



## DEPARTMENT of COMMUNITY DEVELOPMENT

1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

### Industrial Zone Summary

The following is a summary of the development standards and does not include all requirements.

For exact requirements and additional information, please see the Gardena Municipal Code.

Zone	M-1 & M-2	Code Section
<b>Uses</b>	<ul style="list-style-type: none"> <li>Various commercial, manufacturing, and industrial uses</li> </ul>	18.36.020-050
<b>Building Height</b>	<ul style="list-style-type: none"> <li>If 100' of R-1/R-2 zone: 35'</li> <li>If 100' of R-3 zone: 45'</li> <li>Maximum: 65'</li> </ul>	18.36.060.A
<b>Building Intensity</b>	<ul style="list-style-type: none"> <li>1.0 Floor Area Ratio (FAR)</li> </ul>	18.36.060.A
<b>Building Opening</b>	<ul style="list-style-type: none"> <li>Opening towards R zone prohibited (certain exceptions apply)</li> </ul>	18.36.060.B
<b>Yards</b>	<ul style="list-style-type: none"> <li>Front: 10' landscaped setback along street 20' if adjacent or facing R zone</li> <li>Side/rear: 5' if adjacent to R zone</li> <li>Yards must be landscaped</li> <li>Rear yard may be used for parking</li> </ul>	18.42.080 18.42.085
<b>Fences</b>	<ul style="list-style-type: none"> <li>Materials: wrought iron, tubular steel, stone, brick, stucco, decorative block</li> <li>8'H along rear or side property line <ul style="list-style-type: none"> <li>Min. 3' landscaping along street</li> </ul> </li> <li>In required front yard setback: 3½'H (interior lots); 3'H (corner lots)</li> <li>Required ≥8'H solid masonry wall abutting R zone (3½'H next to street)</li> </ul>	18.42.070
<b>Parking</b>	<ul style="list-style-type: none"> <li>Standard Size: 9'x18' Next to wall: 10'x20' Parallel: 9'x25'</li> <li>Compact: 8'x17' for up to 25% of required parking</li> <li>Aisle Width = 26' for 90 degree stalls</li> <li>Wheel Stops = 3' from wall or property line</li> </ul>	Ch. 18.40
<b>Loading</b>	<ul style="list-style-type: none"> <li>One 12'x40' space for each 20,000 SF gross area</li> <li>None for structures under 7,500 SF</li> </ul>	18.40.100
<b>Landscaping</b>	<ul style="list-style-type: none"> <li>Landscape plan required for new or expanded buildings/structures <ul style="list-style-type: none"> <li>Certain exceptions apply</li> </ul> </li> <li>Min. 5% of total paved area used for driveways and parking <ul style="list-style-type: none"> <li>Areas not used for parking or aisleway must be landscaped</li> <li>Distribute landscape evenly throughout parking lot</li> </ul> </li> <li>Landscape berm or similar required for parking lot next to street</li> </ul>	18.40.060.O 18.40.090 18.42.075
<b>Fire &amp; Explosion Hazards</b>	<ul style="list-style-type: none"> <li>All incineration is prohibited</li> <li>Subject to Fire Prevention Code</li> </ul>	18.36.040.A Ch. 8.08

Zone	M-1 & M-2	Code Section
<b>Radioactivity or Electrical Disturbances</b>	<ul style="list-style-type: none"> <li>Interference with activities beyond property line is prohibited</li> </ul>	18.36.040.B
<b>Noise &amp; Vibration</b>	<ul style="list-style-type: none"> <li>Noise levels and vibration detrimental to the public health, safety &amp; welfare are prohibited</li> </ul>	18.36.040.C-D Ch. 8.36
<b>Smoke, Dust, Odors, Heat &amp; Glare</b>	<ul style="list-style-type: none"> <li>Uses cannot emit dust, heat or glare in such quantities or degree as to be readily detectable off-site</li> <li>Regulations of the South Coast Air Quality Management District apply</li> </ul>	18.36.040.E-G
<b>Outdoor Storage and Waste Disposal</b>	<ul style="list-style-type: none"> <li>Conceal view of fuel, materials &amp; products from streets &amp; nearby property</li> <li>Depositing material/waste easily transferred by natural causes is prohibited</li> <li>Closed containers required for all materials/wastes that: <ul style="list-style-type: none"> <li>Might cause fumes or dust</li> <li>Constitutes a fire hazard</li> <li>May be edible or attractive to rodents or insects</li> </ul> </li> <li>Rear setbacks may be used for parking or storage, except if abutting R zone</li> </ul>	18.36.040.H 18.42.085
<b>Hours of Operation</b>	<ul style="list-style-type: none"> <li>If adjacent or abutting residential areas, hours of operation shall be established upon business license application</li> </ul>	18.36.040.I
<b>Refuse Enclosure</b>	<ul style="list-style-type: none"> <li>Place in least visible area from right-of-way whenever possible</li> </ul>	Ch. 8.20
<b>Enclosure of Mechanical Equipment</b>	<ul style="list-style-type: none"> <li>Incorporate the following into building envelope: <ul style="list-style-type: none"> <li>All mechanical equipment</li> <li>Plumbing lines</li> <li>Heating and cooling units</li> <li>Storage tanks and ductwork (roof- or ground-mounted)</li> </ul> </li> <li>If not feasible, screen all sides with solid material compatible with main structure</li> </ul>	18.42.140
<b>Security &amp; Lighting</b>	<ul style="list-style-type: none"> <li>Provide complete security and lighting plan <ul style="list-style-type: none"> <li>Requirement: 2-foot candle (average) with min. 1-foot candle for all public/common areas</li> </ul> </li> </ul>	18.42.150
<b>Signs</b>	<ul style="list-style-type: none"> <li>Sign permit required</li> </ul>	Ch. 18.58

**ABBREVIATIONS**

R zone = any property zoned or suitable for residential development (includes R-1/R-2/R-3 zones)

H = height/high

SF = square feet

W = width/wide