	Greater of 1/500gfa or 1 per 2 employees ---------- 1/2000gla outdoor sales and storage area ---------- Minimum of 3 spaces	None

CITY OF HAWTHORNE M-1 LIMITED INDUSTRIAL ZONING DISTRICT TABLE OF GENERAL USES, BULK REQUIREMENTS, AND PARKING				
Permitted Uses	**Floor Area Ratio**	**Maximum Building Height (ft)**	**Off-Street Parking**	**Special Limitations**
Machine shops	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Punch press up to 20 tons capacity within an enclosed building, but no hammer or drop forges
Manufacture, processing or treatment of articles from previously prepared materials	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Medical-dental buildings and clinics	2	None	1/300gfa Minimum of 5 spaces	None
Metal, manufacturing and fabrication of products	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Does not include structural steel forms, boiler-making and similar activities
Mortuaries	2	None	1/40gfa devoted to assembly Minimum of 3 spaces	**Requires CUP**
Movie Theaters	2	None	1/3 seats Minimum of 3 spaces	None
Mufflers, sales and installation	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Must operate within an enclosed building

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M-1 LIMITED INDUSTRIAL ZONING DISTRICT
TABLE OF GENERAL USES, BULK REQUIREMENTS, AND PARKING

Permitted Uses	Floor Area Ratio	Maximum Building Height (ft)	Off-Street Parking	Special Limitations
Other similar commercial and industrial establishments	2	None	Minimum of 3 spaces Greater of 1/500gfa or 1 per 2 employees	When interpreted by Planning Commission as to performance standards as set in Chapter 17.10. Does not include amusement arcades, barber shops, beauty shops, bail bonding services, check cashing services, cyber cafes, Laundromats, and nail salons
(furniture, carpet, appliance, plumbing stores, hardware stores and machine sales)			1/500gfa	
service and professional establishments			1/300gfa	
multi-tenant/strip development (100,000 sf or less)			(1/250gfa for 75% of gfa and 1/100gfa for 25% of gfa	No more than 25% of gfa can be restaurant uses
Packaging plant	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Paint shops (painting contractors)	2	None	Greater of 1/500gfa or 1 per 2 employees	None
			1/2,000gla outdoor storage area	
			Minimum of 3 spaces	

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Permitted Uses	**Floor Area Ratio**	**Maximum Building Height (ft)**	**Off-Street Parking**	**Special Limitations**
Parking garages, public	2	None	None	Does not include repairing
Parking lots	None	None	None	When improved and maintained in the manner specified by this code or standards established by City Council Resolution. No such are shall be used for sales or storage of cars, trucks, boats or trailers
Passenger terminals	2	None	1/100gfa Minimum of 3 spaces	None
Pawn shops	2	None	1/250gfa Minimum of 3 spaces	None
Pharmaceuticals, manufacturing, processing, packaging and storage	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Includes drugs, perfumes, toiletries, and soap (cold mix only)
Photo engraving	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Pipe line booster or pumping plant	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	In connection with water, oil, petroleum, gas, gasoline or other petroleum products
Plastics, fabrication	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None

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Permitted Uses	**Floor Area Ratio**	**Maximum Building Height (ft)**	**Off-Street Parking**	**Special Limitations**
Plumbing shops	2	None	Greater of 1/500gfa or 1 per 2 employees ---------- 1/2,000gfa outdoor storage area ---------- Minimum of 3 spaces	None
Prefabricated buildings, manufacturing	2	None	Greater of 1/500gfa or 1 per 2 employees ---------- 1/2,000gfa outdoor sales and storage area ---------- Minimum of 3 spaces	No concrete
Printing establishments, including newspapers	2	None	1/300gfa Minimum of 3 spaces	None
Public utility service yards	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Radio and television repair shops	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Research and electronic industries	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None

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Permitted Uses	**Floor Area Ratio**	**Maximum Building Height (ft)**	**Off-Street Parking**	**Special Limitations**
Restaurants, including take-out and walk-up ---------- **cafeterias** ---------- **drive-thru**	2	None	Greater of 1/3 seats or 1/100gfa Minimum of 10 spaces	**Requires CUP** if on-site sales of alcoholic beverages and has less than 100 seats ---------- None ---------- **Requires CUP** No drive-ins permitted
Rubber, fabrication of products made from finished rubber	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Saw and filing shops	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Schools, elementary and junior high ---------- **high schools**	2	None	1/employee and faculty member ---------- 1/10 students and 1/employee and faculty member	**Requires CUP** Subject to Section 17.14. Schools may be public or private.
Secondhand stores (furniture and appliances) ---------- (clothing and other small items)	2	None	1/500gfa ---------- 1/250gfa ---------- Minimum of 3 spaces	None
Sheet metal shops	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None

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Permitted Uses	**Floor Area Ratio**	**Maximum Building Height (ft)**	**Off-Street Parking**	**Special Limitations**
Shoe manufacturing	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Stationary stores	2	None	1/250gfa Minimum of 3 spaces	Including incidental printing
Storage of impounded or damaged cars	2	None	Greater of 1/500gfa of building or 1 per 2 employees ---------- 1/2,000gfa outdoor storage area ---------- Minimum of 3 spaces	**Requires CUP** Does not include wrecking yards
Studios, recording and dance	2	None	1/300gfa Minimum of 3 spaces	None
Swimming pools, commercial	2	None	1/100gfa Minimum of 3 spaces	None
Telegraph offices and telephone exchanges	2	None	1/300gfa Minimum of 3 spaces	None
Textile manufacturing, processing, or treatment	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Tinsmiths	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None

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Permitted Uses	**Floor Area Ratio**	**Maximum Building Height (ft)**	**Off-Street Parking**	**Special Limitations**
Tire rebuilding, recapping and retreading	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Trade schools	2	None	1/3 students and 1/each employee and faculty member Minimum of 3 spaces	**Requires CUP**
Transmission substation	2	None	None	None
Truck sales and rentals, new and used	2	None	1/500gfa indoor display and sales area --- 1/300gfa office area (if no indoor display area) --- 1/2,000gla outdoor sales and storage area --- Minimum of 3 spaces	None
Truck servicing, repairing and overhauling	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Must be operated within an enclosed building
Unclassified uses	2	None	Varies	**Requires UU** subject to Section 17.36

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Permitted Uses	**Floor Area Ratio**	**Maximum Building Height (ft)**	**Off-Street Parking**	**Special Limitations**
Upholstering, including custom work	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Vacuum metallization	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Warehousing	2	None	1/2,000gfa for first 10,000 sf and 1/ 4,000 for remaining Minimum of 3 spaces	Does not include self-storage facilities
Welding shops and sheetmetal	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Must be operated within an enclosed building
Wholesale business and storage	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Does not include warehousing

(ft) feet gfa gross floor area gla gross land area CUP Conditional Use Permit

BUILDING HEIGHT – Although there is no maximum building height, buildings need to be set back one foot from each side and rear property lines for every two feet the building or structure exceeds 45 feet in height.

SIGNS - Total sign area allotment is 2 sf of sign area for each 1 linear foot of qualified street frontage. Chargeable against the total sign area shall include, but not be limited to, wall, projecting, window, monument and freestanding signs.

Freestanding sign shall have a maximum height of 25 ft and a maximum size of 150 sf . Roof signs require a CUP.

TRASH ENCLOSURES - There shall be 10 sf of trash storage area per 1,000 sf of building area, but in no case less than 36 sf and no less than one location with dimensions of 4.5 ft by 8 ft. Where drop bins are planned, the dimensions of the trash storage area shall be no less than 12 ft by 10 ft.

EXTERIOR COLORS - Approval of exterior colors shall be required for all of the following: buildings, awnings, fencing, walls, and any permanent painted sign.