

**ARTICLE 2 - Chapter 17.16**

**INDUSTRIAL ZONING DISTRICTS**

**Sections:**

**17.16.010 Purpose.**

**17.16.020 Light Industrial District, or (M-1) District.**

**17.16.030 Heavy Industrial District, or (M-2) District.**

**17.16.010 Purpose.** This Chapter lists the industrial zoning districts and establishes regulations for permitted land uses, conditional uses, minimum parcel size, building intensity, and minimum residential density.

**A. Purposes of Industrial Zoning Districts:**

1. The purpose of the Light Industrial (M-1) District is to provide an area primarily for light industry.
2. The purpose of the Heavy Industrial (M-2) District is to provide an area for heavy industry.

**17.16.020 Light Industrial District, or (M-1) District.**

**A. Allowed Uses.** Table 17.16.1 lists uses allowed and the level of review required within any Light Industrial (M-1) District.

**B. Minimize Parcel Size.** Within any Light Industrial (M-1) District, no parcel of real property shall be divided or reconfigured where any parcel so created will be less than 7,500 square feet (net acreage) in area or less than 50 feet in width at the front setback line. An existing parcel that does not meet the minimum parcel size or width at front setback requirements may be reconfigured to a resulting parcel that does not meet the minimum parcel size and width at front setback requirements provided the reconfiguration does not result in a decrease in the size of the existing parcel and in the width at front setback of the existing parcel. Parcels resulting from a merger shall be exempt from the minimum parcel size and width at front setback requirements.

**C. Building Intensity.** Within any Light Industrial (M-1) District, the maximum residential building intensity shall be one dwelling unit per 7,500 square feet. The maximum ratio of the coverage of all buildings on a parcel, referred to as the floor area ratio (FAR), shall be 1.0. Additional building coverage is possible in accordance with the density bonus regulations of the California Government Code.

**17.16.030 Heavy Industrial District, or (M-2) District**

**A. Allowed Uses.** Table 17.16.1 lists uses allowed and the level of review required within any Heavy Industrial (M-2) District.

**B. Minimum parcel size.** Within any Heavy Industrial (M-2) District, no parcel of real property shall be divided or reconfigured where any parcel so created will be less than 7,500 square feet (net acreage) in area or less than 50 feet in width at the front setback line. An existing parcel that does not meet the minimum parcel size or width at front setback requirements may be reconfigured to a resulting parcel that does not meet the minimum parcel size and width at front setback requirements provided the reconfiguration does not result in a decrease in the size of the existing parcel and in the width at front setback of the existing parcel. Parcels resulting from a merger shall be exempt from the minimum parcel size and width at front setback requirements.

**C. Building intensity.** Within any Heavy Industrial (M-2) District, the maximum residential building intensity shall be one dwelling unit per 7,500 net square feet. The maximum ratio of the coverage of all buildings on a parcel, referred to as the FAR,

shall be 1.0. Additional building coverage is possible in accordance with the density bonus regulations of the California Government Code.

**TABLE 17.16.1 ALLOWED LAND USES AND PERMIT REQUIREMENTS**

Key	Blank Cell – Not Permitted “P” – Permitted without Discretionary Review “C” – Discretionary Review Required		
A. Land Use Classification	B. M-1	C. M-2	D. Additional Regulations
<b>Residential Uses</b>			
One single-family dwelling per parcel	P <sup>1</sup>	P <sup>2</sup>	
Additional single-family dwellings when incidental to an industrial use of the parcel	C <sup>3</sup>	C <sup>3</sup>	
Accessory dwelling unit	P	P	<a href="#">Ch. 17.36</a>
Junior accessory dwelling unit	P	P	<a href="#">Ch. 17.36</a>
Residential care homes of any size regardless of state licensing	P <sup>4</sup>	P <sup>4</sup>	
Small or large family day care home within a single-family dwelling, subject to the requirements of <a href="#">Chapter 17.54</a>	P		<a href="#">Ch. 17.54</a>
Transitional housing and supportive housing within a permitted single-family dwelling	P	P	
Day care centers other than family day care homes	C <sup>5</sup>	C	
Agricultural laborer housing	P	P	
Employee housing for six persons or less	P <sup>4</sup>	P <sup>4</sup>	
<b>Agricultural and Resources Uses</b>			
General farming and ranching	P	P	
Agricultural processing	P	P	
Roadside stand	P <sup>6</sup>	P <sup>6</sup>	
Nurseries and greenhouses	P	P	
Sawmills	C	P	
Livestock feedlots, feed yards, auction yards, and animal processing facilities	C	C	
Christmas tree farms	C	C	
<b>Institutional and Recreation Uses</b>			
General non-commercial recreational use incidental to the primary use of the parcel	P	P	
On- and off-shore marina facilities	P	P	
Public safety facilities	P	P	
Public transportation stations or depots	P	P	
Recreational development	C	C	
Tent revivals, circuses, and carnivals	C	C	
Flea markets	C		

Key	Blank Cell – Not Permitted “P” – Permitted without Discretionary Review “C” – Discretionary Review Required		
A. Land Use Classification	B. M-1	C. M-2	D. Additional Regulations
Weddings and Commercial Events <sup>7</sup>	C	C	
Places of public assembly, social clubs, lodges, and clubhouses	C		
Health care facilities	C	C	
<b>Commercial Uses</b>			
Fitness studios, including associated retail services when incidental to the primary use	P	P	
Gas stations	P	P	<a href="#">Ch. 17.44</a>
Automotive Repair, minor (e.g., brakes, tires, radiators, electrical)	P	P	<a href="#">Ch. 17.44</a>
Automotive Repair, major (e.g., engine and transmission repair/rebuild)	P	P	<a href="#">Ch. 17.44</a>
Animal hospitals, indoors	P	P	
Animal hospitals, outdoors	C	P	
Kennels	C	P	
Outdoor sales and storage	P	P	<a href="#">Ch. 17.90</a>
Wholesale businesses	P	P	
Commercial laundry or dry-cleaning plants	P	P	
Mini-mart	P	P	
Mobile Food Vendors	P	P	<a href="#">Ch. 17.68</a>
Mortuaries, funeral homes, mausoleums, columbaria, and crematoria	C		
Commercial coaches	P	P	<a href="#">Ch. 17.70</a>
<b>Industrial Uses</b>			
Prospecting	P	P	
General manufacturing, processing, and refining	P	P	
Log decks	P <sup>8</sup>	P <sup>8</sup>	<a href="#">Ch. 17.90</a>
Green waste uses	C	C	
Equipment repair facilities	P	P	
Mini-storage facilities	P	P	
Warehouses	P	P	<a href="#">Ch. 17.90</a>
Storage of equipment and materials	P	P	<a href="#">Ch. 17.90</a>
Storage tanks for liquids or gases	P	P	<a href="#">Ch. 17.90</a>

<b>Key</b>	<b>Blank Cell – Not Permitted</b> <b>“P” – Permitted without Discretionary Review</b> <b>“C” – Discretionary Review Required</b>		
<b>A. Land Use Classification</b>	<b>B. M-1</b>	<b>C. M-2</b>	<b>D. Additional Regulations</b>
Public utility distribution facilities	P	P	
Biomass facilities	P	P	
Recycling facilities	C	P	
Auto wrecking and junk storage	C	C	
Refuse and sewage disposal sites and water and sewer treatment plants	C	C	
Public utility uses	C	C	
Development of aggregate resources	C	C	
Small-scale development of mineral resources, provided surface development does not occur within 200 feet of the property line		P	
Large-scale development of mineral resources and surface development of mineral resources within 200 feet of the property line		C	
Airports and heliports	C <sup>5</sup>	C <sup>5</sup>	
Foundries and smelters		P	
Solar power generation facilities/equipment	P	P	<a href="#">Ch. 17.88</a>
<b>Communications Facilities</b>			
Wireless Communication Tower	C	C	<a href="#">Ch. 17.94</a>
<b>Temporary Uses</b>			
Temporary sales offices for parcels and residences	C	C	
<b>Accessory Uses</b>			
Accessory uses and structures appurtenant to permitted uses	P	P	
Accessory uses and structures appurtenant to conditional uses	C	C	

<sup>1</sup> Shall not be converted to an industrial use unless it is brought into compliance with Title 15 of this Code relative to fire safety standards.

<sup>2</sup> Shall not be converted to a commercial or industrial use unless it is brought into compliance with Title 15 of this Code relative to fire safety standards.

<sup>3</sup> 2,500 net square feet per unit maximum density.

<sup>4</sup> Within a permitted single-family dwelling.

<sup>5</sup> For provisions on airport zoning, see [Ch. 18.28](#) of this Code.

<sup>6</sup> For the sale of agricultural products primarily from the farm or ranch located on the parcel, or a combination of the parcel and other parcels under the same ownership, all of which are located in the county.

<sup>7</sup>Where a fee is required.

<sup>8</sup> Log decks are permitted for up to 18 months. Log decks to be in place longer than 18 months require a conditional use permit.

**(Ord. 3471 § 6, 2024)**