

CITY OF HAWTHORNE M-P INDUSTRIAL PARK ZONING DISTRICT TABLE OF GENERAL USES, BULK REQUIREMENTS, AND PARKING				
Permitted Uses	Floor Area Ratio	Maximum Building Height (ft)	Off-Street Parking	Special Limitations
Ambulance service	2	None	1/300gfa 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 painting	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Must be operated within an enclosed building
Automobile service station	2	None	Minimum of 3 spaces 1/2,000gla excluding island area, lube rooms and mini-market	Minor and major repairs
			1/300gfa mini-market as accessory use	
Bakeries, wholesale	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Does not include retail bakery
Banks and lending institutions	2	None	1/200gfa Minimum of 3 spaces	Does not include check cashing businesses
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

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Blueprinting and photostatting	2	None	1/300gfa Minimum of 3 spaces	None
Boat building	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Boats not exceeding 48 feet in length
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
Cabinet shops and carpenter shops	2	None	Greater of 1/500gfa or 1 per 2 employees	None
			1/2000gla outdoor storage area	
			Minimum of 3 spaces	
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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Ceramic products	2	None	1/250gfa for indoor retail area	Including manufacture of wall and floor tiles, but not including bricks, drain building or conduit tile
			1/2,000 outdoor retail display area	
			Greater of 1/500 or 1 per 2 employees for manufacturing area	
			Minimum of 3 spaces	
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 clothes dyeing plants	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	Does not include self-service laundries or laundromats
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

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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 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
Fire stations	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
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

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Furniture repair	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
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
Government, legislative	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Hospital, emergency only	2	None	2/ per 1 bed Minimum of 3 spaces	Does not include animal hospitals
House trailer sales, new and used	2	None	1/500gfa indoor display and sales area	None
			----- 1/300gfa office area (if no indoor display area	
			----- 1/2,000gla outdoor display area	
			----- Minimum of 3 spaces	

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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
Jewelry, custom manufacturing	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Laboratories, experimental	2	None	Greater of 1/500gfa or 1 per 2 employees 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 services laundries or laundromats
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

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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
Mechanical equipment rentals	2	None	1/500gfa indoor display and sales area	Does not include heavy-duty equipment
			----- 1/300gfa office area (if no indoor display area) -----	
			1/2000gla outdoor display area	
			----- Minimum of 3 spaces	
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
Other similar commercial and industrial establishments	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	When interpreted by Planning Commission as to performance standards as set in Chapter 17.10
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

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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
Plumbing shops	2	None	Greater of 1/500gfa or 1 per 2 employees	None
			----- 1/2,000gfa outdoor storage area -----	
			Minimum of 3 spaces	

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Prefabricated buildings, manufacturing	2	None	Greater of 1/500gfa or 1 per 2 employees ----- 1/2,000gla outdoor sales and storage area ----- Minimum of 3 spaces	No concrete
Printing establishments, including newspapers	2	None	1/300gfa 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
Restaurants and cafeterias, with or without cocktail bar	2	None	Greater of 1/3 seats or 1/100gfa Minimum of 10 spaces	Requires CUP if on-site sales of alcoholic beverage and has less than 100 seats No dancing or entertainment are permitted. Excludes drive-in service
Rubber, fabrication of products made from finished rubber	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None

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Saw and filing shops	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Secondhand stores (furniture and appliances)	2	None	1/500gfa	None
(clothing and other small items)			1/250gfa Minimum of 3 spaces	
Sheet metal shops	2	None	Greater of 1/500gfa or 1 per 2 employees Minimum of 3 spaces	None
Shoe manufacturing	2	None	Greater of 1/500gfa or 1 per 2 employees 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
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

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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 CUP Conditional Use Permit

MINIMUM LOT SIZE – Minimum lot size is 10 acres, under single ownership.

SETBACKS – Minimum setback of 60 feet from all street property lines of which front 20 feet strip must be landscaped. Minimum setback of 30 feet from “R” classified properties of which 20 feet strip nearest property line must be landscaped.

BUILDING HEIGHT – Although there is no maximum building height, buildings need to be set back one foot from the peripheral boundary lines for every two feet the building exceeds 45 feet.

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.