

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 |
|--|---|
| 1. Residential Uses | |
| Dwelling, multi-unit | Permitted in the central city, subject to special use regulations in section 17.228.117 |
| Low barrier navigation center | Permitted in the central city |
| Residential care facility | |
| Residential hotel | Permitted in the central city, subject to special use regulations in section 17.228.112 |
| Temporary residential shelter (100 or fewer individuals) | 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 | |
| Community clinic | Permitted if— 1. 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; or 2. Use—a) does not exceed 40,000 gross square feet per parcel; b) is in a building with an FAR of 0.4 or greater; and c) is located within ¼ mile of the center of a light rail station platform. Subject to special use regulations in section 17.228.118 . |
| 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 |

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| 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— 1. 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; or 2. Use— a) does not exceed 40,000 gross square feet per parcel; b) is in a building with an FAR of 0.4 or greater; and c) is located within ¼ mile of the center of a light rail station platform. |
| 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) |
|---|---|---|
| 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 |
| Low barrier navigation center | Permitted outside the central city if use is located less than ¼ mile from the center of a light rail station platform | ZA |
| Mobilehome park | | PDC |
| Residential hotel | 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 17.228.112 | ZA |
| Temporary residential shelter (more than 100 individuals) | Subject to special use regulations in section 17.228.600 et seq. | ZA |
| 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 |

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| 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 | | PDC |
| Outdoor market | In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle parking, noise, hours of operation, and any applicable development standards related to the proposed outdoor market | ZA |

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| 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 |

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| 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 |
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| 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. 2026-0001 § 17; Ord. 2025-0007 § 14; Ord. 2024-0054 § 30; Ord. 2024-0051 § 7; 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. 2017-0029 § 5; Ord. 2017-0028 § 6; 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. 2013-0007 § 1)

17.220.120 Reserved.

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)

Article II. M-1(S) Zone-Light Industrial Zone

17.220.200 M-1(S) zone-Purpose.

The purpose of the M-1(S) zone is to permit the manufacture or treatment of goods. Setbacks are required in the M-1(S) zone to provide more attractive and uncrowded developments. (Ord. 2013-0020 § 1; Ord. 2013-0007 § 1)

17.220.210 M-1(S) zone-Permitted uses.

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

| Use | Limitations |
|--|---|
| 1. Residential Uses | |
| Dwelling, multi-unit | Permitted in the central city, subject to special use regulations in section 17.228.117 |
| Low barrier navigation center | Permitted in the central city |
| Residential care facility | |
| Residential hotel | Permitted in the central city, subject to special use regulations in section 17.228.112 |
| Temporary residential shelter (100 or fewer individuals) | 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 clinic | Permitted if— 1. 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; or 2. Use— a) does not exceed 40,000 gross square feet per parcel; b) is in a building with an FAR of 0.4 or greater; and c) is located within ¼ mile of the center of a light rail station platform. Subject to special use regulations in section 17.228.118 . |
| 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 | |

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| Office | Permitted if— 1. 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; or 2. Use—a) does not exceed 40,000 gross square feet per parcel; b) is in a building with an FAR of 0.4 or greater; and c) is located within ¼ mile of the center of a light rail station platform. |
| 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, 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(S) zone require approval of a conditional use permit, subject to the limitations specified:

| Use | Limitations | Level of Review: 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 |
| Low barrier navigation center | Permitted outside the central city if use is located less than ¼ mile from the center of a light rail station platform | ZA |
| Mobilehome park | | PDC |
| Residential hotel | 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 17.228.112 | ZA |
| Temporary residential shelter (more than 100 individuals) | Subject to special use regulations in section 17.228.600 et seq. | ZA |
| 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; | PDC |
| | 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 | |
| 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 |

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| | 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; | PDC |
| | Repair work permitted if confined to building | |
| 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. | PDC |
| | Gas stations capable of simultaneously fueling more than 10 vehicles are permitted with a conditional use permit if- | |
| | 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 | |
| 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; | PDC |
| | Subject to special use regulations in section 17.228.106 | |
| Non-profit organization, meal service facility | | PDC |
| Office | | PDC |
| Outdoor market | In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle 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 in the M-1(S) zone are permitted 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(S) zone. (Ord. 2026-0001 § 18; Ord. 2025-0007 § 15; Ord. 2024-0054 § 31; Ord. 2024-0051 § 9; Ord. 2024-0017 § 37; Ord. 2021-0024 § 12; Ord. 2021-0023 § 33; Ord. 2020-0025 § 15; Ord. 2020-0021 § 34; Ord. 2020-0012 § 9; Ord. 2019-0027 § 16; Ord. 2019-008 § 3; Ord. 2018-0055 § 9; Ord. 2017-0061 § 53; Ord. 2017-0059 § 8; Ord. 2017-0056 § 8; Ord. 2017-0029 § 6; Ord. 2017-0028 § 7; Ord. 2016-0050 § 8; Ord. 2016-0016 § 11; Ord. 2016-0006 § 7; Ord. 2016-0001 § 25; Ord. 2015-0005 § 33; Ord. 2013-0020 § 1; Ord. 2013-0018 § 19; Ord. 2013-0007 § 1)

17.220.220 Reserved.

17.220.230 M-1(S) 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)

17.220.240 M-1(S) zone-Setbacks.

- A. Front setback. The minimum front yard setback is 25 feet.
- B. Street side-yard setback. The minimum street side-yard setback is 25 feet.
- C. Interior side-yard setback.
 - 1. Unless paragraph 2 of this subsection applies, no minimum interior side-yard setback is required.
 - 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)

17.220.245 M-1(S) zone-Screening.

All uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height. (Ord. 2013-0020 § 1; Ord. 2013-0007 § 1)

17.220.250 M-1(S) 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)

17.220.260 M-1(S) 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 § 54; Ord. 2013-0020 § 1; Ord. 2013-0007 § 1)

Article III. M-2 Zone-Heavy Industrial Zone

17.220.300 M-2 zone-Purpose.

The purpose of the M-2 zone is to permit the manufacture or treatment of goods. (Ord. 2013-0020 § 1; Ord. 2013-0007 § 1)

17.220.310 M-2 zone-Permitted uses.

A. The following uses are permitted by right in the M-2 zone, subject to the limitations specified:

| Use | Limitations |
|--|--|
| 1. Residential Uses | |
| Dwelling, multi-unit | Permitted in the central city, subject to special use regulations in section 17.228.117 |
| Low barrier navigation center | Permitted in the central city |
| Residential care facility | |
| Residential hotel | Permitted in the central city, subject to special use regulations in section 17.228.112 |
| Temporary residential shelter (100 or fewer individuals) | 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 clinic | Permitted if— 1. 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; or 2. Use— a) does not exceed 40,000 gross square feet per parcel; b) is in a building with an FAR of 0.4 or greater; and c) is located within ¼ mile of the center of a light rail station platform. Subject to special use regulations in section 17.228.118 . |
| 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 |

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| 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— 1. 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; or 2. Use— a) does not exceed 40,000 gross square feet per parcel; b) is in a building with an FAR of 0.4 or greater; and c) is located within ¼ mile of the center of a light rail station platform. |
| 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 |
| Railroad-yard, shop | |
| 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-2 zone require approval of a conditional use permit, subject to the limitations specified:

| 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 |
| Low barrier navigation centers | Permitted outside the central city if use is located less than ¼ mile from the center of a light rail station platform | ZA |
| Mobile home park | | PDC |
| Residential hotel | 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 17.228.112 | ZA |
| Temporary residential shelter (more than 100 individuals) | Subject to special use regulations in section 17.228.600 et seq. | ZA |
| 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; | PDC |
| | 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 | |
| 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; | ZA |
| | Area calculation does not include areas that are not publicly accessible | |
| Correctional facility | | PDC |
| Drive-in theater | | PDC |
| Drive-through restaurant | Permitted with a conditional use permit if- | PDC |

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| | 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; | PDC |
| | Repair work permitted if confined to building | |
| 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. | PDC |
| | Gas stations capable of simultaneously fueling more than 10 vehicles are permitted with a conditional use permit if- | |
| | 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 | |
| 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 | | PDC |
| Outdoor market | In granting a conditional use permit, the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle 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 |

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|--|--|--------|
| 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; | PDC |
| | Area calculation does not include areas that are not publicly accessible | |
| 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 |
| 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 chapter 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-2 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 et seq. |
| Child care, 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, conditional, or accessory uses shall be prohibited in the M-2 zone. (Ord. 2026-0001 § 19; Ord. 2025-0007 § 16; Ord. 2024-0054 § 32; Ord. 2024-0051 § 11; Ord. 2024-0017 § 38; Ord. 2021-0024 § 14; Ord. 2021-0023 § 34; Ord. 2020-0025 § 16; Ord. 2020-0021 § 35; Ord. 2020-0012 § 10; Ord. 2019-0027 § 17; Ord. 2019-0008 § 4; Ord. 2018-0055 § 10; Ord. 2017-0061 § 55; Ord. 2017-0059 § 9; Ord. 2017-0056 § 9; Ord. 2017-0029 § 7; Ord. 2017-0028 § 8; Ord. 2016-0050 § 9; Ord. 2016-0016 § 12; Ord. 2016-0006 § 8; Ord. 2016-0001 § 26; Ord. 2015-0005 § 34; Ord. 2013-0020 § 1; Ord. 2013-0018 § 20; Ord. 2013-0007 § 1)

17.220.320 Reserved.

17.220.330 M-2 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)

17.220.340 M-2 zone-Setbacks.

- A. Front 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)

17.220.350 M-2 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)

17.220.360 M-2 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 § 56; Ord. 2013-0020 § 1; Ord. 2013-0007 § 1)

Article IV. M-2(S) Zone-Heavy Industrial Zone

17.220.400 M-2(S) zone-Purpose.

The purpose of the M-2(S) zone is to permit the manufacture or treatment of goods. Setbacks are required in the M-2(S) zone to provide more attractive and uncrowded developments. (Ord. 2013-0020 § 1; Ord. 2013-0007 § 1)

17.220.410 M-2(S) zone-Permitted uses.

A. The following uses are permitted by right in the M-2(S) zone, subject to the limitations specified:

| Use | Limitations |
|-------------------------------|---|
| 1. Residential Uses | |
| Dwelling, multi-unit | Permitted in the central city, subject to special use regulations in section 17.228.117 |
| Low barrier navigation center | Permitted in the central city |

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| Residential care facility | |
| Residential hotel | Permitted in the central city, subject to special use regulations in section 17.228.112 |
| Temporary residential shelter (100 or fewer individuals) | 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 clinic | Permitted if— 1. 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; or 2. Use—a) does not exceed 40,000 gross square feet per parcel; b) is in a building with an FAR of 0.4 or greater; and c) is located within ¼ mile of the center of a light rail station platform. Subject to special use regulations in section 17.228.118 . |
| 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 |
| Hotel; motel | |
| 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— 1. 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; or 2. Use—a) does not exceed 40,000 gross square feet per parcel; b) is in a building with an FAR of 0.4 or greater; and c) is located within ¼ mile of the center of a light rail station platform. |

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|---|---|
| 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 |
| Railroad yard, shop | |
| 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-2(S) zone require approval of a conditional use permit, subject to the limitations specified:

| Use | Limitations | Level of Review: Planning and Design Commission (PDC); Zoning Administrator (ZA); or City Council (CC) |
|---------------------|-------------|---|
| 1. Residential Uses | | |

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|---|---|--------|
| 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 |
| Low barrier navigation centers | Permitted outside the central city if use is located less than ¼ mile from the center of a light rail station platform | ZA |
| Mobilehome park | | PDC |
| Residential hotel | 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 17.228.112 | ZA |
| Temporary residential shelter (more than 100 individuals) | Subject to special use regulations in section 17.228.600 et seq. | ZA |
| 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; | PDC |
| | 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 | |
| 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; | ZA |
| | Area calculation does not include areas that are not publicly accessible | |
| 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 | |

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| 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; | PDC |
| | Repair work permitted if confined to building | |
| 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. | PDC |
| | Gas stations capable of simultaneously fueling more than 10 vehicles are permitted with a conditional use permit if | |
| | 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 | | PDC |
| Outdoor market | In granting a conditional use permit the zoning administrator may consider the traffic, safety of vehicular and non-vehicular access, adequacy of bicycle 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; | ZA |
| | Area calculation does not include areas that are not publicly accessible | |
| 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 |

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| 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 |
| 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 |

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|--------------------------------|---|-----|
| 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-2(S) 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, conditional, or accessory uses shall be prohibited in the M-2(S) zone. (Ord. 2026-0001 § 20; Ord. 2025-0007 § 17; Ord. 2024-0054 § 33; Ord. 2024-0051 § 13; Ord. 2024-0017 § 39; Ord. 2021-0024 § 15; Ord. 2021-0023 § 35; Ord. 2020-0025 § 17; Ord. 2020-0021 § 36; Ord. 2020-0012 § 11; Ord. 2019-0027 § 18; Ord. 2019-0008 § 5; Ord. 2018-0055 § 11; Ord. 2017-0061 § 57; Ord. 2017-0059 § 10; Ord. 2017-0056 § 10; Ord. 2017-0029 § 8; Ord. 2017-0028 § 9; Ord. 2016-0050 § 10; Ord. 2016-0016 § 13; Ord. 2016-0006 § 9; Ord. 2016-0001 § 27; Ord. 2015-0005 § 35; Ord. 2013-0020 § 1; Ord. 2013-0018 § 21; Ord. 2013-0007 § 1)

17.220.420 Reserved.

17.220.430 M-2(S) 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)

17.220.440 M-2(S) zone-Setbacks.

- A. Front setback. The minimum front-yard setback is 25 feet.
- B. Street side-yard setback. The minimum street side-yard setback is 25 feet.
- C. Interior side-yard setback.
 - 1. Unless the provisions of paragraph 2 of this subsection apply, no minimum interior side-yard setback is required.
 - 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)

17.220.445 M-2(S) zone-Screening.

All uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height. (Ord. 2013-0020 § 1; Ord. 2013-0007 § 1)

17.220.450 M-2(S) 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)

17.220.460 M-2(S) 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 § 58; Ord. 2013-0020 § 1; Ord. 2013-0007 § 1)