
ZONING CODE REQUIREMENTS FOR AUTOMOBILE DISMANTLING YARDS, JUNK YARDS, SCRAP METAL YARDS, OR OPEN AIR STORAGE OF USED MATERIALS, USED EQUIPMENT AND USED MACHINERY IN THE M-2 AND M-3 ZONES

Any property used for automobile dismantling yards, junk yards, scrap metal processing yards or open air storage of used materials, used equipment and used machinery shall be enclosed with a minimum eight (8) feet high solid wall or fence, along with necessary solid gates of like height, maintained straight and in good repair unless the use is conducted wholly within an enclosed building.

Storage of, or working on, vehicles or used material is not permitted outside of the required solid wall or fence.

Noise Limitations

(a) M-2 Zones, LAMC 12.19A4(b)

No crushing, smashing, baling or reduction of metal shall be conducted on the premises unless it is conducted without producing substantial amounts of dust and the noise emanating therefrom, as measured from any point on adjacent property, shall be no more audible than the noise emanating from ordinary street traffic and from other commercial or industrial uses measured at the same point on the said adjacent property.

(b) M-3 Zones, LAMC 12.20A6(b)

No limitations.

Stacking Limitations

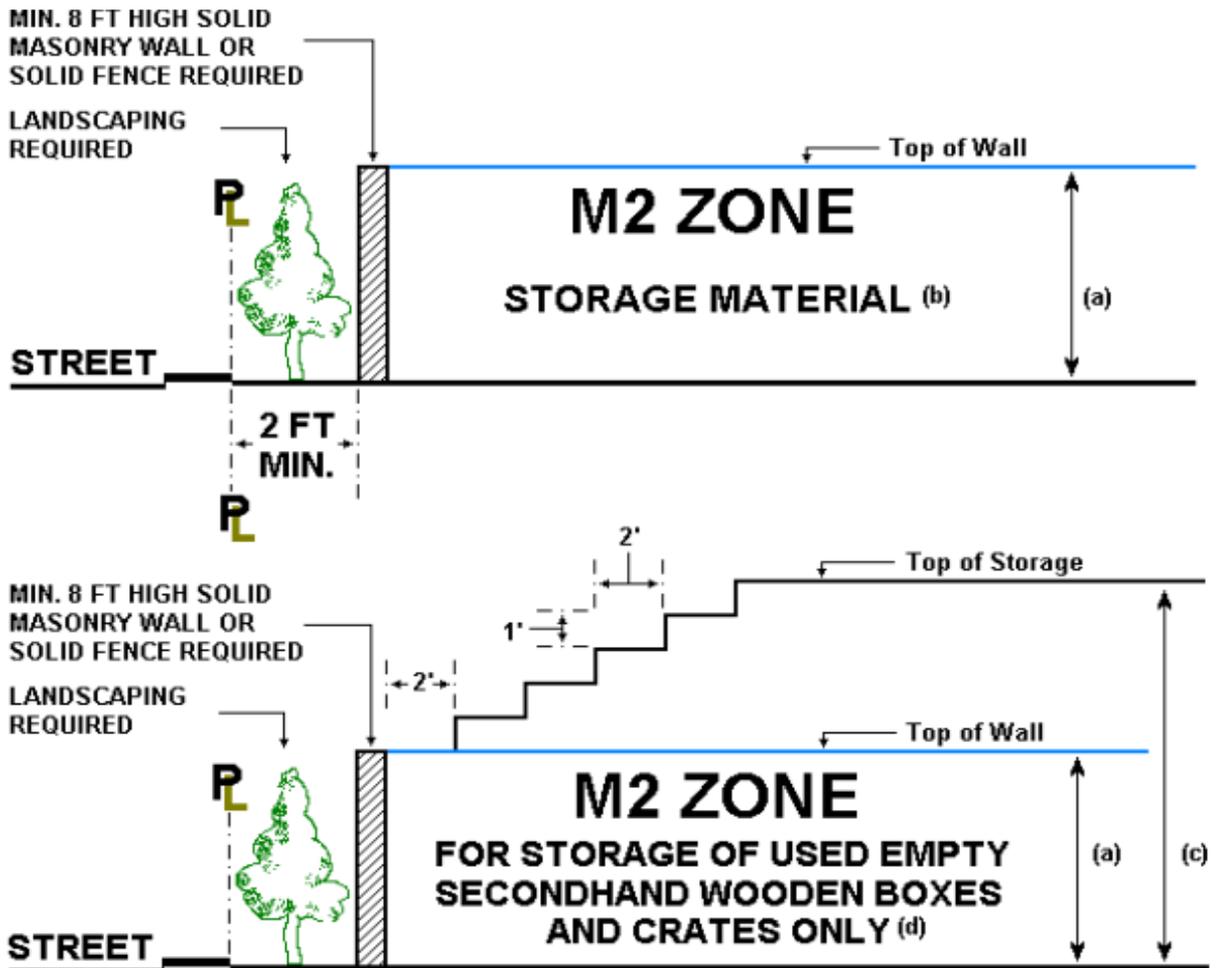
(a) M-2 Zones

Stacking of materials other than empty secondhand wooden boxes and crates is not permitted higher than the top of the height of the provided wall/ fence.

Empty secondhand wooden boxes and crates located at least 300 feet from a more restrictive zone or use, may be stacked an additional one foot above the enclosing wall or fence for each two feet such boxes are set back from the enclosing solid wall or solid fence; provided such stacking shall not exceed 18 feet in height, otherwise the stacking of the empty secondhand wooden boxes and crates shall be limited to the height of the provided enclosing wall/ fence.

(b) M-3 Zones

Stacking of materials within 50 feet of the solid wall or fence is limited to eight feet in height.

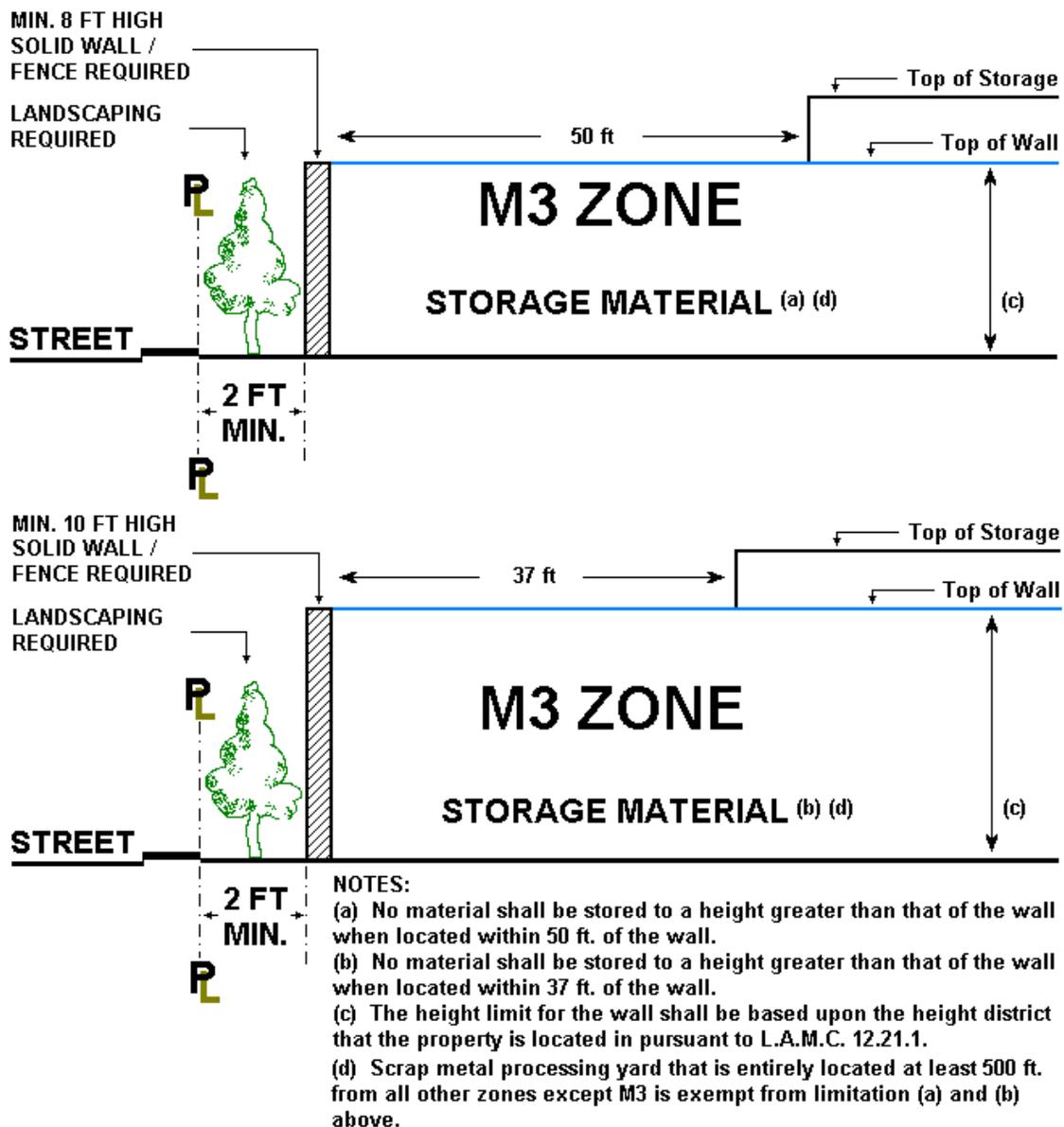


NOTES:

- (a) The height limit for the wall shall be based upon the height district that the property is located in pursuant to L.A.M.C. 12.21.1.
- (b) No material shall be stored to a height greater than the height of the wall pursuant to L.A.M.C. 12.19A4(b)(3).
- (c) Only used empty secondhand wooden boxes and crates may be permitted an additional foot above the wall for each 2 feet such boxes and crates are set back from the wall, but in no event more than 18 ft in height pursuant to L.A.M.C. 12.19A4(b)(3).
- (d) Storage of used empty secondhand boxes and crates must be located a minimum of 300 ft from all zones except M2 or M3.

Stacking of materials beyond 50 feet is unlimited. Stacking of materials higher than a ten (10) feet fence is permitted after 37 feet from the solid wall or solid fence.

A scrap metal processing yard that is located at least 500 feet from a more restrictive zone is exempt from the above stacking height limitations.



Wall/ Fence Height Limitation

The height of the wall/ fence shall not exceed the height limit specified for the district in which the property is located per LAMC 12.21.1.

Parking Requirement, LAMC 12.19A.4(b)(4) and LAMC 12.20A.6(b)(3)

Paved off-street parking spaces shall be provided for buildings as required by Section 12.21A4 of the Zoning code, and for all other portions of the lot, other than public parking areas, as follows:

1. For up to the first acre (43, 560 square feet) in lot area- a minimum of six parking spaces; and
2. For the second acre in lot area- one space for each 12,000 square feet of lot area; and
3. For each acre exceeding two acre in lot area- one space for each acre of lot area.

Landscape Requirement, LAMC 12.19A.4(b)(5) and LAMC 12.20A.6(b)(4)

All properties adjacent to any street is landscaped to a minimum depth of two feet measured at a right angle from the adjacent street and extending the full length of the property contiguous to the street except for areas necessary for ingress and egress driveway or foot path.

Solid Fence Requirement

A chain link fence with interwoven slats is not acceptable as solid fence to meet solid fence enclosure requirement.

Disabled Access Requirements

At least one of the eight parking spaces shall be an accessible van stall. The entry gate shall be accessible including the strike edge clearance, landing, hardware, etc. The sanitary facilities and the path of travel shall be accessible. See Accessibility Information Bulletins for Accessibility details.

Permit Requirement

A **Use of Land** permit is required for Automobile Dismantling yards, Junk yards, Scrap Metal yards, or Open Air Storage of Used Materials, Used Equipment and Used Machinery. A Plot Plan clearly showing the size, use and location of any existing buildings on the site as well as the location of the required walls/ fences and parking is required. Additionally, wall elevations, wall construction details, general notes, and the required landscaping must be shown. Structural calculations, by a licensed engineer or architect are required for masonry or concrete walls.

Fire Department Requirements

In no event shall such stacks violate the limitations imposed by Section 58.58.03, "Outdoor Storage of Combustibles," of the Los Angeles Municipal Code.

Section 58.58.03 of Fire Code which regulates the storage of combustible materials outside of buildings, requires:

1. A single storage area (limited to 30,000 square feet) shall be divided into storage piles by means of Access Driveways, Main Aisles, and Side Aisles.
2. Each Single Storage Area shall access to a public street, and the width of such access shall not be less than 20 feet.
3. Storage piles shall be limited to 1500 square feet in ground area.
4. All storage piles shall be within 150 feet of travel to access driveways.
5. Single Storage piles shall be a minimum of 15 feet from openings in buildings.
6. Storage piles shall be within 65 feet of a Main Aisle.
7. Main Aisles shall be accessible to access driveways.
8. Storage piles shall be a minimum of 15 feet from buildings having exterior walls of less than two-hours fire-resistive construction.
9. No storage of combustible materials shall be permitted within the required yards per LAMC, Section 91.506.

The required yards are the yards provided around an over sized building(s) to allow a larger building than it is normally permitted by Los Angeles City Building code. These yards shall be open to sky from ground up. Check records for the existing buildings to see whether an over sized building affidavit has been filed.