

Title 17. Zoning

Chapter 17.11. ZONING APPENDICES

§ 17.11.010. Land Use Matrix.

Table 17-A Land Use Matrix								
Use Category	Commercial			Professional		Industrial		References
	C-1	C-3	C-M	C and O	P/O	M-1	M-2	
Commercial								
Drive-Through/Drive-Up Establishment	D	D	D	D	D	D	D	§ 17.01.060; § 17.02.203; § 17.04.105
Indoor Recreation, Except as Listed Below:	P	P	P	P	P	P	—	§ 17.01.060
Shooting Range	—	—	—	—	—	D	D	§ 17.01.060; § 17.02.203
Major Utilities, Except as Listed Below:	—	—	—	—	—	D	D	§ 17.01.060
Wireless Telecommunications Facility	W	W	W	W	W	W	W	Ch. 17.04, Art. IV
Medical	P	P	P	P	P	P	P	§ 17.01.060
Minor Utilities	P	P	P	P	P	P	P	§ 17.01.060
Mixed Use, as Listed Below:								§ 17.01.060
Apartment in Conjunction With Commercial Development	C	C	—	C	C	—	—	§ 17.01.060
Caretaker Unit	C	C	C	C	—	C	C	§ 17.01.060
Office, Except as Listed Below:	P	P	P	P	P	P	P	§ 17.01.060
Payday Loan Establishment	C*	C*	—	—	—	C*	—	§ 17.01.060, § 17.04.095 * Not Within PF Overlay Zone
Outdoor Recreation, Except as Listed Below:	—	C	C	—	—	C	C	§ 17.01.060
Outdoor Entertainment	—	C	—	—	C	—	—	§ 17.01.060

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Use Category	Commercial			Professional		Industrial		References
	C-1	C-3	C-M	C and O	P/O	M-1	M-2	
Overnight Lodging Parking, as Listed Below:	C	C	—	C	C	—	—	§ 17.01.060
Commercial Parking Facility	D	D	D	—	—	D	D	§ 17.01.060
Remote Parking Facility	D	D	D	—	—	D	D	§ 17.01.060
Personal Service, Except as Listed Below:	P	P	P	P	P	P	P	§ 17.01.060
Animal Care (Kennel/Grooming)	D	D	D	—	—	D	D	§ 17.01.060; § 17.02.203
Animal Clinic or Hospital	D	D	D	D	—	D	D	§ 17.01.060; § 17.02.203; § 17.04.175
Massage Establishment	—	C	C	—	—	C	C	§ 17.01.060; Title 5, Ch. 5.52
Mortuary and Undertaking Establishments	—	P	—	C	—	P	P	
Recycling Facility	C	C	C	—	—	C	C	§ 17.04.110
Residential – Modular/ Community Use, as Listed Below:								§ 17.01.060
Mobilehome Park or Court	C	P	P	C	—	P	P	§ 17.01.060; § 17.04.040
Trailer Park or Court	—	P	P	—	—	—	—	§ 17.01.060
Restaurant/Bar, Except as Listed Below:	P	P	P	P	P	P	P	§ 17.01.060; § 17.04.140
Bar, Nightclub, Tavern, Lounge	C	C	C	—	C*	C	C	* Only Within Bona Fide Restaurant or Hotel
Bona Fide Restaurant	D	D	D	D	D	D	D	§ 17.02.203; § 17.04.140
Food Truck	D	D	D	D	D	D	D	§ 17.01.060; § 17.02.203; § 17.04.198
Retail, Except as Listed Below:	P	P	P	P	P	P	P	§ 17.01.060
Alcohol Sales, Off-Site	C	C	C	—	—	C	C	§ 17.01.060; § 17.04.140
Discount Stores	—	C	—	—	—	—	—	§ 17.01.060; § 17.04.185
Pawnshop	—	—	—	—	—	C	C	Title 5, Chapter 5.44

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Use Category	Commercial			Professional		Industrial		References
	C-1	C-3	C-M	C and O	P/O	M-1	M-2	
Sexually Oriented Business	—	—	—	—	—	—	P*	§ 17.04.100; * Within Specified Area in M-2 Zone
Social Services, Except as Listed Below:	C	C	—	C	—	C	C	§ 17.01.060; § 17.04.190
Emergency Shelter; < 50 Beds	—	—	—	—	—	P	P	§ 17.01.060; § 17.04.195
Emergency Shelter; ≥ 50 Beds	—	—	—	—	—	C	C	§ 17.01.060; § 17.04.195
Vehicle Sales/Rental	—	C	C	—	—	P	P	§ 17.01.060; § 17.04.155
Public & Institutional								
Public, Institutional and Civic, Except as Listed Below:	P	P	P	P	P	P	P	§ 17.01.060
Assembly Use ≥ 300 Gfa	—	C	C	C	—	C	C	§ 17.01.060
Vocational School	P	P	P	—	—	P	P	§ 17.01.060
Industrial								
Heavy Industrial, Except as Listed Below:	—	—	—	—	—	—	P	§ 17.01.060
Automobile Wrecking	—	—	—	—	—	C	C	§ 17.01.060; § 17.04.135
Self-Service Storage	—	—	—	—	—	C	C	
Tank Farm	—	—	—	—	—	—	C	
Towing Yard for Vehicles	—	—	—	—	—	—	C	
Light Industrial, Except as Listed Below:	—	—	—	—	—	P	P	§ 17.01.060
Brewery, Winery, Distillery, Cidery, With or Without Tasting Room	—	—	—	—	—	D	D	
Machine Shop	—	C	C	—	—	C	C	
Light Manufacturing	—	—	P	—	—	P	P	§ 17.01.060; § 17.04.125
Vehicle Service, as Listed Below:								§ 17.01.060
Car Wash	—	C	C	—	—	C	C	§ 17.01.060
Repair Services (Non-Automotive)	P	P	P	—	—	P	P	§ 17.01.060
Service Station (Including Gasoline)	C	C	C	—	—	C	C	§ 17.01.060; § 17.04.115

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Use Category	Commercial			Professional		Industrial		References
	C-1	C-3	C-M	C and O	P/O	M-1	M-2	
and Diesel Sales and Minor Vehicle Repairs)								
Towing Service	—	P	P	—	—	P	P	§ 17.01.060; § 17.02.200
Vehicle Repair (Major)	C	C	C	—	—	P	P	§ 17.01.060
Vehicle Repair (Minor)	P	P	P	—	—	P	P	§ 17.01.060
Warehouse and Distribution, Except as Listed Below:	—	—	P	—	—	P	P	§ 17.01.060
Logistics Facility	—	—	—	—	—	C	C	§ 17.01.060; § 17.04.125
Wholesale Trade	—	—	—	—	—	P	P	§ 17.01.060

Legend:

P = Permitted by Right

C = Conditional Use Permit

— = Not Permitted

D = Director Approval

S = Sign Use Permit

Gfa = Gross Floor Area

W = Wireless Telecommunications Facility Permit

Notes:

* Additional Requirements Apply as Noted in References
(Ord. 20-1720 § 2; Ord. 21-1722 § 2)