



## 26-51 Land Use Regulations and Allowable Uses

- (a) Permitted uses. Table 2-12 identifies land uses permitted in each commercial, office and industrial zoning districts.

**Table 2-12 Uses and Permit Requirements**

| Symbol | Permit Requirement               | Procedure Section                              |
|--------|----------------------------------|--|
| X      | Allowed by Right                 |  |
| AP     | Administrative Permit            | Article VI, Division 6                         |
| APH    | Administrative Permit w/ Hearing | Article VI, Division 6; Article VI, Division 1 |
| CUP    | Conditional Use Permit           | Article VI, Division 4; Article VI, Division 1 |
|        | Use not permitted                | –  |

| Uses and Permit Requirements for Mixed-Use Zones                     | Zones |     |     |     |     | Special Regulations    |
|--|-------|-----|-----|-----|-----|------------------------|
| Use Types  | OPMU  | NMU | RMU | SMU | M-1 |                        |
| Residential Accessory Uses   |       |     |     |     |     |                        |
| Accessory uses and structures  | X     | X   | X   | X   |     |                        |
| Accessory dwelling units, junior accessory units                     | X     | X   | X   | X   |     | Article IV, Division 2 |
| Agricultural uses  |       |     |     |     |     |                        |
| Agricultural   |       |     |     |     |     | Section 26-111         |
| Agricultural uses (on parcels of 10 acres or greater)                |       |     |     |     |     | Section 26-111         |
| Beekeeping   |       |     |     |     | APH |                        |
| Residential uses   |       |     |     |     |     |                        |
| Duplexes   | X     | X   | X   | X   |     |                        |
| Employee Housing, farmworker (agricultural) Housing                  | X     | X   | X   | X   |     | Section 26-134         |
| Emergency shelters (Homeless), up to 30 occupants within City        | X     | X   | X   | X   | X   | Section 26-118         |
| Emergency shelters (Homeless), greater than 30 occupants within City |       |     |     |     | CUP | Section 26-118         |
| Live/work units  | X     | X   | X   | X   |     |                        |
| Low barrier navigation centers                                       | X     | X   | X   | X   |     | Article IV, Division 7 |
| Mobile home park   | X     | X   | X   | X   |     | Section 26-122         |



| Uses and Permit Requirements for Mixed-Use Zones   | Zones |     |     |     |     | Special Regulations |
|--|-------|-----|-----|-----|-----|---------------------|
|  | OPMU  | NMU | RMU | SMU | M-1 |                     |
| Micro-units, efficiency units  | X     | X   | X   | X   |     |                     |
| Multi-family residence   | X     | X   | X   | X   |     |                     |
| Orphanages   |       |     |     |     |     |                     |
| Roominghouse   |       |     |     |     |     |                     |
| Short-term rentals   |       |     |     |     |     |                     |
| Supportive housing   | X     | X   | X   | X   |     | Section 26-133      |
| Transitional housing   | X     | X   | X   | X   |     | Section 26-133      |
| <b>Industrial and Manufacturing uses<sup>1</sup></b>   |       |     |     |     |     |                     |
| Administrative, research, professional or sales office related.  |       |     |     |     | X   |                     |
| Agricultural, industrial and construction equipment sales and rental.  |       |     |     |     | AP  |                     |
| Aircraft factories.  |       |     |     |     | AP  |                     |
| Automobile assembly, body and fender works, dismantling and used parts storage when operated or maintained wholly within a building. |       |     |     |     | AP  |                     |
| Automobile painting. All painting, sanding and baking shall be conducted wholly within a building.                                   |       |     |     |     | AP  |                     |
| Bakeries, industrial or wholesale.   |       |     |     |     | AP  |                     |
| Blacksmith shops.  |       |     |     |     | AP  |                     |
| Body and fender works, including painting.   |       |     |     |     | AP  |                     |
| Bottling plants.   |       |     |     |     | AP  |                     |
| Breweries and distilleries, with or without tasting or tap rooms   |       |     | AP  | AP  | AP  | Section 26-109      |
| Building material storage yard.  |       |     |     |     | AP  |                     |
| Carpet cleaning plants.  |       |     |     |     | AP  |                     |
| Cleaning and dyeing plants.  |       |     |     |     | AP  |                     |
| Contractor's storage yards.  |       |     |     |     | AP  |                     |
| Creameries.  |       |     |     |     | AP  |                     |
| Dairy products manufacture.  |       |     |     |     | AP  |                     |
| Disposal company.  |       |     |     |     | AP  |                     |
| Draying, freighting or trucking yards or terminals.  |       |     |     |     | CUP |                     |
| Dry cleaning, wholesale.   |       |     |     |     | AP  |                     |
| Dry cleaning or laundry, non-retail (non-flammable and nonexplosive cleaning fluid to be used exclusively)                           |       |     |     |     | AP  |                     |
| Dwelling (one) for caretaker or superintendent and his family on a factory site.   |       |     |     |     | AP  |                     |
| Fabricating from steel or metals.  |       |     |     |     | AP  |                     |
| Feed and fuel yards.   |       |     |     |     | AP  |                     |



| Uses and Permit Requirements for Mixed-Use Zones   | Zones |     |     |     |     | Special Regulations |
|--|-------|-----|-----|-----|-----|---------------------|
|  | OPMU  | NMU | RMU | SMU | M-1 |                     |
| Fence manufacture.   |       |     |     |     | AP  |                     |
| Food products manufacture.   |       |     |     |     | AP  |                     |
| Frozen food locker.  |       |     |     |     | AP  |                     |
| Fruit and vegetable canning, preserving and freezing.  |       |     |     |     | AP  |                     |
| Fruit packing houses.  |       |     |     |     | AP  |                     |
| Furniture manufacturing.   |       |     |     |     | AP  |                     |
| Garages, public.   |       |     |     |     | AP  |                     |
| Garment manufacture.   |       |     |     |     | AP  |                     |
| Gas (petrol) distributor.  |       |     |     |     | AP  |                     |
| Ice and cold storage plants.   |       |     |     |     | AP  |                     |
| Kennels.   |       |     |     |     | AP  |                     |
| Laboratories, experimental, motion pictures, testing.  |       |     |     |     | AP  |                     |
| Landscaping service.   |       |     |     |     | AP  |                     |
| Laundries.   |       |     |     |     | AP  |                     |
| Limited manufacturing, assembling testing, and repairing of components, devices, electrical, electronic, or electromechanical equipment, optical devices, and other similar equipment and systems such as but not limited to: television, radio, phonographs, and other audio units and systems, Data processing equipment and systems, and electrical appliances. |       |     |     |     | AP  |                     |
| Limited manufacturing, assembling, compounding, or treatment of articles or merchandise from previously prepared materials such as but not limited to: cloth, fiber, glass, metals and plastics  |       |     |     |     | AP  |                     |
| Lumberyards.   |       |     |     |     | AP  |                     |
| Machine shops.   |       |     |     |     | AP  |                     |
| Manufacturing.   |       |     |     |     | AP  |                     |
| Manufacturing, compounding processing, packaging or treatment of products from previously prepared materials including, but not limited to: bakery goods, cosmetics, food products and pharmaceuticals   |       |     |     |     | AP  |                     |
| Manufacture of prefabricated buildings.  |       |     |     |     | AP  |                     |
| Model making for industrial and architectural designing.   |       |     |     |     | AP  |                     |
| Paint mixing, provided a boiling process is not employed.  |       |     |     |     | AP  |                     |
| Petroleum distributing stations (wholesale).   |       |     |     |     | AP  |                     |
| Plastics, fabrication form.  |       |     |     |     | AP  |                     |



| Uses and Permit Requirements for Mixed-Use Zones  | Zones |     |     |     |     | Special Regulations |
|---|-------|-----|-----|-----|-----|---------------------|
|   | OPMU  | NMU | RMU | SMU | M-1 |                     |
| Poultry slaughter.  |       |     |     |     | AP  |                     |
| Printing, publishing, blueprinting, photocopying, and other photo reproduction services.          |       |     |     |     | AP  |                     |
| Rubber, fabrication of products made from finished rubber.  |       |     |     |     | AP  |                     |
| Shoe manufacturers.   |       |     |     |     | AP  |                     |
| Sign shop, industrial.  |       |     |     |     | AP  |                     |
| Soap manufacture, cold mix only.  |       |     |     |     | AP  |                     |
| Storage space for transit and transportation equipment, except freight classification yards.      |       |     |     |     | AP  |                     |
| Textile manufacture.  |       |     |     |     | AP  |                     |
| Tire rebuilding, recapping and retreading.  |       |     |     |     | AP  |                     |
| Transfer, moving, and storage facilities.   |       |     |     |     | AP  |                     |
| Truck repairing and overhauling.  |       |     |     |     | CUP |                     |
| Vending machine service and repair.   |       |     |     |     | AP  |                     |
| Wholesale business, storage buildings and warehouses.   |       |     |     |     | AP  |                     |
| <b>Service, recreational, educational and public assembly uses</b>                                |       |     |     |     |     |                     |
| Adult care centers  | CUP   | CUP | CUP | CUP |     |                     |
| Adult oriented businesses, with or without live entertainment                                     |       |     | CUP | CUP |     | Section 26-108      |
| Aircraft landing facilities, Emergency  | X     | X   | X   | X   |     |                     |
| Aircraft landing facilities, Nonemergency   | CUP   | CUP | CUP | CUP |     |                     |
| Artisanal and craft manufacturing <sup>1</sup>  |       |     | AP  | AP  | X   |                     |
| Alcohol off-sale, accessory; No more than 10% of total gs.  | AP    | AP  | AP  | AP  |     | Section 26-109      |
| Alcohol off-sale, service stations, accessory   | CUP   | CUP | CUP | CUP | CUP | Section 26-109      |
| Alcohol off-sale, instructional tasting, accessory  |       | APH | APH | APH | APH | Section 26-109      |
| Alcohol on-sale; for nonprofit clubs and country clubs, see separate headings)                    |       | CUP | CUP | CUP |     | Section 26-109      |
| Alcohol Sales (off-sale), up to 10,000 sq. ft. in GFA –areas of undue concentration               |       | CUP | CUP | CUP | CUP | Section 26-109      |
| Alcohol Sales (off-sale), up to 10,000 sq. ft. in GFA – not within an area of undue concentration |       | APH | APH | APH | APH | Section 26-109      |
| Alcohol Sales (off-sale), greater than 10,000 sq. ft. in GFA                                      |       | APH | APH | APH | APH | Section 26-109      |
| Alcoholic treatment institutions  | CUP   | CUP | CUP | CUP |     |                     |
| Ambulance service   | CUP   |     | CUP | CUP | CUP |                     |
| Appliance repair shops  |       |     | X   | X   | X   |                     |
| Art galleries   | X     | X   | X   | X   |     |                     |
| Art studio  | X     | X   | X   | X   |     |                     |



| Uses and Permit Requirements for Mixed-Use Zones   | Zones |     |     |     |     | Special Regulations                            |
|--|-------|-----|-----|-----|-----|--|
|  | OPMU  | NMU | RMU | SMU | M-1 |  |
| Athletic club/Gymnasium  | APH   | APH | APH | APH | APH | Section 26-119                                 |
| Automated teller machines (walk-up) on the premises of a financial institution   | AP    | AP  | AP  | AP  | AP  |  |
| Automated teller machines (walk-up) not on the premises of a financial institution   | AP    | AP  | AP  | AP  | AP  |  |
| Automated teller machines (drive-up)   | CUP   | CUP | CUP | CUP | CUP |  |
| Auto rentals (outdoor display)   |       | CUP | CUP | CUP |     |  |
| New automobile, motorcycle, auto or truck trailers, truck sales, including accessory used vehicle sales, vehicle sales, accessory servicing, repairs, and incidental auto rental (sales and display areas need not be within buildings, but all other provisions of this code shall apply) (outdoor display) |       |     | X   | X   |     |  |
| Used automobile, motorcycle, auto or truck trailers, truck sales, including accessory servicing, repairs, and incidental auto rental (sales and display areas need not be within buildings, but all other provisions of this code shall apply) (outdoor display)   |       |     | CUP | CUP |     |  |
| Motor vehicle sales, new or used including any accessory services (Outdoor Display) Less than 1-Acre   |       |     | CUP | CUP |     |  |
| Auto service stations  |       | CUP | CUP | CUP | CUP | Section 16-128                                 |
| Auto repair garage (includes major overhaul, paint and body repair, but excludes tire recapping)   |       |     |     | CUP | X   |  |
| Auto repair garage including public storage of vehicles  |       |     |     |     | AP  |  |
| Auto supply stores (w/installation)  |       | CUP | X   | X   |     |  |
| Auto supply stores (excludes installation)   | CUP   | X   | X   | X   | X   |  |
| Bail bond service  |       |     | X   | X   |     |  |
| Bakery shops, food manufacturing, less than 5,000 square feet.   | X     | X   | X   | X   | X   |  |
| Bank, savings and loan associations, and similar financial institutions (also see automated teller machines)   | X     | X   | X   | X   | X   |  |
| Bars, cocktail lounges, without incidental food use  |       |     | CUP | CUP | CUP | Section 26-109                                 |
| Barber and beauty shops with accessory permanent make-up use   | X     | X   | X   | X   | X   |  |
| Barber, beauty, and jewelry shops with accessory body piercing use   |       |     | AP  |     | AP  | Ear-piercing allowed by-right as accessory use |
| Billiard parlor and pool halls   |       | CUP | CUP | CUP | CUP |  |
| Boat sales, new or used, including related servicing and repairs (out-door display)  |       |     | X   | X   |     |  |
| Boat sales, new or used, including related servicing and repairs (out-door display) and (adjacent to residential)  |       |     | CUP | CUP |     |  |



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|---|-------|-----|-----|-----|-----|---------------------|
|   | OPMU  | NMU | RMU | SMU | M-1 |                     |
| Bowling alley   |       |     | CUP | CUP |     |                     |
| Building material sales (excludes lumberyards) (outdoor display)  |       |     | X   | X   | X   |                     |
| Building material sales (excludes lumberyards) (outdoor display) CUP when adjacent to residential   |       |     | CUP | CUP | CUP |                     |
| Building material sales (outdoor display)   |       |     |     | CUP | X   |                     |
| Business equipment sales (includes repairs)   |       | X   | X   | X   | X   |                     |
| Cabinet shops   |       |     |     | X   | X   |                     |
| Cannabis dispensaries, cultivation, processing manufacturing and dispensing   |       |     |     |     |     | Section 26-113      |
| Car wash (for accessory use)  |       |     | CUP | CUP | CUP |                     |
| Catering service  | X     | X   | X   | X   | X   |                     |
| Cemeteries, columbarium, crematories and mausoleums   |       |     |     |     |     |                     |
| Churches  | CUP   | CUP | CUP | CUP | CUP |                     |
| Club, private non-profit (serving of alcohol allowed only with a club as defined by Section 23428.9 of the California Business and Professions Code;                        | CUP   | CUP | CUP | CUP | CUP |                     |
| Cocktail lounge: Serving of alcohol permitted only in conjunction with a bona fide eating place as defined in section 23038 of the California Business and Professions Code |       | CUP | CUP | CUP | CUP | Section 26-109      |
| Coffee/snack shop   | X     | X   | X   | X   | X   |                     |
| Collection agencies   | X     | X   | X   | X   |     |                     |
| Commercial radio or television stations   | CUP   | CUP | CUP | CUP | CUP |                     |
| Computer game/internet access centers, accessory, up to nine (9) computers  |       | AP  | AP  | AP  | AP  |                     |
| Computer game/internet access centers, accessory, up to ten (10) or more computers  |       | CUP | CUP | CUP | CUP |                     |
| Computer game/internet access centers, main use   |       | CUP | CUP | CUP | CUP |                     |
| Contracting services  | X     | X   | X   | X   | X   |                     |
| Counseling services   | X     | X   | X   | X   | X   |                     |
| Convention hall, trade show, exhibit building   | CUP   | CUP | CUP | CUP | CUP |                     |
| Conversions from apartments to condominiums   | CUP   | CUP | CUP | CUP |     | Section 26-364      |
| Country clubs (serving of alcohol allowed only with a club as defined in Section 23428.9 of the California Business and Professions Code                                    |       |     |     |     |     | Section 26-109      |
| Community assembly facility (public or private)   |       |     | CUP | CUP |     | Section 26-114      |
| Dancing in conjunction with a commercial  |       | CUP | CUP | CUP | CUP |                     |



| Uses and Permit Requirements for Mixed-Use Zones   | Zones |     |     |     |     | Special Regulations |
|--|-------|-----|-----|-----|-----|---------------------|
| Use Types  | OPMU  | NMU | RMU | SMU | M-1 |                     |
| use  |       |     |     |     |     |                     |
| Data processing  | X     | X   | X   | X   |     |                     |
| Day care centers   | CUP   | CUP | CUP | CUP |     |                     |
| Delicatessens  | X     | X   | X   | X   | X   |                     |
| Department stores  |       | X   | X   | X   |     |                     |
| Drive-in, drive-through, walk-up commercial uses (pharmacies and bank/atms ONLY)   | CUP   | CUP | CUP | CUP | CUP |                     |
| Drive-through (food establishments)  |       |     |     |     |     |                     |
| Dry cleaning or laundry, retail only, (non-flammable and nonexplosive cleaning fluid to be used exclusively)   |       | X   | X   | X   |     |                     |
| Electronic and TV repair shops   | X     | X   | X   | X   | X   |                     |
| Entertainment (live) in conjunction with a commercial use (excludes karaoke and solo musicians, excludes adult oriented businesses)                      |       | CUP | CUP | CUP | CUP |                     |
| Entertainment (live) solo musicians as background music and Karaoke in conjunction with a commercial use (excludes adult oriented businesses)            |       | AP  | AP  | AP  | AP  |                     |
| Exterminators  |       |     |     | X   | X   |                     |
| Feed and grain stores  |       |     |     | X   | X   |                     |
| Florist shops  | X     | X   | X   | X   |     |                     |
| Fortune-telling  |       |     | X   | X   |     |                     |
| Game arcades, escape rooms, laser tag, virtual reality rooms, and other indoor recreation facilities with alcohol service in conjunction with food sales |       | CUP | CUP | CUP | CUP | Section 26-110      |
| Game arcades, escape rooms, laser tag, virtual reality rooms, and other indoor recreation facilities, no alcohol service                                 |       | APH | APH | APH | APH | Section 26-110      |
| Glass shops (excludes edging, beveling, silvering and staining)  |       | X   | X   | X   | X   |                     |
| Glassworks and glass studios, includes edging, etc.  |       |     |     | X   | X   |                     |
| Golf course, indoor miniature  |       |     |     | APH |     |                     |
| Golf course, outdoor miniature   |       |     |     | X   |     |                     |
| Golf courses or golf driving ranges  | CUP   | CUP | CUP | CUP | CUP |                     |
| Grocery stores   |       | X   | X   | X   | X   |                     |
| Gun shops  |       | X   | X   | X   |     |                     |
| Hospitals (human)  | CUP   | CUP | CUP | CUP |     |                     |
| Hotels (excluding adult hotels/motels)   |       |     | CUP | CUP |     |                     |
| Ice Cream Stores   | X     | X   | X   | X   | X   |                     |
| Institutions of philanthropic nature   | CUP   | CUP | CUP | CUP |     |                     |
| Jewelry stores   |       | X   | X   | X   | X   |                     |
| Jewelry stores with accessory body piercing  |       |     | AP  |     | AP  |                     |



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|---|-------|-----|-----|-----|-----|---------------------|
|   | OPMU  | NMU | RMU | SMU | M-1 |                     |
| use   |       |     |     |     |     |                     |
| Kennel, Accessory   |       |     | CUP |     |     |                     |
| Laboratories (medical and dental)   | X     | X   | X   | X   | X   |                     |
| Landscaping service (office only)   | X     | X   | X   | X   |     |                     |
| Locksmith shops   |       | X   | X   | X   |     |                     |
| Massage parlor and health and beauty spa  |       |     |     |     | CUP | Section 26-121      |
| Massage parlor and health and beauty spa, Centers greater than 500,000 sq. ft. in GFA   |       |     | CUP |     |     | Section 26-121      |
| Massage, Accessory  | AP    | AP  | AP  | AP  |     | Section 26-121      |
| Meat markets  |       | X   | X   | X   | X   |                     |
| Medical and dental clinics  | X     | X   | X   | X   | X   |                     |
| Medical (Minor non-surgical procedures)   | X     | X   | X   | X   | X   |                     |
| Mental health institutions and convalescent homes   | CUP   | CUP | CUP | CUP |     |                     |
| Mobile services   | X     | X   | X   | X   | X   | Section 26-123      |
| Monument, tombstone, and funeral merchandise  |       |     |     | X   | X   |                     |
| Mortuaries  |       | CUP | X   | X   |     |                     |
| Motels (excluding adult hotels/motels)  |       |     | CUP | CUP |     |                     |
| Movie/video game rental   | X     | X   | X   | X   |     |                     |
| Newspaper and printing shops  |       |     |     | X   | X   |                     |
| Newsstands (not on public right-of-way)   | X     | X   | X   | X   | X   |                     |
| Office (General)  | X     | X   | X   | X   | X   |                     |
| Outdoor recreation facility   | CUP   | CUP | CUP | CUP |     |                     |
| Outdoor amusement devices, vending machines, weighting scales and similar as an incidental, auxiliary or accessory use of those allowed in the zone |       | X   | X   | X   | X   | Section 26-110      |
| Outdoor seating area in conjunction with a commercial use   |       | AP  | AP  | AP  | AP  |                     |
| Parcel delivery terminals   |       |     |     | X   | X   |                     |
| Parks   | X     | X   | X   | X   | X   |                     |
| Pawnshops   |       |     | X   | X   |     |                     |
| Permanent makeup and/or body piercing use, accessory or primary   | X     | X   | X   | X   |     | Section 26-112      |
| Pet grooming shop   |       | X   | X   | X   |     |                     |
| Pet shops   |       | X   | X   | X   | X   |                     |
| Pharmacies  | X     | X   | X   | X   |     |                     |
| Pharmaceutical research and development   | X     |     |     |     | X   |                     |
| Physical rehabilitation center  | X     | X   | X   | X   |     |                     |
| Photo engraving and blueprint shop  |       | X   | X   | X   | X   |                     |
| Photo studios   |       | X   | X   | X   | X   |                     |
| Picture framing stores  |       | X   | X   | X   |     |                     |
| Plant nurseries and related packaged sales  |       | X   | X   | X   | X   |                     |





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| or storage (outdoor display)   |       |     |     |     |     |                     |
| Plant shop   |       | X   | X   | X   |     |                     |
| Plumbing shops   |       | X   | X   | X   | X   |                     |
| Postal services  | X     | X   | X   | X   | X   |                     |
| Professional, business and trade schools   | CUP   | CUP | CUP | CUP | CUP |                     |
| Public administration buildings and civic centers  | X     | X   | X   | X   | X   |                     |
| Public utility stations, yards, wells and similar facilities   | CUP   | CUP | CUP | CUP | CUP |                     |
| Public storage facility  |       |     |     | CUP | CUP |                     |
| Recording studio   | AP    | AP  | AP  | AP  | AP  |                     |
| Recycling centers; Small collection facilities not in conjunction with materials recovery facility or solid waste transfer and processing station, reverse vending machine(s)/bulk reverse vending machine, recycling centers Donation; drop boxes (attended); water service facilities (attended) |       | AP  | AP  | AP  | AP  | Section 16-127      |
| Recycling center; Reverse vending machine(s) located within or under the roof line of a commercial structure   |       | X   | X   | X   | X   | Section 16-127      |
| Recycling centers; Materials recovery facility   |       |     |     |     | CUP | Section 16-127      |
| Recycling centers; Solid waste transfer and processing stations  |       |     |     |     | CUP | Section 16-127      |
| Religious facility, reading rooms  | CUP   | CUP | CUP | CUP | CUP |                     |
| Rental service as listed in this section as retail providing all storage of rental equipment shall be within an enclosed building unless specifically stated otherwise   |       |     | X   | X   | X   |                     |
| Rental service as listed in this section as retail providing all storage of rental equipment shall be within an enclosed building unless specifically stated otherwise, with outdoor display of rental   |       |     |     | CUP | X   |                     |
| Reprographics  | X     | X   | X   | X   | X   |                     |
| Restaurant, with or without seating (e.g. ghost kitchens.  |       | X   | X   | X   | X   | Section 26-128      |
| Restaurant, commercial test kitchen  | X     | X   | X   | X   | X   | Section 26-128      |
| Restaurant with Alcohol  |       | AP  | AP  | AP  | AP  |                     |
| Restaurant with dancing  |       | CUP | CUP | CUP | CUP |                     |
| Restaurant with outdoor seating  |       | AP  | AP  | AP  | AP  | Section 26-125      |
| Restaurant Self Service Kiosk  | X     | X   | X   | X   |     |                     |
| Retail (General)   | X     | X   | X   | X   |     |                     |
| Retail, Kiosk accessory use  | AP    | AP  | AP  | AP  |     |                     |
| Riding stables and riding schools (7 acres   |       |     |     |     |     |                     |



| Uses and Permit Requirements for Mixed-Use Zones  | Zones |     |     |     |     | Special Regulations |
|---|-------|-----|-----|-----|-----|---------------------|
|   | OPMU  | NMU | RMU | SMU | M-1 |                     |
| minimum site)   |       |     |     |     |     |                     |
| Schools and colleges (private or public)  | CUP   | CUP | CUP | CUP |     |                     |
| Schools (dancing, martial arts, music, art and similar type schools)  | AP    | AP  | AP  | AP  | AP  |                     |
| Studio-art, dance, martial arts, music, etc.  | AP    | AP  | AP  | AP  |     |                     |
| Secondhand stores   |       | AP  | AP  | XAP |     |                     |
| Security guard services   | X     | X   | X   | X   |     |                     |
| Shoeshine stands (as integral part of other building)   | X     | X   | X   | X   | X   |                     |
| Senior citizen housing  | X     | X   | X   | X   |     |                     |
| Skilled nursing facilities, and assisted living facilities  | CUP   | CUP | CUP | CUP |     | Section 26-130      |
| Supermarkets  |       | X   | X   | X   |     |                     |
| Storage, new vehicles when in conjunction with an automobile dealership   |       |     |     | AP  |     |                     |
| Surveying services  |       | X   | X   | X   |     |                     |
| Swimming pool sales and service (outdoor display)   |       |     | CUP | CUP |     |                     |
| Swimming pool sales and service (indoor display)  |       |     | X   | X   |     |                     |
| Swim schools, indoor  |       | AP  | AP  | AP  |     |                     |
| Swim schools, outdoor   |       |     | CUP | CUP |     |                     |
| Systems, private closed circuit motion picture transmission systems not licensed by the FCC, in any hotel or motel                                |       |     | CUP | CUP |     |                     |
| Tailor shops  |       | X   | X   | X   |     |                     |
| Tanning salon   | X     | X   | X   | X   |     |                     |
| Tattooing   |       |     | CUP |     | CUP |                     |
| Tattooing with accessory permanent makeup and/or body piercing use  |       |     | CUP |     | CUP | Section 26-112      |
| Taxidermist   |       |     |     | X   | X   |                     |
| Theaters, open air  | CUP   | CUP | CUP | CUP | CUP |                     |
| Theaters (not open air)   |       |     | CUP | CUP |     |                     |
| Trailers, (temporary only) in conjunction with a school, hospital, church or other similar institutional use (not permitted with commercial uses) | AP    | AP  | AP  | AP  |     |                     |
| Tutoring facility   | AP    | AP  | AP  | AP  | CUP |                     |
| Unattended businesses as accessory use (see also retail kiosk)  | AP    | AP  | AP  | AP  | AP  |                     |
| Upholstering shops  |       |     | X   | X   | X   |                     |
| Urgent care facility  | X     | X   | X   | X   | X   |                     |
| Veterinary Hospital   | CUP   | CUP | CUP | CUP | X   |                     |
| <b>Transportation, Communications and Utilities</b>   |       |     |     |     |     |                     |
| Electronic Vehicle Charging stations  | X     | X   | X   | X   | X   | Section 26-117      |



| Uses and Permit Requirements for Mixed-Use Zones   | Zones |     |     |     |     | Special Regulations |
|--|-------|-----|-----|-----|-----|---------------------|
| Use Types  | OPMU  | NMU | RMU | SMU | M-1 |                     |
| Solar carports   | AP    | AP  | AP  | AP  | AP  | Section 26-117      |
| Wildlife and botanical preserves   |       |     |     |     |     |                     |
| Wireless telecommunication facilities—Building and/or roof-mounted facilities  | AP    | AP  | AP  | AP  | AP  | Section 26-136      |
| Monopoles and alternative antenna support structures   | CUP   | CUP | CUP | CUP | CUP | Section 26-136      |
| <sup>1</sup> Service or Industrial and manufacturing type uses are allowed provided they are not obnoxious or offensive by reason of emission of odor, just, smoke, gas noise or hazard, or other similar causes. Such uses may require the submittal of an air quality study. |       |     |     |     |     |                     |

(b) Temporary Uses subject to an administrative permit. No temporary use provided for in this section shall be permitted, commenced or engaged in until a written permit therefore has been obtained from the community development director or their designee.

(1) Major Temporary Uses - Submittal requirements and review process.

- (i) An application for a temporary use permit shall be filed with the Planning Division at least thirty-five (35) days prior to the proposed use. Applicants are encouraged to apply earlier for larger events/projects. All fees are collected upon application submittal. Written evidence of waived fees shall be obtained prior to application submittal and shall be submitted with the application. The Planning Division shall route the application to the Engineering Division, Police Department, and Fire Department for comments, conditions of approval, and/or recommendations.
- (ii) The community development director shall render a decision at least twenty (20) days prior to the proposed use.
- (iii) Any applicant may appeal the action or decision of the community development director or their designee to the Planning Commission within ten (10) days after such action or decision in which case the Planning Commission shall grant or deny such permit. The Planning Commission's decision shall be final.
- (iv) To approve the application, the community development director (or their designee), or the Planning Commission shall find that the site is adequate to accommodate such use and that such proposed use, under the conditions imposed, will not have a substantial adverse effect upon the use or enjoyment of property in the neighborhood of the proposed use or upon the public safety, health, or general welfare. Failure to comply with any imposed conditions shall void the permit. No formal public hearings need be conducted, nor any notice given except to the applicant in connection with the granting or denial of such permit.

(2) Events/projects considered as a major temporary use.

- (i) Carnivals, circuses, and rodeos.
  - a) Temporary carnivals, circuses and rodeos may be permitted for a period of ten (10) days in any calendar year, and no such activity shall be conducted for longer than five (5) consecutive days at any one time. Certification of the safety of rides and all pertinent equipment for the carnivals, circuses and rodeos shall be made by a professional engineer, registered in the state, with such certification being given to the building department prior to the commencement of use of the equipment.
- (ii) Christmas tree and pumpkin sales.
  - a) The outdoor sale of Christmas trees, pumpkins, and related ancillary items may be permitted in any zone (residentially zoned property must be vacant and located so as not to be detrimental to nearby residents). Outdoor pumpkin lots may operate during the month of October only.