19.06.000 Tables 6-1, 6-2 And 6-3

Tables 6-1, 6-2 and 6-3, updated 1/5/2023

TABLE OF LAND USE REGUATIONS

TABLE 6-1 (Columns A Through R-H) and TABLE 6-2 (Columns A-2 Through MU-TOD)

RESIDENTIAL/DOMESTIC

	A	R-S	R-1-6	R-1-8	R-1-10	R-MH	R-2	R-M1	R-M2	R-H	C-TH	A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD
Accessory Farm Bldg.	P	C										P										
Accessory Dwelling Unit (ADU)	P	P	P	P	P																	
Accessory Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	C	P
Boarding/Rooming House	C							C	C	C												C
Dormitory								C	C	C								C				
Dwelling, Multiple Unit								P	P	P											P	P
Dwelling, 2 Unit							P	P	P	P	P										C	C
Dwelling, 1 Unit Attached (SF-A)	P[1]	P[1]	P[1]	P[1]	P[1]		P	P	P	P	P										P	P
Dwelling, 1 Unit Detached (SF-D)	P	P	P	P	P		P	P	P	P	P										C	C
Fraternity/Sorority House								C	C	C								C				
Household Pets	P	P	P	P	P	P	P	P	P	P	P										P	P
Mobile Home Park						C																
Off-Street Parking Inc. To Main Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Secondary Residential Unit														P	P	P	P	P	P	P	P	P
Model Homes	P	P	P	P	P	P	P	P	P	P	P											

Temporary Sales Office	P	P	P	P	P	P	P	P	P	P	P										P	P

1. SF-A units are only permitted if approved through a PRUD Overlay rezoning and concept plan public review process (see Chapter 19.08 Planned Residential Unit Development (PRUD) Overlay Zone).

P = PERMITTED C = CONDITIONAL L# = Permitted with Specific Limitation(s) (See Table 6-3)

INSTITUTIONAL/CIVIC AND SPECIAL SERVICE

	A	R-S	R-1-6	R-1-8	R-1-10	R-MH	R-2	R-M1	R-M2	R-H	C-TH	A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD
Airport, Heliport																			C	C		
Assisted Living								C	C	C	C		P	P	P	P	P	P			P	P
Cemetery; Pet Cemetery; Mausoleum	C	C	C	C	C	C	C	C	C	C				C								
Charter School	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
Church/Temple/Rectory	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C
College or University	C	C	C	C	C	C	C	C	C	C	C		C	C			C					
Commercial School													C	C	P	P	P	P			P	P
Community Center								C	C	C			P	P	P	P	P	P			P	P
Community Use	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	P	P	C	C
Convent, Monastery or Other Dwelling Group for Religious Community	C	C						C	C	C	C			C	C	C	C	C			C	C
Day Care Center								C	C	C	C		P	P	P	P	P	P			P	P
Foster Home	C	C					C	C	C	C	C					C						
Fraternal/Benevolent Society										C					C	P	P	C				
Halfway House or Similar Facility for Alcoholic, Narcotic, Psychiatric, Patients, or Felons and Delinquents																	C	C				
Home for Elderly, Elder Apartment							C	C	C	C	C			P	P	P					P	P
Hospital (Acute Care)										C			C	C		C	C	C			C	

Religious or Philanthropic Institution	C	C	C	C	C	C	C	C	C	C	C		C	P	P	P	P	P			P	P
Library, Art Gallery, Museum													C	P	P	P	P	P			P	P
Nursing Home								C	C	C			P	P	P	P	P	P			P	P
Park, Playground, Fairground	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C
Private/Quasi-Public School	C	C	C	C	C	C	C	C	C	C	C		C	C							C	
Private Country Club	C	C						C	C	C			C	C	C	C	C	C	C		C	C
Public Administration Offices	C	C	C	C	C	C	C	C	C	C	C		P	P	P	P	P	P	P	P	P	P
Public School	C	C	C	C	C	C	C	C	C	C	C		C	C							C	
Residential Facility for Elderly	C	C	C	C	C	C	P	P	P	P	P										C	
Residential Facility for Persons w/a Disability - Large							C	P	P	P	P										C	C
Residential Facility for Persons w/a Disability - Small	P	P	P	P	P	P	P	P	P	P	P										C	C

P = PERMITTED C = CONDITIONAL L# = Permitted with Specific Limitation(s) (See Table 6-3)

UTILITY RELATED SERVICES

	A	R-S	R-1-6	R-1-8	R-1-10	R-MH	R-2	R-M1	R-M2	R-H	C-TH	A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD
Commercial Radio or TV Trans. Station													C			P	P	C	P	P		
Electric Power Plant																	C	C	P	P		
Electric Substation	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	P	C	P	P	C	C
Fire Station	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	P	P	P	P	C	C
Gas Metering & Transmission Station	C	C	C	C	C	C	C	C	C	C		C	P	C	P	P	P	P	P	P	C	C
Local Utility Distribution Line	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P

Radio, TV, or Microwave Tower	C											C	C	C	C	C	P	P	P	P	C	C
Railroad Tracks & R.O.W	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C		C	C
Sewage/Water Pumping/Control Station	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Telecommunications Facility at Community Uses	C	C	C	C	C	C	C	C	C	C		C							P	P		
Telecommunications Antenna, Roof Mounted at Community Uses	C	C	C	C	C	C	C	C	C	C		C					P	P	P	P		
Telecommunications, Antenna, Wall Mounted at Community Uses	C	C	C	C	C	C	C	C	C	C		C					P			P		
Telephone Business Office													P	C	C	P	P	P	P	P	C	C
Telephone Switching, Relay & Transmission Equipment	C	C	C	C	C	C	C	C	C	C		C	C	C	C	P	P	P	P	P		
Public/Private Utility, Other Than Listed	C											C	P	C	C	P	P	P	P	P	C	C
Utility Shops, Storage Yards & Bldgs.																	C	C	P	P		C
Water Treatment Plant	C	C										C			C	P	P	C	P	P	C	C
Water Wells, Reservoir, or Storage Tank	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	P	P		

P = PERMITTED C = CONDITIONAL L# = Permitted with Specific Limitation(s) (See Table 6-3)

RECREATIONAL USES

	A	R-S	R-1-6	R-1-8	R-1-10	R-MH	R-2	R-M1	R-M2	R-H	C-TH	A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD
Indoor Commercial Amusement															P	P	P	P	P		L[3]	L[3]
Outdoor Limited Comm. Amusement													C		C	C	C	C	C	C	C	C
Outdoor Commercial Amusement															C	C	C	C	C	C		

Athletic/Tennis/Swim Club										C			C		P	P	P	C			C	C
Golf Course	C	C	C	C	C	C	C	C	C	C			C					C	C			
Theater, Indoor																P	P	P	C		C	C
Theater, Live													C		C	P	P	P			C	C
Theater, Outdoor																	C	C	C			

P = PERMITTED C = CONDITIONAL L# = Permitted with Specific Limitation(s) (See Table 6-3)

AGRICULTURE AND RELATED USES

	A	R-S	R-1-6	R-1-8	R-1-10	R-MH	R-2	R-M1	R-M2	R-H	C-TH	A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD
Accessory Agricultural Uses	P																					
Agriculture	P	P	P	P	P	P	P	P	P	P		P		P	P	P	P	P	P	P	P	P
Animal Keeping	P	P										P							P	P		
Beekeeping	P	P	P	P	P							P								P		
Breeding or Raising of Animals for Food or Sale	P											P								P		
Crop Production Sale	P	P										P		P	P	P	P	P	P	P	P	P
Dairy	P	C										P								P		
Family Food Production	P	P										P							P	P		
Farm Industry, or Ranch	C	C										P								P		
Fur Farm	C											C								P		
Home Use Orchard	P	P	P	P	P	P	P	P	P	P				P	P	P	P	P	P	P		

Commercial Use Orchard	P	P										P		P	P	P	P	P	P	P	P	P

P = PERMITTED C = CONDITIONAL L# = Permitted with Specific Limitation(s) (See Table 6-3)

AUTOMOBILE RELATED USES

	A	R-S	R-1-6	R-1-8	R-1-10	R-MH	R-2	R-M1	R-M2	R-H	C-TH	A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD
Major Auto Repair																	C	C	P	P		
Car Wash															C	P	P	C	C	C		
Commercial Parking Structure, Auto Only													C				C	C			C	C
Dealership																	C	C		C		
Dealership, Small																	P	P	P	P		
Gasoline Sales (Wholesale)																	C	C	C	C		
Gasoline Retail (No Repairs)															C	P	P	P	P	P	C	
Gasoline, Petroleum Products Storage																	C	C	C	C		
Muffler or Brake Shop																C	C	P	P	P		
New & Reconditioned Auto Parts, Indoor															C	P	P	P	P	P		
Paint and Body Shop																C	C	C	C	C		
Seat Cover or Upholstery																P	P	P	P	P		
Service Station, Minor Repairs															C	P	P	P	P	P		
Storage of Autos, Travel Trailers																			C	C		
Tire Sales																P	P	P	P	P		
Tire Recapping and Retreading Shop																	C	C	P	P		

Towing Services																		C	C	C		
Outdoor Truck Storage																			P	P		
Truck/Trailer Rental																C	C	C	C	C		
Used Auto Part Sales, Indoor																C	C	C	P	P		
Wrecking or Salvage Yard for Auto Parts																				C		

P = PERMITTED C = CONDITIONAL L# = Permitted with Specific Limitation(s) (See Table 6-3)

INDUSTRIAL AND RELATED USES

	A	R-S	R-1-6	R-1-8	R-1-10	R-MH	R-2	R-M1	R-M2	R-H	C-TH	A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD
Animal or Fowl Slaughter																				P		
Cannabis Production												P								P		
Chemical & Plastic Manufacturing																				P		
Contractor Storage Yard																			P	P		
Dairy Processing or Ice Cream Plant																			C	P		
Extraction of Soil, Sand, Gravel, Minerals, Gas, Petroleum, or Similar																				P		
Junk Yards																			C	C		
Heavy Equipment Rental/Sales, Repair, and Storage																			P	P		
Light Commercial Flex Manufacturing													L[1]		L[1]	L[1]	L[1]	L[1]	P	P	L[2]	L[2]
Manufacturing/Industrial Services													L[1] C					L[1] C	P	P		
Metallic Products Manufacturing																				C		
Outdoor Storage																			P	P		

Petroleum Products Manufacturing																				C		
Recyclable/Salvage Yard																				C		
Self Storage Facility (i.e. Climate Controlled, Indoor Storage, Mini-Storage)																			P	P		
Storage of Sand, Gravel, Earth or Stone																				P		
Trucking Terminal																			P	P		
Warehouse and Distribution																			P	P		
Waste Transfer Station																			P	P		
Welding or Machine Shop																	C	C	P	P		
Wood & Paper Manufacturing																				P		

P = PERMITTED C = CONDITIONAL L# = Permitted with Specific Limitation(s) (See Table 6-3)

RETAIL AND RELATED USES

	A	R-S	R-1-6	R-1-8	R-1-10	R-MH	R-2	R-M1	R-M2	R-H	C-TH	A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD
Bank, Credit Union, or Savings & Loan w/ Drive Through													C	C	P	P	P	P			C[2]	C[2]
Barber or Beauty Shop													P	C	P	P	P	P	P		P	P
Big Box Retail																C	C	C				
Convenience Store															C	C	C	C	C	C	C[2]	C[2]
E-commerce Retail & Fulfillment													P		P	P	P	P	L[4]	L[4]	L[2]	L[2]
Fast Food Eating Establishment													P[2] L[4]		P	P	P	P	L[4]	L[4]	P[2]	P[2]
Furniture/Appliance Store															C	C	P	P	P	P	C	C
Garden Shop & Plant Sales, Nursery	C														C	P	P	C			C	C
Grocery Store															P	P	P	P			P	P

Kennels, Boarding															C	C	C	C	P	P		
Kennels, Daily Boarding & Extended Care	C																					
Kennels, Private	C	C																				
Laboratory, Medical or Dental													P	P	P	P	P	P	L^4	L^4	P	P
Laundry/Laundromat															P	P	P	P	L^4	L^4	P	P
Locksmith or Key Shop															P	P	P	P	P	P	L^2	L^2
Mortuary														C	C	P		C			C	
Music Store															P	P	P	P	L^4	L^4	L^3	L^3
Office, Professional, or General Business													P	P	P	P	P	P	P	P	P	P
Package Liquor Store															C	P	P	P			C	C
Pawn Shop																C	P	C				
Pet Services, Indoor	C														C	C	C	C	P	P		
Pet Services, Indoor/Outdoor	C														C	C	C	C	P	P		
Pet Shop, Small Animals, Birds & Fish															P	P	P	P	L^4	L^4	L^3	L^3
Reception Center											C			C	C	P	P	P			C	C
Repair for TV, Radio, Appliance or Similar																		P	P	P		
Restaurant														L^4		P	P	P	P	L^4	L^4 C	P	P
Retail Sales and Commercial Services														L^4		P	P	P	P	L^4	L^4	P^2	P^2
Retail Tobacco Specialty Business																		C				
Studio - Art, Photo														P	P	P	P	P	P	L^4	L^4	L^2	L^2
Studio - Health, Exercise, Dance, Music, Drama, or Similar														P	P	P	P	P	P	L^4	L^4	L^3	L^3
Studio - Decorate & Display														P	P	P	P	P	P	L^4	L^4	L^2	L^2
Swap Meets																		C	C	C	C		
Tavern, Bar, Private Club w/ Alcohol Sales																		C	C			C	C

Title Loan, Payday Loan, Deferred Deposit Lending and Similar Business																C		C				

2. Drive-throughs in the MU, MU-TOD and B-RP zones are only permitted on the rear or side of a building. (See Sections 19.25.060(5) and 19.26.060(5))

P = PERMITTED C = CONDITIONAL L# = Permitted with Specific Limitation(s) (See Table 6-3)

COMMERCIAL AND RELATED SERVICES

	A	R-S	R-1-6	R-1-8	R-1-10	R-MH	R-2	R-M1	R-M2	R-H	C-TH	A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD
Bakery, Wholesale															L[2]	P	P	P	P	P	L[2]	L[2]
Bed & Breakfast	C	C					C	C	C	C				C				C			C	C
Building Materials Sales, Wholesale															L[2]	L[1]		L[1]	P	P		
Cleaning, Laundry or Dyeing															L[1]	L[1]	L[1]	P	P	P	L[2]	L[2]
Dairy Processing or Ice Cream Plant																			C	P		
Dance Hall or Night Club																	C	C			C	C
Food Cart, Food Truck***	P	P	P	P	P								P		P	P	P	P	P	P	P	P
Hotel or Motel													C				C	C			C	C
Inpatient Medical Facility													P	P	P	P	P	P				L[5]
Kiosk														P	P	P	P	P	P	P	P	
Laboratory, Scientific or Research													P				P	P	P	P	P	P
Lumber Yard																C	C	C	P	P		
Medical/Dental Clinic													P	P	P	P	P	P			P	P
Milk Depot															P	P	P	P	P	P	C	C
Mixed Use Buildings																					P[2]	P[2]

Office and Indoor Storage													L[1]		L[2]	L[2]	L[2]	L[1]	P	P	L[2]	
Pre-School													C	C	C	P	P	P	P	P	P	P
Railroad or Bus Passenger Station													C			C	C	C	P	P	C	C
Railroad Team Tracks, Freight Depot or Docks													C				C	C	P	P		
Seasonal Outdoor Vendor															P	P	P	P				
Single Event															P	P	P	P			P	P
Snow Shack															P	P	P	P			P	P
Street Vendor*																	P	P			P	P
Tattoo Parlor																		C				
Tent Vendor**															P	P	P	P			P	P
Trailer or Mobile Home Sales																	P	P	P	P		
Transfer Storage Terminal																	C	C	P	P		
Travel Trailer Park																C	P	P	C			C

2. Drive-throughs in the MU, MU-TOD and B-RP zones are only permitted on the rear or side of a building. (See Sections 19.25.060(5) and 19.26.060(5))

P = PERMITTED C = CONDITIONAL L# = Permitted with Specific Limitation(s) (See Table 6-3)

*Special requirements for businesses in this zone are available in 19.21.040

**Special provisions for locations of each type of Tent Vendor are available in 19.21.050

***Special requirements for businesses in these zones are available in 19.21.045

HISTORY

Ord. No. 17-21, Amended, 7/20/2017

Ord. No. 17-39, Amended, 12/7/2017

Ord. No. 18-08, Amended, 3/1/2018

Ord. No. 18-12, Amended, 5/3/2018

Ord. No. 18-23, Amended, 6/21/2018

Ord. No. 19-39, Amended, 11/7/2019

Ord. No. 19-37, Amended, 11/21/2019

Ord. No. 19-38, Amended, 11/21/2019

Ord. No. 20-38, Amended, 11/29/2020

TABLE 6-3

TABLE OF LAND USE LIMITATIONS

L^1	Land use limited to an interior building area of no more than 15,000 s.f.
L^2	Land use limited to an interior building area of no more than 6,000 s.f.
L^3	Use not permitted directly below multi-family residential uses in MU and MU-TOD zoning districts
L^4	Uses are subject to the standards and limitations provided in Section 19.06.170
L^5	Uses are subject to the standards and limitations provided in Section 19.26.020

HISTORY

Ord. No. 20-38, Enacted, 11/19/2020

Ord. No. 21-23, Amended 9/16/2021

Ord. No. 23-02, Amended 1/5/2023

Ord. No. 24-10, Amended 5/2/2024