

Office Districts.

1. Industrial-Office Park (MP). The industrial-office park district is intended to provide well-designed and integrated development that supports a range of clean, light industrial or high-technology office and manufacturing uses and may include research, retail, service, and storage components or other supportive uses, such as dry cleaners, day care centers, restaurants or medical clinics. The MP designation is intended for low to medium intensity uses located along freeways, thoroughfares, arterials, or collectors or near existing/planned public transit stops. The emphasis in this district is on development in a business park setting on sites adjacent to other industrial, commercial, or office uses or near higher density residential development. Development should be pedestrian-friendly with connections between and among different uses; however, it should also accommodate automobiles. Development in this district should take advantage of existing or planned public transit opportunities.
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Industrial districts

1. Light Industrial (LI). The light industrial district is intended for low to medium intensity uses that involve the manufacture, fabrication, assembly, or processing of primarily finished materials. These activities, along with supportive and complementary uses, such as storage, shipping, retail, wholesale, or sales operations, are allowed in this district. Uses in this district should pose limited environmental impact in terms of noise, odors, traffic, hazardous materials, and other health and safety risks. In addition, the development standards are designed to promote attractive development that is compatible with surrounding development. Sites designated for LI uses should be located on medium to large sites along freeways, thoroughfares, arterials, or collectors adjacent to other office, industrial, commercial or higher density residential uses. Residential uses of any kind are prohibited in this district with the exception of a caretaker residence. Development should be auto-accommodating with sufficient and clearly defined parking and loading areas.

Land Use/Zoning District	Office		Industrial			Specific Use Regulations
	BP	MP	LI	LI/FX	HI	
Caretaker Housing	P	P	P	P	P	
Dwelling, Accessory Unit	-	-	-	-	-	EGMC Chapter 23.90
Dwelling, Multiple Residential Unit	-	-	-	-	-	
Dwelling, Single Residential Unit	-	-	-	-	-	
Dwelling, Two (2) Residential Unit	-	-	-	-	-	
Employee Housing, Large	-	-	-	-	-	
Employee Housing, Small	-	-	-	-	-	
Guest House	-	-	-	-	-	
Home Occupations	-	-	-	-	-	EGMC Chapter 23.82
Live-Work Facility	-	-	-	-	-	
Long-Term Rentals	-	-	-	-	-	
Mobile Home Park	-	-	-	-	-	
Navigation Housing	-	-	P	-	-	
Organizational Houses	-	-	-	-	-	
Short-Term Rentals	-	-	-	-	-	EGMC Chapter 4.38
Single Room Occupancy (SRO) Facilities	-	-	-	-	-	
Supportive Housing	-	-	P	-	-	
Transitional Housing	-	-	P	-	-	
Adult Day Health Care Center	P	CUP	-	-	-	

Land Use/Zoning District	Office		Industrial			Specific Use Regulations
	BP	MP	LI	LI/FX	HI	
Child Care Facility, Child Care Center	P	P	CUP	CUP	-	
Child Care Facility, Family Day Care Home	P	P	CUP	CUP	-	
Commercial Marijuana Activity	-	-	-	-	-	EGMC Chapter 23.83
Community Assistance Organization	-	CUP ⁹	P	P	P	
Community Care Facility, Large	P	P	-	-	-	EGMC Chapter 23.88
Community Care Facility, Small	P	P	CUP	CUP	-	
Emergency Shelter	-	-	P	P	-	EGMC Chapter 23.80
Indoor Marijuana Cultivation	-	-	p ⁸	p ⁸	p ⁸	EGMC Chapter 23.83
Medical Marijuana Cultivation	-	-	-	-	-	
Medical Marijuana Dispensary	-	-	-	-	-	EGMC Chapter 9.31
Medical Services, Extended Care	CUP	CUP	-	-	-	
Medical Services, General (Clinics, Offices, and Labs)	P	P	-	P	-	
Medical Services, Hospitals	CUP	CUP	-	-	-	
Pediatric Day Health and Respite Care Facility, Small	CUP	CUP	CUP	CUP	-	
Pediatric Day Health and Respite Care Facility, Large	-	-	-	-	-	

Land Use/Zoning District	Office		Industrial			Specific Use Regulations
	BP	MP	LI	LI/FX	HI	
Residential Care Facility for the Chronically Ill, Large	-	-	-	-	-	EGMC Chapter 23.88
Residential Care Facility for the Chronically Ill, Small	-	-	-	-	-	
Residential Care Facility for the Elderly, Large	-	-	-	-	-	EGMC Chapter 23.88
Residential Care Facility for the Elderly, Small	-	-	-	-	-	
Animal Husbandry	-	-	-	-	-	
Animal Keeping – Exotic	-	-	-	-	-	
Animal Keeping – Fowl	-	-	-	-	-	
Animal Keeping – Household Pets	-	-	-	-	-	
Animal Keeping – Livestock	-	-	-	-	-	
Animal Shelter	-	-	CUP	CUP	CUP	
Beekeeping	P	P	P	P	P	
Crop Production, Indoor Facility	-5	CUP	CUP	-	CUP	
Crop Production, Outdoor Facility	-	-	-	-	-	
Crop Production, Urban, < 1 Acre	P	P	P	P	P	EGMC Chapter 23.93
Crop Production, Urban, ≥ 1 Acre	MUP	MUP	MUP	MUP	MUP	EGMC Chapter 23.93

Land Use/Zoning District	Office		Industrial			Specific Use Regulations
	BP	MP	LI	LI/FX	HI	
Equestrian Facility, Commercial	-	-	-	-	-	
Equestrian Facility, Hobby	-	-	-	-	-	
Feedlot	-	-	-	-	-	
Hog Farm – Commercial	-	-	-	-	-	
Kennels, Commercial	-	P ¹	P	P	P	
Kennels, Hobby	-	-	-	-	-	
Slaughterhouse	-	-	-	-	CUP	
Veterinary Facility	CUP	CUP	-	CUP	-	
Assembly Uses	CUP	CUP	CUP	CUP	-	
Cemeteries, Mausoleums	-	-	CUP	-	CUP	
Community Garden	-	-	-	CUP	-	
Crematorium	-	-	-	-	-	
Golf Courses/Clubhouse	-	-	-	-	-	
Fitness and Sports Facilities	CUP	MUP	MUP	CUP	CUP	
Indoor Amusement/Entertainment Facility	CUP	MUP	MUP	CUP	CUP	
Indoor Shooting Range	-	-	CUP ⁹	CUP ⁹	CUP ⁹	
Libraries and Museums	P	-	-	CUP	-	
Mortuaries and Funeral Homes	-	-	-	-	-	
Outdoor Commercial Recreation	CUP ⁸	CUP ⁸	CUP ¹⁰	CUP ¹⁰	CUP ¹⁰	

Land Use/Zoning District	Office		Industrial			Specific Use Regulations
	BP	MP	LI	LI/FX	HI	
Outdoor Event Center	-	-	-	-	-	
Parks and Public Plazas	-	-	-	P	-	
Private Residential Open Space	-	-	-	-	-	
Recreational Vehicle Parks	-	-	-	-	-	
Resource Protection and Restoration	-	-	-	-	-	
Resource-Related Recreation	-	-	-	-	-	
Schools – Academic – Charter	CUP ²	CUP ²	-	-	-	
Schools – Academic – Private	-	-	-	-	-	
Schools – Academic – Public	CUP	CUP	-	-	-	
Schools – Colleges and Universities – Private	CUP	CUP	-	-	-	
Schools – Colleges and Universities – Public	CUP	CUP	CUP	CUP	CUP	
Schools – Equipment/Machine/Vehicle Training	CUP	P	P	P	P	
Schools – Specialized Education and Training/Studios	P	P	MUP	CUP	CUP	
Theaters and Auditoriums	CUP	CUP	CUP	CUP	CUP	
Airport	-	-	-	-	CUP	

Land Use/Zoning District	Office		Industrial			Specific Use Regulations
	BP	MP	LI	LI/FX	HI	
Broadcasting and Recording Studios	P	P	CUP	CUP	CUP	
Bus and Transit Shelters	P	P	P	P	P	
Energy Production Facility	-	-	-	-	-	
Fuel Storage and Distribution	-	-	CUP	CUP	CUP	
Heliport	CUP ³	CUP ³	CUP	CUP	CUP	
Park and Ride Facility	CUP	CUP	P	P	P	
Parking Facility	P	P	P	P	P	
Public Safety Facility	P	P	P	P	P	
Transit Facilities	-	P	P	P	P	
Transit Stations and Terminals	P	P	P	P	P	
Utility Facility and Infrastructure	P	P	P	P	P	
Wireless Communication Facility	CUP	CUP	P	P	P	EGMC Chapter 23.94
Wireless Communication Facility, Small Cell ¹	CUP ¹⁰	CUP ¹⁰	P	P	P	
Adult-Oriented Business	-	-	CUP	-	CUP	EGMC Chapter 23.70
Agricultural Tourism	-	-	-	-	-	
Alcoholic Beverage Sales	CUP	CUP	CUP ¹	CUP ¹	CUP ¹	EGMC Sections 4.54.500 – 4.54.520

Land Use/Zoning District	Office		Industrial			Specific Use Regulations
	BP	MP	LI	LI/FX	HI	
Ambulance Service	-	-	P	P	P	
Animal Sales and Grooming	-	-	-	P	-	
Art, Antique, Collectable	-	-	-	-	-	
Artisan Shops	-	-	-	-	-	
Banks and Financial Services	P	P	P	P	-	
Bars and Nightclubs	CUP ⁸	CUP ⁸	CUP ¹⁰	CUP ¹⁰	-	EGMC Chapter 23.86
Bed and Breakfast Inns	-	-	-	-	-	
Building Materials Stores and Yards	-	CUP	MUP	MUP	-	
Business Support Services	P	P	P	P	P	
Call Centers	P	P	-	CUP	-	
Card Rooms	-	-	-	CUP	-	
Convenience Stores	CUP	CUP	CUP ¹	CUP ¹	CUP ¹	EGMC Chapter 23.86
Drive-In and Drive-Through Sales and Service	CUP ⁴	-	-	CUP	-	EGMC Chapter 23.78
Equipment Sales and Rental	-	CUP	P	P	P	
Garden Center/Plant Nursery	-	CUP	CUP	CUP	-	
Grocery Store	-	-	-	-	-	EGMC Chapters 23.74 , 23.86
Hotels and Motels	CUP	CUP	-	-	-	
Liquor Stores	-	-	-	CUP	-	
Maintenance and Repair Service	-	CUP	CUP	P	-	

Land Use/Zoning District	Office		Industrial			Specific Use Regulations
	BP	MP	LI	LI/FX	HI	
Microbrewery/Tasting Facility	-	-	P ¹⁰	P ¹⁰	MUP ¹⁰	
Neighborhood Market	-	-	-	P	-	EGMC Chapter 23.86
Offices, Accessory	P	P	P	P	P	
Offices, Building Trade Contractors	MUP	P	P	P	P	
Offices, Business and Professional	P	P	MUP	P	CUP	
Pawn Shop	-	-	-	-	-	
Personal Services	P	P	-	-	-	
Personal Services, Restricted	CUP	CUP	CUP	CUP	CUP	
Restaurant/Brewpub	P ⁸	P ⁸	P ^{2, 10}	P ^{2, 10}	CUP ¹⁰	EGMC Chapter 23.86
Retail, Accessory	P	P	P	P	P	EGMC Chapter 23.86
Retail, General, Large Format	-	-	-	-	-	EGMC Chapters 23.74 , 23.86
Retail, General, Medium Format	-	-	-	-	-	EGMC Chapters 23.74 , 23.86
Retail, General, Small Format	-	-	-	-	-	EGMC Chapters 23.74 , 23.86
Retail, Superstore	-	-	-	-	-	EGMC Chapters 23.74 , 23.86
Retail, Superstore, Large Format	-	-	-	-	-	EGMC Chapters 23.74 , 23.86
Retail, Warehouse/Club	-	-	-	-	-	EGMC Chapters 23.74 , 23.86

Land Use/Zoning District	Office		Industrial			Specific Use Regulations
	BP	MP	LI	LI/FX	HI	
Smoke Shops	-	-	-	-	-	
Smoking Lounge	-	-	-	-	-	
Thrift Store	-	-	-	-	-	
Auto and Vehicle Rental	-	P	P	P	CUP	
Auto and Vehicle Sales	-	-	-	-	-	
Auto and Vehicle Sales, Wholesale	-	-	P	P	P	
Auto and Vehicle Storage	-	CUP	P	P	P	
Auto Parts Sales	-	-	P	P	P	
Auto Vehicle Dismantling	-	-	-	-	CUP	
Car Washing and Detailing	-	CUP	MUP	MUP	CUP	
Fueling Station	-	-	CUP ³	CUP ³	CUP ³	EGMC Chapter 23.72
Vehicle Services – Major	-	CUP	CUP ⁵	-	CUP ⁵	
Vehicle Services – Minor	-	P	CUP ⁵	-	CUP ⁵	
Agricultural Products Processing	-. ⁵	CUP	CUP	CUP	P	
Distribution, Logistics, and Delivery Center	-. ⁵	CUP ⁹	P	CUP	P	NO PERMIT REQUIRED FOR THIS USE ON THE PROPERTY
Freight Yard/Truck Terminal	-. ⁵	CUP	P	-	P	
Laundry and Dry Clean Plant	-. ⁵	CUP ⁶	CUP ⁴	CUP ⁴	CUP ⁴	
Manufacturing, Major	-. ⁵	-. ⁵	CUP ⁵	-	CUP ⁵	
Manufacturing, Minor	-. ⁵	CUP ⁹	P ⁵	MUP ⁵	P ⁵	

Land Use/Zoning District	Office		Industrial			Specific Use Regulations
	BP	MP	LI	LI/FX	HI	
Manufacturing, Small Scale	~ ⁵	~ ^{5, 9}	p ⁵	P	p ⁵	
Printing and Publishing	~ ⁵	CUP ⁶	P	P	P	
Recycling Facility – Collection, Small	~ ⁵	~ ⁵	P	P	P	
Recycling Facility – Collection, Large	~ ⁵	~ ⁵	CUP	-	CUP	
Recycling Facility – Processing	~ ⁵	~ ⁵	-	-	P	
Recycling Facility – Scrap and Dismantling	~ ⁵	~ ⁵	-	-	P	
Research and Development	CUP	P	P	P	P	
Storage, Personal Storage Facility	~ ⁵	CUP	CUP	CUP	CUP	
Storage, Warehouse	~ ⁵	CUP ⁹	P	P	P	
Storage, Yards	~ ⁵	CUP	CUP ⁵	-	CUP ⁵	
Wholesaling	~ ⁵	CUP ⁹	P	P	P	
Wineries, Distilleries, and Brewery	~ ^{5, 8}	p ^{7, 8}	p ^{6, 10}	p ^{6, 10}	p ^{6, 10}	

Notes to Table 23.27-1

Notes that pertain to all zoning districts concerning any small cell wireless communication facility:

1. Notwithstanding any other provision of this title, any small cell wireless facility located at or within any school shall require an MUP, unless the school is in a zoning district requiring a CUP, in which case a CUP shall be required.

Notes that pertain to the office zoning districts:

1. A CUP is required when located within five hundred (500' 0") feet of any agricultural, agricultural residential or residential zoned property or residential use.

2. Permitted by right if the use is located on a property owned by the school district.

3. May only be developed as an accessory use to the primary use of the property.

4. Drive-in and drive-through services are only permitted when associated with banks and financial services and may not be developed or operated with any other use type. Also see relevant regulations in EGMC Chapter [23.78](#), Drive-In and Drive-Through Facility.

5. The Planning Commission may also consider similar industrial uses within an industrial park subject to approval of a CUP.

6. Conditionally permitted when located on a site designated as light industrial in the General Plan. Otherwise, new freestanding industrial uses not a part of an integrated, industrial development are not permitted.

7. Tasting room and/or retail sales require approval of a minor conditional use permit.

8. All forms of outdoor speaker amplification associated shall be prohibited unless otherwise authorized in combination with a conditional use permit or minor use permit (if required for the use as provided in Table 23.27-1) or a minor use permit if the use is otherwise allowed by right.

9. Permitted by right when located on a site designated as light industrial in the General Plan. Otherwise, requires a conditional use permit.-

10. Small cell wireless communications facilities consistent with an agreement between the applicant and the City pursuant to EGMC Section [23.94.035](#) shall be a permitted use.

Notes that pertain to the industrial zoning districts:

1. Use may only be conditionally permitted when located in conjunction with an otherwise permitted fueling station that is open to the general public (for example, a facility that is not a card-lock facility).

2. Permitted when the use is the only restaurant tenant in a development and it does not occupy more than two thousand five hundred (2,500 ft²) square feet. Otherwise, a conditional use permit is required.

3. Allowed by right when the fueling facility is not accessible to the public (for example, a card-lock facility).

4. A CUP is required when located within five hundred (500' 0") feet of any agricultural, agricultural residential, or residential zoning district or use. Otherwise the use is permitted by right.

5. All outdoor storage associated with the use shall be located within a secured enclosure with a minimum six (6' 0") foot tall solid wall to screen visibility of all business operations.

6. Tasting room and/or retail sales, accessory to wineries, distilleries, and breweries, require approval of a minor conditional use permit.

7. Use is allowed by right in conjunction with approval of a minor conditional use permit for a winery, brewery, or distillery.

8. Permitted inside an authorized private caretaker residence, subject to EGMC Chapter [23.83](#)

9. A one thousand (1,000' 0") foot separation is required from the nearest edge of the shooting range property line to any adjacent school property. A one thousand (1,000' 0") foot separation will be required, unless a lesser separation is approved by the decision-making authority, for residential, hospital, or childcare zoning district or use measured from the nearest edge of the shooting range property line.

10. All forms of outdoor speaker amplification associated shall be prohibited unless otherwise authorized in combination with a conditional use permit or minor use permit (if required for the use as provided in Table 23.27-1) or a minor use permit if the use is otherwise allowed by right.

Notes that pertain to the public/quasi-public zoning districts:

1. Private nonprofit and for-profit projects may only be considered when proposed uses are located in conjunction with a public park or other open space area that serves the general public by keeping the open space area open to the public.
2. Permitted by right when the use is located on a property owned by the school district.
3. Small cell wireless communications facilities consistent with an agreement between the applicant and the City pursuant to EGMC Section [23.94.035](#) shall be a permitted use; provided, however, that any small cell wireless facility located within a public park shall require an MUP.

[Ord. 12-2022 §3 (Exh. A), eff. 6-24-2022; Ord. 7-2022 §5, eff. 5-13-2022; Ord. 16-2021 §4 (Exh. B), eff. 9-10-2021; Ord. 13-2020 §4 (Exh. A), eff. 8-21-2020; Ord. 28-2019 §3 (Exh. A), eff. 2-7-2020; Ord. 19-2019 §3 (Exh. B), eff. 10-11-2019; Ord. 6-2019 §3 (Exh. A), eff. 4-26-2019; Ord. 25-2018 §3 (Exh. A), eff. 2-8-2019; Ord. 20-2018 §3 (Exh. A), eff. 11-9-2018; Ord. 3-2018 §3 (Exh. C), eff. 4-13-2018; Ord. 20-2017 §3 (Exh. B), eff. 10-13-2017; Ord. 14-2017 §3 (Exh. C), eff. 6-23-2017; Ord. 10-2017 §5 (Exh. B), eff. 5-12-2017; Ord. 24-2015 §11 (Exh. I), eff. 2-12-2016; Ord. 31-2014 §3 (Exh. A), eff. 2-13-2015; Ord. 23-2014 §3 (Exh. A), eff. 10-10-2014]



The Elk Grove Municipal Code is current through Ordinance 16-2022, passed June 22, 2022.

Disclaimer: The City Clerk's office has the official version of the Elk Grove Municipal Code. Users should contact the City Clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://www.elkgrovecity.org/>

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DEFINITIONS

<https://www.codepublishing.com/CA/ElkGrove/#!/ElkGrove23/ElkGrove2326.html#23.26>

8. "Business support services" means establishments primarily within buildings, providing other businesses with services including maintenance, repair and service, testing, rental, etc.; also includes: blueprinting business; equipment repair services (except vehicle repair, see "vehicle services"); commercial art and design (production); computer-related services (rental, repair); copying, quick printing, and blueprinting services (other than those defined as "printing and publishing"); equipment rental businesses within buildings (rental yards are "equipment sales and rental"); film processing laboratories; heavy equipment repair services where repair occurs on the client site; janitorial services; mail advertising services (reproduction and shipping); mailbox services; other "heavy service" business services; outdoor advertising services; photocopying and photofinishing; protective services (other than office-related); soils and materials testing laboratories; and window cleaning.

6. "Equipment sales and rental" means service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental, including construction equipment.

1. "Maintenance and repair service" means establishments providing on-site repair and accessory sales of supplies for appliances, office machines, home electronic/mechanical equipment, bicycles, tools, or garden equipment, conducted entirely within an enclosed building. This classification does not include maintenance and repair of vehicles.

18. "Auto and vehicle storage" means storage of operative and inoperative vehicles for limited periods of time. Includes storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses and recreation vehicles. Does not include vehicle dismantling or retail sales.

2. "Vehicle services – minor" means minor facilities specialize in limited aspects of repair and maintenance (e.g., muffler and radiator shops, quick-lube, smog check). Does not include repair shops that are part of a vehicle dealership on the same site (see "auto and vehicle sales") or automobile dismantling yards, which are included under "recycling facility, scrap and dismantling facility."

1. "Distribution, logistics, and delivery center" means establishments engaged in logistics services for material goods, where goods are stored in anticipation of delivery to a physical store for direct sale to customers, or are part of the operation of an e-commerce business where goods are sold online and shipped from the warehouse to the customer. Also includes distribution centers used in the supply chain and delivery process for delivery to the customer.

3. "Freight yard/truck terminal" means transportation establishments furnishing services incidental to air, motor freight, and rail transportation including freight forwarding services, freight terminal facilities, joint terminal and service facilities, packing, crating, inspection, and weighing services, postal service bulk mailing distribution centers, transportation arrangement services, truck repair, truck terminals, and trucking facilities including transfer and storage.

7. "Storage, personal storage facility" means a structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.

8. "Storage, warehouse" means a facility for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include warehouse, storage, or mini-storage facilities offered for rent or lease to the general public (see "storage, personal storage facility") or warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see "wholesaling and distribution").

9. "Storage, yards" means the storage of various materials outside of a structure other than fencing, either as an accessory or principal use.

1. "Wholesaling" means establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.

"Office, Building Trade Contractors" means the business offices of a contractor whose principal business is in connection with any structure built, being built, or to be built (general contractors, etc.).