

Article I. M-1 Zone-Light Industrial Zone

17.220.100 M-1 zone-Purpose.

The purpose of the M-1 zone is to permit the manufacture or treatment of goods. (Ord. 2013-0020 § 1; Ord. 2013-0007 § 1)

17.220.110 M-1 zone-Permitted uses.

A. The following uses are permitted by right in the M-1 zone, subject to the limitations specified:

Use	Limitations
Use	Limitations
1. Residential Uses	
Dwelling, multi-unit	Permitted in the central city, subject to special use regulations in section 17.228.117
Residential care facility	
Temporary residential shelter (24 or fewer beds)	Subject to special use regulations in section 17.228.600 et seq.
2. Commercial and Institutional Uses	
Adult entertainment business	Subject to special use regulations in section 17.228.102
Amusement center, indoor	
Assembly-cultural, religious, social	Subject to special use regulations in section 17.228.128
Athletic club; fitness studio	
Auto-sales, storage, rental	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
Auto-service, repair	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
Childcare center	Subject to special use regulations in section 17.228.113
College extension	
Commercial service	This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required;
	Area calculation does not include areas that are not publicly accessible
Community market	Subject to special use regulations in section 17.228.124
Equipment-rental, sales yard	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform;
	Repair work permitted if confined to building
Gas station	Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform;
	Repair work permitted if confined to building
Hotel; motel	Permitted if the project does not involve the demolition or conversion of multi-unit dwellings that exist or are under construction
Laundromat, self-service	
Library; archive	
Mini storage; locker building	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform;
	Subject to special use regulations in section 17.228.106
Mobilehome sales, storage	Repair work is permitted if confined to a building
Mortuary; crematory	
Museum	
Non-profit organization, food preparation for off-site consumption	Entire business, including storage and display, shall be conducted within a building
Non-profit organization, food storage and distribution	Entire business, including storage and display, shall be conducted within a building
Nonresidential care facility	
Office	Permitted if use is limited to 10,000 gross square feet per parcel, or up to 25% of gross floor area of a building(s) per parcel, whichever is greater;

	Permitted with a conditional use permit if use exceeds 10,000 gross square feet per parcel, or over 25% of gross floor area of a building(s) per parcel, whichever is greater
Plant nursery	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
Restaurant	
Retail store	This use is limited to 40,000 gross square feet; if use exceeds this limitation, a conditional use permit is required;
	Area calculation does not include areas that are not publicly accessible
School-dance, music, art, martial arts	
School, vocational	
Theater	
Tobacco retailing	Permitted in a store that has greater than 15,000 square feet of gross floor area if the total area of shelving allocated to tobacco products and tobacco paraphernalia does not exceed 250 square feet.
Towing service; vehicle storage yard	Subject to special use regulations in section 17.228.107
Transit vehicle-service, repair, storage	
Veterinary clinic; veterinary hospital	Entire business to be conducted within a building, and no outdoor boarding of animals is allowed; a conditional use permit is required if animals are boarded outside, or entire business is not conducted within a building
Wholesale store	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
3. Industrial and Agricultural Uses	
Aquaculture	Subject to special use regulations in section 17.228.810 et seq.
Cannabis manufacturing	Allowed if exempt from the conditional use permit requirement pursuant to section 17.228.900.C.
Cannabis testing	Subject to special use regulations in section 17.228.910
Contractor storage yard	
Laboratory, research	
Lumber yard, retail	
Manufacturing, service, and repair	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform
Passenger terminal	
Railroad ROW	May be used for railroad tracks or spur tracks;
	Loading and unloading platforms or structures may be located on a railroad right-of-way only if: (i) the abutting property is located within a C-4 or M zone, and (ii) no residential zoning is within 300 feet of said facility on the same side of the right-of-way
Solar energy system, commercial (city property)	Allowed in this zone and exempt from the provisions of this title
Terminal yard, trucking	
Tractor or heavy truck sales, storage, rental	
Tractor or heavy truck service, repair	
Warehouse; distribution center	Permitted if use is located greater than ½ mile from the center of an existing or proposed light rail station platform

B. Conditional uses. The following uses in the M-1 zone require approval of a conditional use permit, subject to the conditions specified:

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)

Use	Limitations	Approval Required by: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC)
1. Residential Uses		
Dwelling, multi-unit	Permitted outside the central city if use is located less than ¼ mile from the center of a light rail station platform;	
	Subject to special use regulations in section 17.228.117	ZA
Mobilehome park		PDC
Residential hotel	Subject to special use regulations in section 17.228.112	PDC
Temporary residential shelter (more than 24 beds)	Subject to special use regulations in section 17.228.600 et seq.	PDC
2. Commercial and Institutional Uses		
Adult-related establishment	Subject to special use regulations in section 17.228.103	PDC
Alcoholic beverage sales, off-premises consumption	Subject to special use regulations in section 17.228.108	PDC
Amusement center, outdoor		PDC
Auto-sales, storage, rental	Permitted with a conditional use permit, subject to special use regulations in section 17.228.127, if-	PDC
	1. Use is located within ¼ mile from the center of an existing or proposed light rail station platform and the entire business, including storage and display, is conducted within a building; or	
	2. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform.	
Auto-service, repair	Permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127	PDC
Bar; nightclub	Subject to special use regulations in section 17.228.108	PDC
Cannabis dispensary	Subject to special use regulations in section 17.228.920	ZA/PDC
Cardroom	Subject to licensing regulations in chapter 5.32;	
	A cardroom may not be located within 1,000 feet, measured from the nearest property lines of the affected parcels, from another cardroom;	
	Notwithstanding section 17.232.050, a conditional use permit is not required to enlarge a cardroom on a greater portion of the building or lot on which it is located or to relocate the cardroom to another location on the same lot	PDC
Cemetery		PDC
Check-cashing center	Subject to special use regulations in section 17.228.121	PDC
College campus		PDC
Commercial service	Permitted with a conditional use permit if use exceeds 40,000 gross square feet; permitted by right if use does not exceed 40,000 gross square feet;	
	Area calculation does not include areas that are not publicly accessible	ZA
Correctional facility		PDC
Drive-in theater		PDC
Drive-through restaurant	Permitted with a conditional use permit if-	PDC
	1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or	

	2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform.	
	Prohibited in the Central City unless the drive-through facility is within 500 feet of freeway right-of-way.	
	Subject to special use regulations in section 17.228.109	
Equipment-rental, sales yard	Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127;	
	Repair work permitted if confined to building	PDC
Firearms business		PDC
Gas station	Gas stations capable of simultaneously fueling not more than 10 vehicles are permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127.	
	Gas stations capable of simultaneously fueling more than 10 vehicles are permitted with a conditional use permit if-	PDC
	1. Use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way, roadway with six or more lanes, or city truck route or Surface Transportation Assistance Act truck route designated by the city council, subject to special use regulations in section 17.228.127; or	
	2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform and within 500 feet of a freeway right-of-way, roadway with six or more lanes, or city truck route or Surface Transportation Assistance Act truck route designated by the city council (subject to the council call-up provisions in section 17.228.127)	
	Repair work permitted if confined to building	
Golf course; driving range		PDC
Gun range; rifle range	Shall, at a minimum, meet the requirements established by the National Rifle Association for ranges	PDC
Hotel; motel	Allowed with a conditional use permit if the project involves the demolition or conversion of multi-unit dwellings that exist or are under construction	PDC
Kennel		ZA
Mini storage; locker building	Permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127;	
	Subject to special use regulations in section 17.228.106	PDC
Non-profit organization, meal service facility		PDC
Office	Permitted with a conditional use permit if use exceeds 10,000 gross square feet per parcel, or over 25% of gross floor area of a building(s) per parcel, whichever is greater;	
	Permitted by right if use is limited to 10,000 gross square feet per parcel, or up to 25% of gross floor area of a building(s) per parcel, whichever is greater	PDC
Outdoor market	In granting a conditional use permit the Zoning Administrator may consider the traffic, parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market	ZA
Plant nursery	Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127	PDC

Retail store	Permitted with a conditional use permit if use exceeds 40,000 gross square feet; permitted by right if use does not exceed 40,000 gross square feet;	
	Area calculation does not include areas that are not publicly accessible	ZA
School, K-12		PDC
Stand-alone parking facility	The zoning administrator may waive the development standards stated in sections 17.608.040 and 17.612.020	ZA
Superstore	Subject to special use regulations in section 17.228.119	PDC
Tobacco retailing	Permitted with a conditional use permit in a store that has 15,000 square feet or less of gross floor area or allocates more than 250 square feet of shelving to tobacco products and tobacco paraphernalia.	ZA
Veterinary clinic; veterinary hospital	Allowed with a conditional use permit if animals are boarded outside or entire business is not conducted within a building	ZA
Wholesale store	Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127	PDC
3. Industrial and Agricultural Uses		
Airport		PDC
Animal slaughter		PDC
Antenna; telecommunications facility	Subject to special use regulations in section 17.228.300 et seq.	PDC
Auto dismantler		PDC
Boat dock; marina		PDC
Cannabis cultivation	Permitted with a conditional use permit if-	ZA/PDC
	1. Use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or	
	2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform.	
	Subject to special use regulations in section 17.228.900	
Cannabis distribution	Subject to special use regulations in section 17.228.900	ZA/PDC
Cannabis manufacturing	Permitted with a conditional use permit if-	ZA/PDC
	1. Use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127; or	
	2. Use is located greater than ½ mile from the center of an existing or proposed light rail station platform.	
	Subject to special use regulations in section 17.228.900	
Community garden, private	Subject to special use regulations in section 17.228.810 et seq.	ZA
Fuel storage yard	Subject to special use regulations in section 17.228.120	PDC
Hazardous waste facility	Must be consistent with the provisions of the Sacramento County hazardous waste management plan	PDC
Heliport; helistop	Subject to special use regulations in section 17.228.114	PDC
High voltage transmission facility	Subject to special use regulations in section 17.228.500 et seq.	CC
Junk yard		PDC
Livestock yard		PDC
Manufacturing, service, and repair	Permitted with a conditional use permit if use is located within ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127	PDC
Market garden	Subject to special use regulations in section 17.228.810 et seq.	ZA
Public utility yard		PDC

Recycling facility	Subject to special use regulations in section 17.228.400 et seq.	ZA/PDC
Solar energy system, commercial (non-city property)	Subject to special use regulations in section 17.228.123	ZA
Solid waste landfill		PDC
Solid waste transfer station		PDC
Surface mining operation	Subject to provisions of chapter 17.720	PDC
Warehouse; distribution center	Permitted with a conditional use permit if use is located greater than ¼ mile but less than or equal to ½ mile from the center of an existing or proposed light rail station platform, subject to special use regulations in section 17.228.127	PDC
Well-gas, oil		PDC

C. Accessory uses. The following uses are permitted in the M-1 zone when accessory to a permitted or conditional use, subject to the limitations specified:

Use	Limitations
Accessory antenna	
Accessory drive-through facility	Subject to special use regulations in section 17.228.110
Childcare, in-home (family day care home)	
Common area	
Dwelling unit, accessory	Subject to special use regulations in section 17.228.105
Dwelling unit, junior accessory	Subject to special use regulations in section 17.228.105
Family care facility	
Family day care facility	
Home occupation	Subject to special use regulations in section 17.228.200 et seq.
Private garden	Subject to special use regulations in section 17.228.810 et seq.
Recycling facility, convenience	Subject to special use regulations in section 17.228.400 et seq.
Tasting room, on-site	Limited to on-site consumption and off-site sales of malt beverages or wine produced on the premises
Urban beekeeping	Subject to section 9.44.330
Watchperson's quarters	The structure shall be limited to 1,000 square feet

D. Prohibited uses. All uses not listed as permitted, accessory, or conditional uses are prohibited in the M-1 zone. (Ord. 2024-0017 § 36; Ord. 2021-0024 § 11; Ord. 2021-0023 § 32; Ord. 2020-0025 § 14; Ord. 2020-0021 § 33; Ord. 2020-0012 § 8; Ord. 2019-0027 § 15; Ord. 2019-008 § 2; Ord. 2018-0055 § 8; Ord. 2017-0061 § 51; Ord. 2017-0059 § 7; Ord. 2017-0056 § 7; Ord. 2016-0050 § 7; Ord. 2016-0016 § 10; Ord. 2016-0006 § 6; Ord. 2016-0001 § 24; Ord. 2015-0005 § 32; Ord. 2013-0020 § 1; Ord. 2013-0018 § 18; Ord. 20130007 § 1)

17.220.120 M-1 zone-Office development.

Notwithstanding the limitation stated in section 17.220.110, office use is allowed by right when all of the following requirements are met:

- A. The office use does not exceed 40,000 gross square feet per parcel;
- B. The office use is in a building with an FAR of 0.4 or greater; and
- C. The office use is located within ¼ mile of the center of a light rail station platform. (Ord. 2013-0020 § 1; Ord. 2013-0007 § 1)

17.220.130 M-1 zone-Height, density, and floor area ratios.

- A. Height. The maximum height is 70 feet.
- B. Density. There is no maximum density.
- C. Floor area ratios. Minimum and maximum floor area ratios are established in the general plan. (Ord. 2013-0020 § 1; Ord. 2013-0007 § 1)

17.220.140 M-1 zone-Setbacks.

- A. Front-yard setback. There is no minimum front-yard setback.
- B. Street side-yard setback. There is no minimum street side-yard setback.
- C. Interior side-yard setback.
 - 1. Unless paragraph 2 of this subsection applies, there is no minimum interior side-yard setback.
 - 2. If the interior side-yard lot line abuts the side of an R- or OB-zoned lot and is not separated by an alley, the minimum side-yard setback is five feet.
- D. Rear-yard setback.
 - 1. Unless paragraph 2 of this subsection applies, no minimum rear-yard setback is required.
 - 2. If the rear lot line abuts the side of an R- or OB-zoned lot and is not separated by an alley, the minimum rear-yard setback is 15 feet.
- E. Levee setback. A minimum 20-foot setback from the landside toe of any flood control levee is required for development less than five acres in size. A minimum 50-foot setback is required from the landside toe of any flood control levee for development five acres or greater in size. No primary or accessory structures may encroach into the levee setback. (Ord. 2013-0020 § 1; Ord. 2013-0007 § 1)

17.220.150 M-1 zone-Generally applicable development standards.

- A. For architectural design guidelines and exceptions to the height and area standards, see chapter 17.600.
- B. For parking requirements, see chapter 17.608.
- C. For landscaping and paving requirements, see chapter 17.612.
- D. For recycling and solid waste disposal regulations, see chapter 17.616.
- E. For wall, fence, and gate regulations, see chapter 17.620.
- F. For residential accessory structure and use regulations, see chapter 17.624.
- G. For sign standards and regulations, see chapter 15.148.
- H. For historic preservation program generally, see chapter 17.604. For preservation design review of development projects, see section 17.808.100 et seq. (Ord. 2013-0020 § 1; Ord. 2013-0007 § 1)

17.220.160 M-1 zone-Site plan and design review.

- A. General.
 - 1. For development projects not located in a historic district and not involving a landmark, no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.
 - 2. As used in this subsection A, "permit" means a building permit, a demolition permit, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy.
- B. Historic districts and landmarks.
 - 1. For development projects located in a historic district or involving a landmark, no person shall commence construction or otherwise undertake a development project, and no tentative map, parcel map, or permit shall be approved or issued unless an application for site plan and design review of the proposed project is approved in accordance with chapter 17.808 or the project is exempt under section 17.808.160.
 - 2. As used in this subsection B, "permit" means a building permit, a demolition permit, a sewer or water connection or disconnection, a sign permit, a grading permit, a paving permit, an encroachment permit, and a certificate of occupancy. (Ord. 2017-0061 § 52; Ord. 2013-0020 § 1; Ord. 2013-0007 § 1)