

17.09.020 Land use regulations.

Table 17.09.020, Land Use Regulations-Employment Districts, prescribes the land use regulations for employment districts. Use classifications are defined in Chapter 17.45, Use Classifications. In cases where a specific land use or activity is not defined, the director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub classifications not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right hand column refer to other sections of this title. Numbers in parentheses refer to specific limitations listed at the end of the table.

TABLE 17.09.020: LAND USE REGULATIONS-EMPLOYMENT DISTRICTS					
"P" Permitted Use; "M" Minor Use Permit Required; "C" Conditional Use Permit Required; "-" Use Not Allowed					
Use Classification	PO	BTP	LI	GI	Additional Regulations
Residential Uses					
Caretaker Unit	-	-	C	C	
Public/Semi-Public Uses					
Colleges and Trade Schools	C	M	M	M	
Community Assembly	C	-	-	-	
Cultural Institutions	C	-	-	-	
Day Care Centers	C	C(1)	-	-	See Section 17.26.090, Day Care
Government Offices	P	P	-	-	
Hospital and Clinics					
Hospitals	-	M	-	-	
Clinic	P	-	-	-	
Instructional Services	P	-	-	-	
Park and Recreation Facilities	P	M	M	-	
Parking Lots and Structures	M	C(1)	-	-	
Public Safety Facilities	M	C	M	M	
Schools	C	-	-	-	
Social Service Facilities	M	-	-	-	
Tutoring Facilities	C	-	-	-	
Commercial Uses					
Animal Care, Sales, and Services					
Animal Sales and Grooming	-	-	M	-	
Boarding/Kennels	-	-	-	M(2)	
Veterinary Services	C	-	M	-	
Artist's Studio	-	-	P	M	
Automobile/Vehicle Sales and Services					
Automobile/Vehicle Sales and Leasing	C	-	P	-	See Section 17.26.060, Automobile/Vehicle Sales and Services
Automobile/Vehicle Repair, Major	-	-	M	P	
Automobile/Vehicle Service and Repair, Minor	-	-	P	-	

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Large Vehicle and Equipment Sales, Service and Rental	-	-	M	P	
Service and Gas Stations	-	-	M	C	
Towing and Impound	-	-	-	C	
Washing	-	-	M	M	
Banks and Financial Institutions					
Banks and Credit Unions	P	-	-	-	
Business Services	P	P	M	M	
Eating and Drinking Establishments					
Restaurant, Full Service	-	C(1)	-	-	See Section 17.26.170, Outdoor Dining and Seating
Restaurant, Limited Service	C	C(1)	-	-	
Restaurant, Take-Out Only	-	C(1)	-	-	
Food Preparation	-	M	M	M	
Lodging					
Hotels	C	C(1)	C	C	
Maintenance and Repair Services	-	-	P	P	
Nurseries and Garden Center	-	-	C	C	
Offices					
Business, Professional, and Technology	P	P	C	C	
Medical and Dental	P	M	M	-	
Walk-In Clientele	P	-	M	-	
Personal Services					
General Personal Services	M	C(1)	-	-	See Section 17.26.200, Personal Services
Retail Sales					
Building Materials Sales and Services	-	-	P	P	
Convenience Markets	M(3)	M(1)	-	-	
Food and Beverage Sales	M(3)	M(1)	C	-	
General Retail	M	M(1)	C	-	
Industrial Uses					
Construction and Material Yards	-	-	C	P	
Custom Manufacturing	-	P	P	P	
Donation Center/Station	-	-	C	C	
Food and Beverage Manufacturing					
Small Scale	-	-	P	P	
Large Scale	-	-	P	P	
General Industrial	-	-	P	P	

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Light Industrial	-	M	P	P						
Research and Development	M	P	P	P						
Salvage and Wrecking	-	-	-	C						
Warehousing and Storage										
Chemical, Mineral, and Explosives Storage	-	-	-	C						
Indoor Warehousing and Storage	-	C	C	C						
Outdoor Storage	-	-	C	C						
Personal Storage	-	-	M	M	See Section 17.26.200, Personal Storage					
Wholesaling and Distribution	-	C	C	C						
Transportation, Communication, and Utility Uses										
Communication Facilities										
Facilities within Buildings	M	M	M	M						
Telecommunication	See Section 17.26.250, Telecommunication Facilities									
Freight/Trucking Terminals	-	-	C	C						
Light Fleet-Based Services	-	-	P	P						
Public Works and Utilities	-	C	M	P						
Recycling Facility										
Reverse Vending Machine	-	-	M	M	See Section 17.26.210, Recycling Facilities					
Recycling Collection Facility	-	-	C	C						
Recycling Processing Facility	-	-	-	C						
Transportation Passenger Terminals	M	M	M	M						
Other Applicable Types										
Accessory Uses and Structures	See Section 17.17.020, Accessory Buildings and Structures, and Section 17.26.030, Accessory Uses									
Live Entertainment	C	-	-	-						
Nonconforming Use	See Chapter 17.22, Nonconforming Uses									
Outdoor Dining and Seating	See Section 17.26.170, Outdoor Dining and Seating									
Outdoor Display and Sales	See Section 17.26.180, Outdoor Display and Sales									
Solar Energy Systems	See Section 17.26.240, Solar Energy Systems									
Temporary Use	See Section 17.26.260, Temporary Uses									
Specific Limitations:										
1. Permitted only as complementary uses serving industrial and technical campus-like development such as business parks, industrial parks, technology parks, and other master planned industrial subdivisions.										

2. Prohibited within three hundred feet of any residential district.
3. Establishments that either devotes forty percent or more of floor area or display area to, or derives seventy-five percent or more of gross sales receipts from, the sale or exchange of alcohol are prohibited.

(Ord. No. 503, § 1(Exh. A), 1-25-2018)