



## M1 (LIGHT INDUSTRIAL)

**Sec. 41-471. Applicability of division.** M1 (light industrial) districts are specifically subject to the regulations contained in this division.

**Sec. 41-472. Uses permitted in the M1 district.** The following uses are permitted in the M1 district:

- (a) The compounding, processing, or treatment of raw or previously treated materials into a finished or semi-finished product, excluding those uses specified in section 41-489.5.
- (b) The manufacture of products from raw or previously treated materials, excluding those uses specified in section 41-489.5.
- (c) The assembly of products from raw or previously treated materials, excluding those uses specified in section 41.489.5.
- (d) The packaging or distribution of previously prepared products or materials, excluding those uses specified in section 41-489.5.
- (e) Wholesale establishments where the primary trade is business to business sale of products, supplies, and equipment.
- (f) Storage of previously prepared goods, products or materials for eventual distribution or sales where the goods, products or materials are the property of the owner or operator of the building or structure.
- (g) Machine shop or other metal working shops.
- (h) Warehousing.
- (i) Impound yards (storage only) with no office or dispatching operations.
- (j) Laundry and dry cleaning establishments in conjunction with plant operation for such establishment on the premises.
- (k) Eating establishments not specified in section 41-472.5.
- (l) Research laboratories that do not generate hazardous waste materials.
- (m) Service stations with no more than two thousand (2,000) square feet of the gross floor area devoted to non-automotive related product sales.
- (n) Truck, boat and heavy equipment sales, rental, and service.

- (o) Movie, photography, musical or video production studios.
- (p) Bulk products sales (twenty-five (25) cubic feet or greater) when such products are the primary sales activity.
- (q) Public utility structures.
- (r) Blueprinting, photoengraving, screen printing and other reproduction processes.
- (s) Wholesale nursery and plant storage.
- (t) Contractor's yard.
- (u) Automotive repair and service, including body and fender repair, painting, and engine replacement.
- (v) Home improvement warehouse store.
- (w) Sales of industrial products, supplies and equipment used for final product manufacture.
- (x) Lumberyard, including mill and sash work if conducted entirely within an enclosed building.
- (y) Recycling facilities not in excess of forty-five thousand (45,000) gross square feet and in compliance with section 41-1253 of this Code including:
  - (1) Small collection facilities.
  - (2) Large collection facilities.
  - (3) Light processing facilities.
- (z) Adult entertainment businesses, subject to compliance with the requirements of article XVII of this chapter.
- (aa) Storage and distribution of hazardous materials.
- (bb) Passenger transportation services.

**Sec. 41-472.1. Ancillary uses permitted in the M1 district.** The following uses are permitted when ancillary to any use permitted by section 41-472 or to any use permitted subject to a conditional use permit:

- (1) Administrative office use occupying up to thirty (30) percent of the gross floor area;
- (2) Product sales or service uses occupying up to five (5) percent of the gross floor area;

- (3) Child care facilities occupying up to thirty (30) percent of the gross floor area; provided, however, that no combination of uses permitted by this section shall exceed thirty (30) percent of the gross floor area.
- (4) The outside storage of Class I and Class II liquids (as defined in the fire code of the City of Santa Ana) in above-ground fixed storage tanks when properly screened pursuant to section 41-622 of the Code, as it may be amended from time to time. As used herein, "tank" means a vessel containing more than sixty (60) gallons.
- (5) Enclosed storage where the goods, materials or supplies stored are the property of the owner or operator of the building or structure occupying up to thirty (30) percent.

**Sec. 41-472.5. Uses subject to a conditional use permit in the M1 district.** The following uses may be permitted in the M1 district subject to the issuance of a conditional use permit:

- (a) Principal industrial uses if occupying less than seventy (70) percent of the gross floor area with the remainder of the floor area allocated to office use only.
- (b) Storage of new or used buildings or houses.
- (c) Child care facilities other than as permitted by section 41-472.1.
- (d) Trade schools which provide instruction which requires the operation of heavy equipment or machinery normally associated with manufacturing operations such as woodworking or machine shops.
- (e) Kennels for the temporary care and lodging of dogs and other domesticated household animals.
- (f) Eating establishments permitted in section 41-472 which operate between 12:00 and 5:00 a.m. and which are within one hundred fifty (150) feet of a residential use.
- (g) Eating establishments with drive-through window service.
- (h) Petroleum and gas storage.
- (i) Freight, bus and truck terminal.
- (j) Industrial medical clinics which offer medical services by referral only and do not offer overnight stays.
- (k) Administrative office use ancillary to a permitted industrial use occupying more than thirty (30) percent of the gross floor area.
- (l) Heavy processing recycling uses.

- (m) Car wash facility.
- (n) Banquet facilities as an ancillary use to a restaurant or eating establishment, subject to development and operational standards set forth in section 41-199.1.
- (o) Commercial storage not within five hundred (500) feet of an arterial street (as defined in the city's circulation element) or freeway or within one thousand (1,000) feet of a freeway intersection.
- (p) Mini-warehouse uses; provided that no conditional use permit shall be granted unless a written finding is made that the parcel on which the use is proposed is not within five hundred (500) feet of an arterial street (as defined in the city's circulation element) or freeway, or within one thousand (1,000) feet of a freeway intersection.
- (q) Recreational vehicle, vehicle and/or boat storage yard; provided that no conditional use permit shall be granted unless a written finding is made that the parcel on which the use is proposed is: not within five hundred (500) feet of an arterial street (as defined in the city's circulation element) or freeway, or within one thousand (1,000) feet of a freeway intersection.
- (r) Data center uses; provided that no conditional use permit shall be granted unless a written finding is made that the parcel on which the use is proposed is: not within five hundred (500) feet of an arterial street (as defined in the city's circulation element) or freeway, or within one thousand (1,000) feet of a freeway intersection.

**Sec. 41-473. Operational standards in the M1 district.**

- (a) Any activity permitted in this district shall be conducted in such a manner as not to have a detrimental effect on permitted adjacent uses by reason of refuse matter, noise, light, vibration, or lack of proper maintenance of grounds or buildings.
- (b) Outdoor storage of materials, products, equipment or vehicles, shall be screened by a solid fence or wall not less than eight (8) feet in height. Materials, products or equipment stored outdoors shall not be piled higher than the height of the fence or wall, nor encroach into required parking and landscape areas.
- (c) A solid wall or fence not less than eight (8) feet in height is required along any rear or side lot line abutting property which is either used, zoned, or designated on the General Plan for residential purposes.
- (d) Public utility electric distribution and transmission substations shall be enclosed within a solid wall or fence not less than eight (8) feet in height.

- (e) All major compounding, processing, packaging or assembly of articles of merchandise, treatment of products and vehicle maintenance and repair, shall be conducted within a completely enclosed building. In addition, service bays for ancillary vehicle maintenance and repair shall be completely screened from view from the public street.
- (f) All property shall be maintained in a safe, sanitary and attractive condition, including but not limited to structures, landscaping, parking area, walkways, and trash enclosures.
- (g) Loading areas shall not be visible from arterial streets or from streets adjacent to front yards. Loading areas facing other streets shall be screened with decorative walls of a material compatible with the building design and by bermed landscaping abutting such walls. Loading areas not facing a street shall be setback at least thirty-five (35) feet from the property line.
- (h) Railroad tracks are not allowed on any street side of a building. If railroad tracks and loading docks are located other than at the rear of a building area, the tracks and the loading dock shall be completely screened from view from any street.

**Sec. 41-474. Building height.** No structure shall exceed thirty-five (35) feet in height.

**Sec. 41-475. Yards abutting streets – Generally.**

- (a) A yard is required along any lot line which abuts a public street which, except as provided in section 41-476 or section 41-476.5, shall be of an area not less than the length of such lot line in feet multiplied by:
  - (i) Twenty (20) feet, if the street is designated in the general plan of the city as an arterial street; or
  - (ii) Ten (10) feet, if the street is not so designated as an arterial street.
- (b) The yard required by paragraph (a) shall include a strip immediately adjacent to the street and shall be of a width not less than:
  - (i) Ten (10) feet, if the street is designated in the general plan of the city as an arterial street; or
  - (ii) Five (5) feet, if the street is not so designated as an arterial street.
- (c) The area of any one (1) vehicular driveway shall be considered part of the area of any yard required by paragraph (a) to the extent that:
  - (i) The driveway is approximately perpendicular to the street; and
  - (ii) The driveway does not exceed thirty (30) feet in width.

- (d) Except as provided in paragraph (c), any yard required by this section shall be landscaped. Signs are permitted in such yards provided they are in compliance with the Sign Ordinance of the City of Santa Ana.

**Sec. 41-476. Same – Reduction of requirements on previously developed streets.** The minimum area requirement imposed on any lot by paragraph (a) of section 41-475 shall be reduced by one-half (1/2) if seventy-five (75) percent of the lineal frontage of the side of the street on which the lot is located, measured to the next intersecting cross streets in each direction, has been developed in nonconformity with such requirements. Yard requirements shall be determined separately with respect to each street upon which the lot abuts.

**Sec. 41-476.5. Same – Preservation of existing yards on previously developed streets.** Existing yard areas which exceed those required by paragraph (a) of section 41-475 shall be preserved if seventy-five (75) percent of the lineal frontage of the side of the street on which the lot is located, measured to the next intersecting cross streets in each direction, has been developed in excess of such requirements. Yard requirements shall be determined separately with respect to each street upon which the lot abuts.

**Sec. 41-477. Landscaping.**

**Front yard:**

- (a) One (1) twenty-four-inch box canopy tree shall be provided for each twenty-five (25) linear feet of front yard (exclusive of driveways). Such trees may be placed in clusters.
- (b) Six (6) five-gallon size shrubs shall be provided per twenty-five (25) linear feet of front yard (exclusive of driveways). As an alternative, the use of three (3) five-gallon size shrubs and ten (10) one-gallon shrubs is acceptable provided the plant material adds color and variety to the design.
- (c) The front yard shall be planted in turf. A ground cover is required in shrub areas and as accents in small pockets. Redwood header boards or similar barriers shall be placed between turf and other plant materials.
- (d) Berms in the front yard having more than a 4:1 slope shall be planted in ground cover. Turf is not acceptable.
- (e) When parkway trees are required by the city, they shall be integrated with the onsite landscape plan to ensure proper spacing and species selection.
- (f) A minimum five-foot wide landscape strip shall be planted and maintained where the off-street parking area abuts any public street, except at approved driveways.

**Parking area:**

- (g) In parking areas available to parking by the general public, a landscape planter shall be provided for every ten (10) parking spaces. Each planter shall have minimum dimensions of six (6) feet in width and eighteen (18) feet in length including concrete curbing. Each planter shall be bordered on two (2) sides minimum by parking area. The planter strips shall run parallel to the parking spaces and be consistently spaced throughout the parking area. Each planter shall require one (1) fifteen-gallon size tree, five (5) five-gallon shrubs plus ground cover.
- (h) In lots that are solely used by employees of the company, a landscape planter shall be provided for every five (5) consecutive parking spaces. Each planter shall have minimal dimension of four (4) feet by four (4) feet, including concrete curb. Each planter shall require one (1) fifteen-gallon size tree and a suitable ground cover or low growing shrubs. These planters may be located between parking spaces so as to maximize the amount of available space for parking. Planters may also be consistent with general parking landscape requirements. Each parking area shall be enclosed by perimeter planters abutting the lot or parking spaces, except for the driveways.
- (i) The choice of plant material shall be trees and/or shrubs, with a ground cover in keeping with the size and limitations of the area. Ground covers alone are not acceptable. A minimum of one (1) fifteen-gallon tree shall be provided for each ten (10) parking spaces, or portion thereof.
- (j) Parking areas shall be designed so that parked vehicles shall not encroach into landscape areas.

**Buffer:**

- (k) A landscaped planter of a width not less than ten (10) feet is required along any interior lot line to the extent such lot line abuts any property which is neither zoned for industrial uses, nor indicated on the general plan of the city as planned for industrial purposes.

**General:**

- (l) A plot plan indicating the location of all landscaping areas and the percentage of landscaping in the interior planting areas shall be submitted to and approved by the planning division. The decision of the planning division may be appealed to the planning commission.
- (m) A plant list shall be shown on the required plot plan to obtain a building permit for the building for which the parking area is provided. The list shall include the botanical and common names of the plant to

be used, the sizes to be planted, and the quantity of each. The plants shall be listed alphabetically and assigned key numbers to be used in locating the plants on the plan.

- (n) All required yards shall be landscaped and maintained at all times.
- (o) Redwood chips, decorative stone and other inorganic materials are not acceptable substitutes for ground cover or turf.
- (p) All trees in parking areas shall be placed in root barriers.
- (q) All planting areas must be designed with an automatic irrigation system. Modifications shall be allowed for dry climate landscapes. Pop-up sprinklers shall be used in all areas other than installations against foundations for the sake of public safety. Drip, bubbler, or other low gallonage systems may be used in buffer areas and narrow strips. Sleeving must be called out wherever irrigation pipes are installed under hardscape.
- (r) The landscaping shall be contained in planting areas that are enclosed by minimum six-inch high concrete curbs.
- (s) Landscaping shall be installed and maintained in compliance with Article XVI of this chapter, pertaining to water conservation.
- (t) Compliance with all provisions of this section shall be required except for minor modifications approved by the planning division.
- (u) All appurtenances, such as transformers, backflow preventers, trash enclosures, signage, meters, and lights, shall be shown on landscape plans and screened with plant materials.

**Sec. 41-478. Off-street parking.** Off-street parking shall be provided in the manner prescribed in Article IV of this chapter.

**Sec. 41-479. Caretaker quarters in the M1 district.** Permanent quarters for a guard, custodian, or caretaker are permitted in the M1 district when incidental to a permitted primary use, subject to the following requirements:

- (1) Such quarters shall maintain the setback requirements set forth in sections 41-475, 41-476 and 41-477.
- (2) There shall be no more than one (1) such quarters on any one (1) lot.
- (3) The maximum floor area shall be limited to seven hundred fifty (750) square feet.
- (4) The floor area design shall be limited to one (1) bedroom, a kitchen, a living room and a bathroom.

- (5) The quarters shall be architecturally compatible with the structures used for the primary use on the lot.
- (6) Two (2) parking spaces shall be provided for the quarters, in addition to other required off-street parking on the lot. Such parking spaces shall be located immediately adjacent to the quarters and reserved for the exclusive use thereof.

**Sec. 41-480. Service stations, automobile servicing, and automobile repair in the M1 district.** In addition to the provisions of this chapter for commercial uses, service stations and automobile servicing are subject to the requirements of 41-374, and automobile repair is subject to the requirements of 41-385.

**Sec. 41-481. Minimum lot size and street frontage in the M1 district.** Each lot within the M1 district shall have at least twelve thousand (12,000) square feet of area and one hundred (100) feet of street frontage.