

Inglewood Municipal Code

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CHAPTER 12 PLANNING AND ZONINGArticle 11.1. "M-1L" LIMITED MANUFACTURING ZONE REGULATIONS**Section 12-32.13. Development Standards.**

- (1) **Lot Area.** For properties fronting upon a major arterial street, a minimum of sixty thousand square feet of contiguous land area and a minimum street frontage (per each street) of one hundred feet are required; otherwise, a minimum of fifteen thousand square feet of contiguous land area and a minimum of fifty feet of street frontage are required.
- (2) **Front Setback.** For properties fronting upon a major arterial street, structures shall have a minimum twenty-five foot landscaped setback and parking areas shall have a minimum ten foot landscaped setback from the streetline. For all other properties, structures shall have a minimum fifteen foot landscaped setback and parking areas shall have a minimum ten foot landscaped setback from the streetline.
- (3) **Side Setback.** Street side yards shall have a minimum ten foot landscaped setback from the street line for both structures and/or parking areas. No setback is required for interior side property lines.
- (4) **Rear Setback.** No setback is required for interior rear property lines. Through lots shall be developed with the respective minimum front setbacks required for each street.
- (5) **Building Height.** A maximum building height of two hundred feet is permitted.
- (6) **Building Orientation and Design.** All building fronts shall be oriented toward the street or towards the more major street when fronting upon more than one street. All structures shall be constructed of masonry or steel materials. Light metals and wood shall not be utilized except as architectural detailing or ornamentation. Temporary or portable structures shall not be permitted except during site construction.
- (7) **Fences and Walls.** No wall or fence shall be constructed within any required landscaped setback. Any wall or fence shall be made of masonry materials, tubular steel framing or wrought iron. Any use of chain link or wire fencing on the site is prohibited.
- (8) **Loading.** All loading areas should be oriented away from public streets and truck parking or loading should not be visible from major arterial streets. No parking or loading shall be permitted which interferes with vehicle circulation.
- (9) **General Landscaping.** Landscaping elements are to be of hardy, permanent varieties. Landscape elements shall relate to the architectural design of the buildings. Trees, both lines and masses, shall be utilized to enclose and subdivide exterior spaces within the individual site. In addition to other trees planted within the site, trees equal in number to one tree per twenty lineal feet of each interior property line shall be planted along such property lines. A minimum size tree of fifteen gallons is required.
- (10) **Parking Landscaping.** Parking areas shall be screened, modulated or interrupted from view from streets and walkways and adjacent properties by the use of landscaping. No parking is permitted in any required landscape setback.
- (11) **Expansion Landscaping.** All unpaved areas proposed for future development shall be planted with a groundcover and/or shrub materials.
- (12) **Screening.** All loading areas, refuse enclosure areas, electrical transformers or other site equipment shall be screened from view from streets and adjacent properties by a fence, wall or major landscaping materials. Fences of wood and/or chain link are specifically prohibited.
- (13) **Lighting.** Lighting shall be utilized to identify the site circulation system and those elements of buildings that are being employed to communicate the functions of the use through symbols and graphics. General area flood-lighting is prohibited. All lighting shall be shielded and direct rays confined within property lines. Trees and other major landscape elements shall be lighted when compatible with the intent of the landscape design.

(Ord. 2346 7-3-79; Ord. 2394 4-7-81; Ord. 2486 10-2-84)

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