

## 16-148 Allowed Uses

### 16-148.1 Applicability.

This section identifies the allowed uses and corresponding permit requirements within each zone, subject to the applicable development standards, development standards, and all other applicable requirements. Definitions of the uses are in Part 3. If a word or phrase used in the Downtown Code is not defined in Part 3, the definition in Section 16-10 of the City Code shall be used. If a word or phrase used in the Downtown Code is not defined in Section 16-10 of the City Code, the Director shall determine the correct definition, giving deference to common usage. Uses that are not listed are not allowed unless the Director makes a similar use determination.

### A. Standards.

Allowed Uses Table 16-148				
Uses <sup>1</sup>	Downtown Zones			
	DT E	DT E-O	DT G	DT C
<b>Residential</b>				
Assisted Living, Residential Care Facility	---	C	C	C
Accessory Dwelling Unit (ADU)	P	P	---	---
Dwelling, multifamily	P	P	P <sup>7</sup>	P <sup>7</sup>
Dwelling, single-family attached	P	P	---	---
Dwelling, single-family detached	P	P	---	---
Home-based business <sup>4</sup>	P	P	P	P
Work/live, Live-Work	---	P	P	P <sup>7</sup>
<b>Agriculture-Related</b>				
Commercial Garden / Greenhouse(s) < 3,000 sq ft	---	P	P	P
Commercial Garden / Greenhouse(s) > 3,000 sq ft	---	P	P	P <sup>3</sup>
Farmer's Market	---	---	P	P
<b>Recreation, Resources Preservation, Open Space, and Public Assembly</b>				
Community Assembly < 10,000 sq ft	---	C	C	P
Community Assembly > 10,000 sq ft	---	---	C	C
Day care (family, child, adult) < 15	P	P	P	P <sup>3</sup>
Day care (family, child, adult) > 15	---	P	P	P <sup>3</sup>
Institution (includes school)	---	C	C	C
Public Open Space	P	P	P	P
Recreation/Commercial	---	---	P	P
Nightclub < 10,000 sq ft	---	---	---	C
Nightclub >10,000 sq ft	---	---	---	C

#### Key

- P use allowed, subject to identified standards
- C use requires approval of Special Use Permit (SUP)
- use not allowed

#### Notes

- <sup>1</sup> In compliance with ground floor frontage requirements in 16-150.
- <sup>2</sup> Bar allowed if accessory to a restaurant; requires SUP.
- <sup>3</sup> Not allowed on A Street between 3rd and 6th street.
- <sup>4</sup> Pursuant to City Code Ch. 16, Article V., Division 6 (Home occupation permits).
- <sup>5</sup> Required stealth design; Pursuant to City Code Ch. 16, Article V., Division 16 (Wireless communication facilities).
- <sup>6</sup> Minimum 5ft clear path on sidewalk and subject to issuance of encroachment permit.
- <sup>7</sup> Not allowed on ground floor in Shopfront Overlay.

**Allowed Uses  
Table 16-148**

Uses <sup>1</sup>	Downtown Zones			
	DT E	DT E-O	DT G	DT C
<b>Retail, Service, and Office</b>				
Alcohol <sup>2</sup> , beverage, with food sales (on-site consumption)	---	C	C	C
Artisanal Production	---	P	P	P
Bed and Breakfast Inn < 12 rooms	---	P	P	P
Brew Pub, Winery, Tasting Room	---	---	C	C
Cannabis Retail	---	---	C	C
Drive-through service	---	---	---	---
Grocery Store < 10,000 sq ft	---	P	P	P
Grocery Store > 10,000 sq ft	---	---	---	P
Health and exercise center / spa	---	P	P	P
Homeless shelter and resource center	---	---	C	---
Hotel	---	---	P	P
Mortuary, funeral home	---	---	P	---
Motor Vehicle sales, service	---	---	---	---
Museum, Art Gallery	---	P	P	P
Office: financial, professional, government, administrative	---	P	P	P
Office, medical	---	---	P	P <sup>3</sup>
Outdoor Dining / Sidewalk Cafe <sup>6</sup> / Parklet <sup>6</sup>	---	P	P	P
Outdoor Display	---	p <sup>6</sup>	p <sup>6</sup>	p <sup>6</sup>
Multiplex Motion Picture Theater/Live Theater	---	---	---	C
Eating and Drinking Establishment < 5,000 sq ft <sup>2</sup>	---	P	P	P
Eating and Drinking Establishment > 5,000 sq ft <sup>2</sup>	---	---	---	P
Retail < 5,000 sq ft <sup>3</sup>	---	P	P	P
Retail > 5,000 sq ft <sup>3</sup>	---	---	---	P
Services, Administrative and Professional, Business Support	---	P	P	P
Services, Personal	---	P	P	P <sup>3</sup>
Social Services	---	---	---	---
Studio: art, music, dance	---	P	P	P
Thrift or secondhand store	---	---	---	---
Use involving sale of alcohol for off-site consumption	---	C	C	C
<b>Utility, Transportation, Public Facility, and Communication</b>				
Public parking lot/facility	---	---	P	C
Transit facility	---	---	---	C <sup>3</sup>
Wireless communications facility	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>	p <sup>5</sup>

**Key**

- P use allowed by right, subject to identified standards
- C use requires approval of Special Use Permit (SUP)
- use not allowed

**Notes**

- <sup>1</sup> In compliance with frontage requirements in 16-150.
- <sup>2</sup> Bar allowed if accessory to a restaurant; requires SUP
- <sup>3</sup> Not allowed on A Street between 3rd and 6th street
- <sup>4</sup> Pursuant to City Code Ch. 16, Article V, Division 6 (Home Occupation Permits)
- <sup>5</sup> Required stealth design; Pursuant to City Code Ch. 16, Article V., Division 16 (Wireless communication facilities)
- <sup>6</sup> Minimum 5ft clear path on sidewalk, and subject to issuance of an encroachment permit.