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M1 (LIGHT INDUSTRIAL)

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

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

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

- (o)** Movie, photography, musical or video production studios.
- (p)** Bulk products sales (twenty-five (25) cubic feet or greater) when such products are the primary sales activity.
- (q)** Public utility structures.
- (r)** Blueprinting, photoengraving, screen printing and other reproduction processes.
- (s)** Wholesale nursery and plant storage.
- (t)** Contractor's yard.
- (u)** Automotive repair and service, including body and fender repair, painting, and engine replacement.
- (v)** Home improvement warehouse store.
- (w)** Sales of industrial products, supplies and equipment used for final product manufacture.
- (x)** Lumberyard, including mill and sash work if conducted entirely within an enclosed building.
- (y)** Recycling facilities not in excess of forty-five thousand (45,000) gross square feet and in compliance with section 41-1253 of this Code including:
 - (1)** Small collection facilities.
 - (2)** Large collection facilities.
- (z)** Adult entertainment businesses, subject to compliance with the requirements of article XVII of this chapter.
- (aa)** Storage and distribution of hazardous materials.
- (bb)** Passenger transportation services.
 (Code 1952, § 9230.281; Ord. No. NS-455, § 1, 6-20-60; Ord. No. NS-976; § 1, 8-18-69; Ord. No. NS-996; § 1, 12-15-69; Ord. No. NS-1035; § 5, 9-8-70; Ord. No. NS-1036, § 7, 9-8-70; Ord. No. NS-1080, § 3, 5-17-71; Ord. No. NS-1123, § 7, 7-17-72; Ord. No. NS-1275, § 2, 10-7-74; Ord. No. NS-1352; § 2, 4-4-77; Ord. No. NS-1507, § 7 11-19-79; Ord. No. NS-1732, § 41, 6-25-84; Ord. No. NS-1748, § 1, 10-1-84; Ord. No. NS-1834, § 1, 2-3-86; Ord. No. NS-1934, § 1, 11-16-87; Ord. No. NS-2275, § 8, 12-18-95; Ord. No. NS-2306, § 1, 12-2-96; Ord. No. NS-2333, § 1, 10-6-97; Ord. No. NS-2373; § 7, 12-7-98; Ord. No. NS-2443, § 2, 9-18-00; Ord. No. NS-2470; § 5, 5-21-01; Ord. No. NS-2494, § 8, 4-15-02)

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

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

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

- (a) Principal industrial uses if occupying less than seventy (70) percent of the gross floor area with the remainder of the floor area allocated to office use only.
- (b) Storage of new or used buildings or houses.
- (c) Child care facilities other than as permitted by section 41-472.1.
- (d) Trade schools which provide instruction which requires the operation of heavy equipment or machinery normally associated with manufacturing operations such as woodworking or machine shops.
- (e) Kennels for the temporary care and lodging of dogs and other domesticated household animals.
- (f) Eating establishments permitted in section 41-472 which operate between 12:00 and 5:00 a.m. and which are within one hundred fifty (150) feet of a residential use.
- (g) Eating establishments with drive-through window service.
- (h) Petroleum and gas storage.
- (i) Freight, bus and truck terminal.

- (j) Industrial medical clinics which offer medical services by referral only and do not offer overnight stays.
- (k) Administrative office use ancillary to a permitted industrial use occupying more than thirty (30) percent of the gross floor area.
- (l) Light processing facilities and heavy processing facilities.
- (m) Car wash facility.
- (n) Banquet facilities as an ancillary use to a restaurant or eating establishment, subject to development and operational standards set forth in section 41-199.1.
- (o) Commercial storage not within five hundred (500) feet of an arterial street (as defined in the city's circulation element) or freeway or within one thousand (1,000) feet of a freeway intersection.
- (p) Mini-warehouse uses; provided that no conditional use permit shall be granted unless a written finding is made that the parcel on which the use is proposed is not within five hundred (500) feet of an arterial street (as defined in the city's circulation element) or freeway, or within one thousand (1,000) feet of a freeway intersection.
- (q) Recreational vehicle, vehicle and/or boat storage yard; provided that no conditional use permit shall be granted unless a written finding is made that the parcel on which the use is proposed is: not within five hundred (500) feet of an arterial street (as defined in the city's circulation element) or freeway, or within one thousand (1,000) feet of a freeway intersection.
- (r) Data center uses; provided that no conditional use permit shall be granted unless a written finding is made that the parcel on which the use is proposed is: not within five hundred (500) feet of an arterial street (as defined in the city's circulation element) or freeway, or within one thousand (1,000) feet of a freeway intersection.
- (s) Indoor sport facility, subject to development and operational standards set forth in section 41-482.

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

- (a) Any activity permitted in this district shall be conducted in such a manner as not to have a detrimental effect on permitted adjacent uses by reason of refuse matter, noise, light, vibration, or lack of proper maintenance of grounds or buildings.
- (b) Outdoor storage of materials, products, equipment or vehicles, shall be screened by a solid fence or wall not less than eight (8) feet in height. Materials, products or equipment stored outdoors shall not be