



**City of Lawndale Community Development Department
Commercial Development Standards
Last Revised October 2018**

Zone	Lot Coverage	Building Setback (Street)	Building Setback (interior property)	Parking Lot Setback	Floor Area Ratio	Landscaping Requirements	Building Height:
C-2 Zone (Neighborhood Business District)	50% maximum	Building lines setback are 40' from the centerline of very secondary highway; 50' from the centerline of every major highway. (10' line-of-sight requirements).	None	3' minimum adjacent to the property line where parking abuts a street.	None	5% of total lot area, plus an additional 2% of parking area. (3' wide minimum landscaped planter area shall be provided adjacent to the property line where parking abuts a street).	2-story maximum
C-3 & C-4 Zones (Unlimited Commercial Districts)	90% maximum		Zero setback, except adjacent to residential zone, a 5' minimum setback for the first 10' of building height, such setback may be increase by 1' for each additional 2' of building height, to a maximum setback of 20'.				65' maximum. Anything over 65' requires a Special Use Permit.
CM Zone (Commercial Manufacturing)	None		Setback varies depending on the zones adjacent to the property (consult with Planning).				Varies depending on the zones adjacent to the property, anything over 65' requires a Special Use Permit
M-1 Zone (Light Industrial)			None				65' maximum, anything over 65' requires a Special Use Permit.
GC Zone (General Commercial)	90% maximum	3' minimum. N/A maximum.	0	3' minimum from street.	0.7	50' or 4 stories	
OC Zone (Office Commercial)		0 minimum. 10' maximum.			0.8	75' or 6 stories	
NC Zone (Neighborhood Commercial)		0.7			30' or 2 stories		