

Article 2. Uses Permitted, Conditionally Permitted, and Prohibited

9-3.201 Purpose.

The purpose of this article is to establish use regulations in the base and overlay zones, except in PUDs and the NH and PP overlay zones. Uses in PUDs are established in the relevant ordinances for each PUD; the NH and PP overlay zones do not include use regulations.

(Sec. 2 (Exh. A) (part), Ord. 13-001, eff. Mar. 7, 2013)

9-3.202 Uses Permitted, Conditionally Permitted and Prohibited.

Uses, as classified in Chapter 2 of this title, are permitted, conditionally permitted, or prohibited in base and overlay zones as indicated in Table 9-3.202. Uses not classified in Chapter 2 of this title are prohibited. The regulations for each use in each zone are established by letter designations as follows:

“P” designates a permitted use.

“C” designates a conditionally permitted use normally requiring a major conditional use permit pursuant to Article 5 of Chapter 7. Under certain circumstances, as set forth in Article 5 of Chapter 7, such uses may require a minor conditional use permit.

“CM” designates a conditionally permitted use normally requiring a minor conditional use permit pursuant to Article 5 of Chapter 7. Under certain circumstances, as set forth in Article 5 of Chapter 7, such uses may require a major conditional use permit.

“T” designates a temporary use requiring a temporary use permit pursuant to Article 6 of Chapter 7.

“X” designates a prohibited use.

Conditionally permitted uses are subject to the required findings in Article 5 of Chapter 7 and any additional findings for the zone that may be required by Articles 3 and 4 this chapter. Temporary uses are subject to the required findings in Article 6 of Chapter 7 and any additional findings for the zone that may be required by Articles 3 and 4 this chapter.

Use regulations in the overlay zones supersede those of the base zones. Where the indication in an overlay zone for a particular use is blank, the regulation of the base zone for that use is unchanged.

References to zone regulations applicable to specific uses are indicated by footnotes.

Table 9-3.202: Uses Permitted, Conditionally Permitted and Prohibited

	Base Zones															Overlay Zones			
Use Classifications	RM	RMH	RH	MUR	MURS	MUN	OT	OT/DH	INL	INH	P	M	PO	SM	UT	PA	NR	RR	TH
Residential																			
Single Unit	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X				
Two (2) Unit	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X				
Multi-Unit ¹¹	CM	P	P	P	P	X	X	X	X	X	X	X	X	X	X				
Domestic Violence Shelter	C	C	C	C	C	X	X	X	X	X	X	X	X	X	X				
Group Residential																			
<i>Small</i>	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X				
<i>Large</i>	C	C	C	C	C	X	X	X	X	X	X	X	X	X	X				
Mobile Home Park	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X				
Residential Care Facility																			

	Base Zones															Overlay Zones			
Use Classifications	RM	RMH	RH	MUR	MURS	MUN	OT	OT/DH	INL	INH	P	M	PO	SM	UT	PA	NR	RR	TH
<i>Limited</i>	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X				
<i>General</i>	C	C	C	C	C	X	X	X	X	X	X	X	X	X	X				
Supportive Housing																			
<i>Single or Two Unit</i>	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X				
<i>Multi-Unit</i>	CM	P	P	P	P	X	X	X	X	X	X	X	X	X	X				
Transitional Housing																			
<i>Single or Two Unit</i>	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X				
<i>Multi-Unit</i>	CM	P	P	P	P	X	X	X	X	X	X	X	X	X	X				
Commercial and Institutional																			
Adult Oriented Businesses																			
<i>Retail</i>	X	X	X	X	X	X	X	X	X	C ⁷	X	X	X	X	X				
<i>Performance</i>	X	X	X	X	X	X	X	X	X	C ⁷	X	X	X	X	X				
Animal Care and Sales																			
<i>Grooming</i>	X	X	X	P	P	P	CM	C	C	X	X	X	X	X	X				
<i>Kennel/Animal Care</i>	X	X	X	C	C	C	C	C	C	CM	X	X	X	X	X				
<i>Pet Stores</i>	X	X	X	C	C	CM	X	C	X	X	X	X	X	X	X		CM ¹²		
<i>Veterinary Services</i>	X	X	X	C	C	P	CM	C	C	X	X	X	X	X	X				
Arts and Entertainment																			
<i>Gallery</i> ¹¹	X	C ¹	C ¹	P	P	P	C	C	C	X	C	X	X	X	X		P ¹²		
<i>Indoor Entertainment</i>	X	X	X	C	C	P	C	C	C	X	C	X	X	X	X				
<i>Outdoor Entertainment</i>	X	X	X	X	X	C	C	C	X	X	C	C	C	C	X				
Banks and Financial Institutions																			
<i>Traditional Financial Institutions</i>	X	X	C ¹	P	P	P	P	P	C	X	X	X	X	X	X				
<i>Nontraditional Financial Institutions</i>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			C	
Business Services	X	X	C ¹	P	P	P	P	P	P	C	X	X	X	X	X				
Colleges and Trade Schools	X	X	X	C	C	C	CM	C	C	X	C	X	X	X	X				
Community Assembly																			
<i>Small</i>	X	C ¹	C ¹	P	P	P	CM	C	C	X	P	X	X	X	X		P ¹²		
<i>Large</i>	X	X	X	CM	CM	C	C	C	C	X	C	X	X	X	X				
Day Care Centers	X	C ¹	C ¹	C	C	P	C	C	C	X	P	X	X	X	X				
Eating and Drinking Establishments																			
<i>Bars/Nightclubs/Lounges</i>	X	X	X	C	C	C	C	C	C ⁶	X	X	C ⁹	X	X	X		C ¹²		

	Base Zones															Overlay Zones			
Use Classifications	RM	RMH	RH	MUR	MURS	MUN	OT	OT/DH	INL	INH	P	M	PO	SM	UT	PA	NR	RR	TH
<i>Restaurants</i>	C	C	C	CM	CM	CM	CM	C	C ⁶	X	X	C ⁹	C ¹⁰	X	X		P ¹²		
<i>Mobile Food Vendors</i>	X	X	X	T	T	T	T	T	T	X	T	T	T	X	X				
Emergency Shelters	X	X	X	C	P	C	C	C	C	X	X	X	X	X	X				
Funeral Homes, Mortuaries and Mausoleums	X	X	X	C	C	C	C	X	C	X	X	X	X	X	X				
Health Care																			
<i>Clinics and Medical Offices</i> ¹¹	X	X	C ¹	P	P	P	CM	C	C	X	X	X	X	X	X				
<i>Hospitals</i>	X	X	X	C	C	C	C	C	X	X	X	X	X	X	X				
<i>Medical Laboratories (nonresearch)</i> ¹¹	X	X	C ¹	P	P	P	P	C	CM	X	X	X	X	X	X				
Instructional Services																			
<i>Individual/Small Group Instruction</i>	X	C ¹	C ¹	CM	CM	P	P	P	C	C	P	C	P	X	X				
<i>Group Instruction</i>	X	X	X	C	C	P	CM	P	C	C	P	C	P	X	X				
Libraries and Museums ¹¹	X	X	C ¹	P	P	P	C	C	X	X	P	C	C	X	X				
Live/Work Unit																			
<i>Heavy</i>	X	X	X	X	X	X	X	X	X	CM	X	X	X	X	X				
<i>Light</i>	C	C	C	C	C	C	C	X	C	X	X	X	X	X	X		X	X	
Lodging																			
<i>Hotels</i>	X	X	X	P	P	C	X	X	X	X	X	C	X	X	X				
<i>Motels</i>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			C	
Major Public Services	X	X	X	X	X	C	C	C	C	C	C	C	X	X	X				
Marina	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X				
Motor Vehicle Sales and Services																			
<i>Cleaning (Car Wash)</i>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	
<i>Rentals</i>	X	X	CM ¹	CM ²	CM ²	C	C	C	C	X	X	X	X	X	X				
<i>Sales and Leasing (Dealerships)</i>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				
<i>Sales and Leasing (Alternative Energy Vehicle Showrooms)</i>	X	X	X	C	C	C	X	X	C	C	X	X	X	X	X				
<i>Repair and Service</i>	X	X	X	C	C	C	X	C	C	CM	X	X	X	X	X				
<i>Service Station (Gas Stations)</i>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

	Base Zones															Overlay Zones			
Use Classifications	RM	RMH	RH	MUR	MURS	MUN	OT	OT/DH	INL	INH	P	M	PO	SM	UT	PA	NR	RR	TH
Service Station (Alternative Energy Vehicle Charging Stations)	X	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X	X	C	X
Towing and Impounding	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X				
Offices																			
General ^{11, 13}	X	X	C ¹	P	P	P	P	P	C ⁵	X	X	C	X	X	X				
Government ¹¹	X	X	C ¹	P	P	P	P	P	C	X	P	C	X	X	X				
Walk-In Clientele ¹¹	X	C ¹	C ¹	P	P	P	P	P	X	X	X	C	X	X	X		P ¹²		
Parking ¹¹	X	X	X	C	C	C	C	C	C	C	C	X	X	X	X				
Personal Services																			
Small	CM ¹	CM ¹	P ¹	P	P	P	CM	P	CM	X	X	X	X	X	X		P ¹²		
Large	X	X	C ¹	P	P	P	CM	P	C	X	X	X	X	X	X		P ¹²		
Public Safety Facilities	C	C	C	C	C	C	C	C	C	C	P	C	X	X	X				
Recreation																			
Gaming	X	X	X	C	C	X	X	X	X	X	X	X	X	X	X		C ¹²		
Indoor	X	X	X	C	C	CM	C	C	C	C	C	X	C	X	X				
Outdoor ¹¹	X	X	X	C	C	C	X	C	C	X	C	CM ⁹	P	C	C				
Repair Services	X	CM ¹	CM ¹	P	P	P	P	P	P	P	X	X	X	X	X				
Retail																			
Firearms and Ammunition	X	X	X	X	X	X	X	X	X	C ⁸	X	X	X	X	X				
Liquor Sales	C ¹	C ¹	C ¹	C	C	C	X	X	C ⁶	X	X	X	X	X	X		C ¹²		
Tobacco Shops	X	X	X	C	C	C	X	X	X	X	X	X	X	X	X				
Small Stores	C ¹	CM ¹	P ¹	P	P	P	C ⁴	C	C ⁶	X	X	C ⁹	C ¹⁰	X	X		P ¹²	P	
Medium Stores	X	X	X	CM	CM	CM	X	C	C ⁶	X	X	X	X	X	X		C ¹²	P	
Large Stores	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			C ¹⁴	
Outdoor Sales	X	X	X	C	C	C	X	X	C ⁶	C ⁶	X	X	X	X	X				
Food and Beverage Sales	X	X	X	C	C	C	X	C	C ⁶	X	X	X	X	X	X	CM	C ¹²		
Cannabis Sales	X	X	X	C	C	C	X	X	X	X	X	X	X	X	X				
Schools	C	C	C	C	C	C	C	C	X	X	C	X	X	X	X				
Social Service Facilities	X	X	X	C	C	C	C	C	C	C	C	X	X	X	X				
Industrial																			
Arts-Industrial																			
Studio-Light	C ¹	C ¹	C ¹	P	P	P	CM	P	P	X	C	X	X	X	X				

	Base Zones															Overlay Zones			
Use Classifications	RM	RMH	RH	MUR	MURS	MUN	OT	OT/DH	INL	INH	P	M	PO	SM	UT	PA	NR	RR	TH
<i>Studio-Heavy</i>	X	X	X	X	X	C	C	C	CM	P	X	X	X	X	X		X	X	
<i>Recording Studios</i>	X	X	X	C	C	CM	CM	C	P	P	X	X	X	X	X		X		
Commercial Kitchens	X	X	X	C	C	CM	C	C	P	P	X	X	X	X	X				
Construction and Maintenance	X	X	X	C	C	P	C	C	P	P	C	X	X	X	X				
Crematories	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				
Food Production and Assembly																			
<i>Small</i>	X	X	X	C	C	CM	C	C	P	P	X	X	X	X	X				
<i>Large</i>	X	X	X	X	X	X	X	C	C	C	X	X	X	X	X		X		
Hazardous Waste Facilities																			
<i>Small-Scale Waste Transfer and Storage</i>	X	X	X	X	X	X	C	C	C	C	X	X	X	X	X	X	X		
<i>Industrial Hazardous Waste Transfer/Storage/Treatment</i>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Laundry and Dry Cleaning Services	X	X	X	X	X	X	X	C	C	P	X	X	X	X	X		X		
Manufacturing																			
<i>Pharmaceutical</i>	X	X	X	X	X	C	CM	C	CM	P	X	X	X	X	X		X		
<i>Custom</i> ¹¹	X	X	X	CM	CM	CM	CM	P	P	P	X	X	X	X	X				
<i>Light</i>	X	X	X	C	C	C	CM	C	P	P	X	X	X	X	X				
<i>General</i>	X	X	X	X	X	X	X	X	C	CM	X	X	X	X	X		X		
<i>Heavy</i>	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X		X		
<i>Cannabis Manufacturing</i>	X	X		C	C	C	C	C	C	C	X	X	X	X	X				
Recycling Facilities																			
<i>Collection Facilities</i>	X	X	X	X	X	C	X	X	CM	CM	X	X	X	X	X		X		
<i>Processing Facilities</i>	X	X	X	X	X	X	X	X	C	CM	X	X	X	X	X		X		
Research and Development	X	X	X	C	X	CM	P	C	P	C	X	X	X	X	X				
Salvage and Wrecking	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X		X		
Storage and Distribution																			
<i>Indoor</i>	X	X	X	X	X	C	C ⁴	C	P	P	C	X	X	X	X		X		
<i>Outdoor</i>	X	X	X	X	X	X	X	X	C	CM	C	X	X	X	X		X		
<i>Personal</i>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Agriculture																			
Community Gardens	CM	CM	CM	CM	CM	CM	X	C	C	X	C	CM	CM	X	X				
Indoor Agriculture	CM	CM	CM	CM	CM	CM	C	C	P	P	X	X	X	X	X				
Outdoor Agriculture	CM	C	C	C	C	C	X	X	CM	C	X	X	X	X	X				

	Base Zones															Overlay Zones			
Use Classifications	RM	RMH	RH	MUR	MURS	MUN	OT	OT/DH	INL	INH	P	M	PO	SM	UT	PA	NR	RR	TH
Animal Husbandry	X	X	X	X	X	C	X	X	C	C	X	X	X	X	X				
Communication, Transportation, and Utilities																			
Communications Facilities																			
<i>Transmission Towers</i>	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X				
<i>Equipment within Buildings</i>	X	X	X	X	X	P	P	P	P	P	X	X	X	X	X		X		
Transportation and Delivery Services																			
<i>Bus/Rail Passenger Stations</i>	X	X	X	C	C	C	C	C	X	X	X	X	X	X	CM				P
<i>Truck/Rail Freight Terminals</i>	X	X	X	X	X	X	C	C	C	C	X	X	X	X	CM		X		
<i>Human-Powered</i>	X	CM	CM	CM	CM	P	P	P	P	P	X	X	X	X	X				
<i>Light Fleet</i>	X	X	X	C	C	CM	CM	C	P	P	X	X	X	X	X				
Utility Services	C	C	C	C	C	C	C	C	C	C	C	C	C	X	C				

Notes:

1. See Section [9-3.302\(b\)](#).
2. See Section [9-3.303\(b\)\(1\)\(a\)](#).
3. See Section [9-3.303\(b\)\(1\)\(a\)](#).
4. See Section [9-3.304\(b\)\(1\)](#).
5. See Section [9-3.305\(b\)\(1\)](#).
6. See Section [9-3.305\(b\)\(2\)](#).
7. See Section [9-3.305\(b\)\(3\)](#) and Article 3 of Chapter 5.
8. See Section [9-3.305\(b\)\(4\)](#) and Article 6 of Chapter 5.
9. See Section [9-3.307\(a\)](#).
10. See Section [9-3.308\(a\)](#).
11. For properties in the PA overlay zone, see Section [9-3.403\(a\)\(2\)](#).
12. See Section [9-3.404\(a\)](#).
13. For properties in the NR overlay zone, see Section [9-3.404\(a\)\(3\)](#).
14. See Section [9-3.405\(a\)\(1\)](#).

(Sec. 2 (Exh. A) (part), Ord. 13-001, eff. Mar. 7, 2013; Sec. 3, Ord. 14-003, eff. Apr. 17, 2014; Sec. 4 (part), Ord. 17-001, eff. Apr. 20, 2017; Sec. 4 (part), Ord. 17-002, eff. May 4, 2017; Sec. 4, Ord. 19-001, eff. Jan. 15, 2019; Sec. 4, Ord. 19-002, eff. Mar. 7, 2019; Sec. 3, Ord. 19-006, eff. June 20, 2019; Sec. 3, Ord. 20-021, eff. Oct. 15, 2020; Sec. 3, Ord. 21-005, eff. Aug. 19, 2021; Sec. 5, Ord. 24-008, eff. Aug. 1, 2024)