


# Industrial Zoning Districts



## City of Santa Ana Zoning Map

ADMINISTRATIVE DRAFT  
September 23, 2025



The maximum intensity and height are dictated by the General Plan.

FLEX-1.5	Industrial/Flex-Low
FLEX-3	Industrial/Flex-Medium
BP	Business Park
M1	Light Industrial
M2	Heavy Industrial

District	Maximum Intensity	Typical Maximum Height
FLEX-1.5	1.5 FAR and/or 30 du/ac	45 feet
FLEX 3.0	3.0 FAR	150 feet
BP	0.75 FAR	35 feet
M1	0.45 FAR	45 feet
M2	0.75 FAR	45 feet

FAR = Floor Area Ratio

du/ac = dwelling units per acre

# Industrial Zoning Districts



## Permits Required

**P** Use Allowed

**A** Permitted as an Accessory Use

**CUP** Conditional Use Permit Required

**MCUP** Minor Conditional Use Permit Required

**T** Temporary Use Permitted

**—** Use Not Allowed

Land Use	FLEX	BP	M1	M2	Notes and Specific Use Regulations
<i>Residential</i>					
Caretaker Unit	A	A	A	A	Sec. 41-3(A)
Live/Work	MCUP	—	—	—	Sec. 41-3(B) FLEX-3.0: Live/Work is not permitted
<i>Assembly, Education, and Recreation</i>					
Commercial Recreation - Indoor	MCUP	MCUP	MCUP	—	Sec. XXX
Commercial Recreation - Outdoor	CUP	CUP	CUP	—	Sec. XXX
Community Assembly	CUP	CUP	CUP	—	
Emergency Shelter	—	—	P	P	Sec. XXX
Fitness Facility	P	P	—	—	
Library	MCUP	MCUP	—	—	
Museum	MCUP	MCUP	—	—	
Low-barrier Navigation Center	—	—	P	P	
School, Private - Preschool and K-12	MCUP	—	—	—	Sec. XXX
School, Private - College and University	MCUP	—	—	—	
Theaters and Auditoriums	CUP	CUP	—	—	
Vocational and Trade School - no operation of heavy equipment or machinery associated with manufacturing	P	P	P	P	
Vocational and Trade School for the operation of heavy equipment or machinery associated with manufacturing	—	—	MCUP	MCUP	

Land Use	FLEX	BP	M1	M2	Notes and Specific Use Regulations
<i>Care Facilities</i>					
Adult Day Care Facility	MCUP	MCUP	CUP	CUP	
Child Care Facility	A/ MCUP	A/ MCUP	A/ MCUP	A/ MCUP	<i>In the Flex and BP districts, a child care facility is permitted as accessory to a primary business use. For a stand-alone child care facility, an MCUP is required.</i> <i>In the M1 and M2 districts, child care facility is permitted ONLY as accessory to a primary business use AND an MCUP is required.</i>
Hospital	CUP	CUP	—	—	
<i>Office</i>					
Banks and Financial Services	P	P	—	—	
Medical/Dental Office	P	P	—	—	
Office - Business and Professional	P	P	A/CUP	A/CUP	<i>M1 and M2: Accessory uses subject to Sec. 41-3(D); all others require CUP.</i>
Veterinary Office/ Hospital	—	P	—	—	<i>Operations must be entirely indoors. No overnight boarding allowed except for animals having medical treatment.</i>
<i>Commercial, Eating/Drinking, Professional Services, and Retail</i>					
Adult-Oriented Business	As allowed for primary use (e.g., bookstore, theater), subject to SAMC Ch. 12 (Adult Entertainment)				
Alcohol Sales, Off-Sale	CUP	CUP	CUP	CUP	<i>M1 and M2: Accessory to Tasting Rooms only</i>
Alcohol Sales, On-Sale	MCUP	MCUP	MCUP	MCUP	<i>Only in association with an Eating Establishment</i>
Animal Boarding	—	—	CUP	CUP	
Animal Grooming	P	P	P	P	<i>FLEX and BP: No overnight boarding allowed.</i> <i>Operations must be entirely indoors.</i>

Land Use	FLEX	BP	M1	M2	Notes and Specific Use Regulations
Animal Day Care	P/ MCUP	P/ MCUP	P	P	<i>FLEX and BP: MCUP if outdoor facilities are provided.</i>
Donor Center, Commercial	—	CUP	CUP	CUP	<i>Includes blood, plasma donation, and similar.</i>
Business Support Services - Restricted	P	P	P	P	
Drive-through Business	CUP	CUP	CUP	CUP	
Eating Establishment	P/CUP	P/CUP	CUP	CUP	<i>Uses that operate between 12:00 a.m. and 5:00 a.m. and are within 150 feet of a district allowing residential use require CUP.</i> <i>Alcohol sales require CUP.</i>
Equipment Sales and Rental - Excluding heavy/construction equipment.	P	P	P	P	<i>FLEX and BP: No outdoor storage allowed.</i> <i>M1 and M2: Outdoor storage shall be screened from adjacent rights-of-way by a solid fence or wall not less than 8 feet in height.</i>
Equipment Sales and Rental - Heavy / construction equipment.	—	—	CUP	P	<i>M1 and M2: Outdoor storage shall be screened from adjacent rights-of-way by a solid fence or wall not less than 8 feet in height.</i>
Home Improvement Store	P	P	P	P	<i>FLEX and BP: Limited to 50,000 sf in gross floor area.</i>
Hotel	CUP	CUP	—	—	
Industrial Medical Clinic	P	P	P	P	
Maintenance and Repair Services - Small Equipment	P	P	P	P	
Mortuary and Funeral Home	CUP	CUP	—	—	<i>Excluding crematoria</i>
Outdoor Dining	A	A	A	—	<i>Accessory to primary use and subject to Sec. XXXX (Outdoor Dining on Private Property) and Ch. 33, Art. VI (Outdoor Dining Areas in the Public Right-of-Way).</i>

# Industrial Zoning Districts



Land Use	FLEX	BP	M1	M2	Notes and Specific Use Regulations
Personal Services	P	P	A/ MCUP	A/ MCUP	M1 and M2: Sec. 41-3(E).
Retail Establishment	P	P	A/ CUP	A/ CUP	Alcohol sales require CUP.
Tasting Room, Alcoholic Beverages	MCUP	MCUP	MCUP	MCUP	Only in association with a distillery, winery, or brewery and having a bona fide kitchen with food sales. M1 and M2: Sec. 41-3(F).
<i>Industrial, Manufacturing, and Processing</i>					
Battery Energy Storage System Facility	—	CUP	MCUP	MCUP	
Broadcasting, Movie, Photography, Musical or Video Production and Recording Studio	P	P	P	P	
Bulk Product Sales	P	P	P	P	Does not include lumber yards, which are regulated separately. BP: Use must be conducted entirely within a building.
Contractor's Yard	—	MCUP	P	P	BP: Use must be conducted entirely within a building.
Crematory	—	—	—	CUP	
Data Center	—	CUP	CUP	CUP	
Laundry and Dry Cleaning Plant	—	—	P	P	
Lumberyard, including mill and sash work	—	—	P	P	
Machine shop or other metal working shop, excluding Artisan Craft	—	MCUP	P	P	BP: Maximum 10,000 sf of floor area per use; must be entirely within an enclosed building.
Manufacturing and Production, Artisan Craft Products	P	P	P	P	BP: Maximum 10,000 sf of floor area per use; must be entirely within an enclosed building.
Manufacturing and Production, General	—	MCUP	P	P	BP: Maximum 10,000 sf of floor area per use; must be entirely within an enclosed building.
Manufacturing and Production, Restricted	—	—	—	CUP	Applies to the commercial manufacture and production of acid, chemicals, cement, lime, gypsum, plaster of paris, fertilizer, gas, acetylene, or glue and the smelting of tin, copper, zinc, or iron ores.

Land Use	FLEX	BP	M1	M2	Notes and Specific Use Regulations
Printing and Publishing Facility	MCUP	P	P	P	FLEX: Limited to a maximum of 10,000 sf in gross floor area
Recycling, Collection Facility - Small	P	P	P	P	Subject to Sec. 41-1253.
Recycling, Collection Facility - Large	—	—	CUP	CUP	Subject to Sec. 41-1254
Recycling, Processing Facility - Light	—	—	MCUP	MCUP	Subject to Sec. 41-1255 M1: Processing facilities limited to a maximum of 45,000 sf gross floor area
Recycling, Processing Facility - Heavy	—	—	CUP	CUP	Subject to Sec. 41-1255
Research Laboratory	P	P	P	P	In FLEX and BP: Limited to facilities that do not generate hazardous waste materials.
Storage Facility, Personal	—	CUP	CUP	CUP	
Storage Facility, Recreational Vehicle (outdoors)	—	—	CUP	CUP	
Storage, Hazardous Materials, including distribution (excluding Vehicle Fueling Stations)	—	—	CUP	CUP	
Storage, New or Used Building	—	—	MCUP	MCUP	
Storage, Warehouse and Freight	—	—	P	P	
Junkyards, automobile wrecking yards and salvage yards	—	—	—	CUP	
Wholesale Sales	P	P	P	P	Flex and BP: Limited to uses with 10,000 sf or less gross floor area
<i>Transportation and Utilities</i>					
Freight, Bus and Truck Terminals	—	—	CUP	CUP	
Impound Yards	—	—	P/CUP	P/CUP	Impound yards with dispatching operations require a CUP.
Parking Structure - Not Associated with a Primary Use	MCUP	MCUP	MCUP	MCUP	

Land Use	FLEX	BP	M1	M2	Notes and Specific Use Regulations
Passenger Transportation Services	—	MCUP	P	P	
Utility Facility	CUP	CUP	P	P	Does not include Battery Energy Storage System facility
Wireless Telecommunications Facility	See Sec. XXX (Wireless Telecommunications Facilities)				
<i>Vehicle</i>					
Car Wash, Full Service or Automated	—	MCUP	CUP	CUP	
Car Wash, Self Service	—	MCUP	CUP	CUP	
Vehicle Fueling Station	—	MCUP	P	P	See Sec. 41-3(H).
Vehicle Sales and Rental Facility, Light / passenger vehicles	—	MCUP	P	P	
Vehicle Sales and Rental Facility, Heavy / commercial vehicles	—	—	P	P	
Vehicle Repair, Major	—	—	P	P	Subject to Sec. 41-3(H).
Vehicle Repair, Minor	MCUP	MCUP	P	P	

## Definitions

**Manufacturing and Production, Artisan and Crafts.** A specialized, small-scale production facility with a retail-facing operation open to the public in which products are typically made by hand or with a restricted level of automation demonstrating an artistic skill. On-site production of artisan/craft product activities include design, production, processing, printing, assembly, treatment, testing, repair, and packaging, as well as any incidental storage. Typical artisan/craft products include, but are not limited to, electronics, food products, furniture-making, beverages, leather products, clocks and watches, jewelry, clothing/apparel, metal work, fine woodworking, glass, ceramics, paper and paper products, soaps, perfumes, and lotions, together with ancillary training and/or educational program activities.

**Manufacturing and Production - General.** A category of business uses consisting of industrial activities engaged in the manufacture, assembly, compounding, processing, treatment, or packaging of raw or previously treated materials into a finished or semi-finished product, except that the manufacture and production of those products classified as "Manufacturing and Processing - Restricted." Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. However, facilities for the small-scale manufacturing and production of goods which meets the definition of "Manufacturing and Production, Artisan and Crafts" shall be classified as such.

**Manufacturing and Processing - Restricted.** A category of business uses consisting of industrial activities engaged in the manufacture and production of acid, chemicals, cement, lime, gypsum, plaster of paris, fertilizer, gas, acetylene, or glue, or the smelting of tin, copper, zinc or iron ores.