

districts. The letter “L” designates use classifications subject to certain limitations prescribed by the “Additional Use Regulations” that follow. The letter “U” designates use classifications permitted on approval of a use permit (Chapter 18.28 PMC). The letter “T” designates temporary use classifica-

tions permitted on approval of a temporary activity permit. The letter “Z” designates accessory use classifications permitted on approval of the zoning administrator. The symbol (–) under any of the zoning district columns indicates that the use is not allowed in that particular district.

CO, CN, CC, CS, CSD, CW AND CP DISTRICTS – LAND USE REGULATIONS

- P = Permitted
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- Z = Use Permit, Zoning Administrator
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	CO	CN	CC	CS	CSD	CW	CP
Residential							
Congregate care residential	U	L-108	U	–	–	–	–
Day care home							
Small	P	P	P	P	P	P	P
Large	Z	Z	Z	Z	Z	Z	Z
Group residential	U	–	–	–	–	–	–
Multifamily residential	L-108	L-108	L-108	L-108	L-108	L-108	L-109
Senior housing	L-108	L-108	L-108	L-108	L-108	L-108	L-109
Supportive housing	L-108	L-108	L-108	L-108	L-108	L-108	L-109
Transitional housing	L-108	L-108	L-108	L-108	L-108	L-108	L-109
Governmental and Quasipublic							
Club and lodge	U	U	U	U	U	U	L-110
College, public or private	L-32	L-32	L-32	L-32	L-32	L-32, L-109	L-110
Convalescent facility	U	U	–	–	–	–	–
Cultural institution	P	P	P	P	P	P	P
Day care, general	U	U	U	U	U	U	U
Emergency shelter	–	–	–	L-3	–	–	–
Government office	L-27	L-27	L-27	L-27	L-27	L-27	L-27, L-111
Hospital	U	–	U	U	–	–	–
Maintenance and service facility	–	–	–	L-112	L-112	L-112, L-113	–
Park and recreation facility	L-2	L-2	L-2	L-2	L-2	L-2	L-2
Public parking facility	L-114	L-114	L-114	L-114	L-114	L-114	L-114
Public safety facility	P	P	P	P	P	L-115	L-115
Public transit terminal	U	U	U	U	U	L-116	–
Religious assembly	L-117	L-117	L-117	L-117	L-117	L-109, L-117	L-110
Residential care, protective	U	U	–	–	–	–	–

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School, public or private	L-32	L-32	L-32	L-32	L-32	L-32, L-109	–
Telecommunication facility	P	P	P	P	P	P	P
Utility, minor	P	P	P	P	P	P	P
Yacht club	–	–	–	–	–	U	–
Commercial							
Adult business	–	–	L-4	L-4	–	–	–
Ambulance service	–	–	L-112	P	P	–	–
Animal sales and service							
Animal boarding	–	–	–	U	–	–	–
Animal grooming	U	L-118	L-118	P	P	–	–
Animal hospital	U	U	U	U	U	–	–
Animals – Retail sales	–	P	P	P	P	P	P
Artist's studio	U	P	P	P	P	L-119	L-115, L-120
Bakery, commercial	–	–	L-120	U	P	L-119	L-115, L-120
Bank and savings and loan	U	P	P	P	P	P	L-115, L-121a
ATM	P	P	P	P	P	P	P
Campground	–	–	–	U	–	U	–
Commercial filming and communications	–	L-122	L-123	L-123	L-123	L-109	L-115
Commercial recreation and entertainment							
Within building	L-5	L-5	U	U	U	U	U
Outdoor facility	–	–	U	U	–	U	L-124
Limited	L-6	U	U	U	U	U	U
Drive-through retail or service	–	U	U	U	U	–	–
Eating and drinking establishment							
Food shop	–	P	P	P	P	P	L-125
Restaurant, full-service	U	P	P	P	P	P	P
Restaurant, self-service	L-7	L-8	L-8	P	P	P	P
Restaurant, take-out	–	P	P	P	P	P	L-115
Restaurant with drive-in service	–	–	U	U	U	–	–
Restaurant with full alcoholic service	U	U	U	U	U	U	L-126, L-127
Restaurant with outdoor dining	L-128	L-128	L-128	L-128	L-128	L-128	L-128
Alcoholic beverage establishment	–	U	U	U	U	U	U, L-126

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Alcoholic beverage establishment or restaurant with live entertainment	–	U	U	U	U	U	L-129
Food and beverage sales							
Grocery	–	U	U	U	U	U	L-125, L-126
Liquor store	–	U	U	U	U	U	–
Specialty food market	–	P	P	P	P	P	L-125, L-126
Catering service	–	P	P	P	P	–	L-130
Funeral and interment services	L-9	–	L-9	L-9	L-9	–	–
Laboratory, limited	P	P	P	P	P	L-109	–
Maintenance and repair service	–	–	–	P	P	–	–
Marine facilities and services							
Boat and marine vessel sales and rental		–	U	U	U	P	–
Boat and marine vessel storage		–	–	U	U	L-113	–
Marina	–	–	–	–	–	P	–
Massage therapy services	L-131	L-131	L-131	L-131	L-131	L-131	L-115, L-131
Medical services office	P	P	P	P	P	P	L-115, L-132
Office, business and administrative	P	P	P	P	P	P	L-111, L-115, L-132
Personal improvement services	L-117	L-117	L-117	L-117	L-117	L-109, L-117	L-115, L-132, L-133
Personal services	L-12	P	P	P	P	L-12	L-134
Printing and publishing services							
Commercial	–	–	U	P	P	–	U
Electronic	U	–	P	P	P	–	–
Limited	U	P	P	P	P	P	P
Recycling collection facility							
Reverse vending machine	P	P	P	P	P	P	–
Recycling facility, small	Z	Z	Z	Z	Z	–	–
Recycling facility, large	–	–	U	U	U	–	–
Research and development services	P	–	–	P	P	L-109	–
Retail and wholesale sales							
General merchandise, retail and rental	L-13	P	P	P	P	P	L-135

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Home improvement sales and service	–	P	L-136	P	P	–	–
Lumber and building material yard	–	–	–	L-112	L-112	–	–
Nursery	–	L-137	L-137	P	L-137	L-137	–
Mail order or direct selling establishment	–	P	P	P	P	–	–
Pawn shop	–	–	U	U	U	–	–
Retail warehouse	–	–	L-138	U	–	–	–
Secondhand appliance and clothing sales	–	U	U	U	U	L-139	L-139
School, commercial	L-117	L-117	L-117	L-117	L-117	L-109, L-117	L-110
Vehicle/equipment sales and service							
Automobile and recreational vehicle repair, major	–	–	–	U	U	–	–
Automobile rental	L-14	L-14	L-14	P	P	L-14	–
Automobile repair, limited	–	–	U	P	P	–	–
Automobile sales	–	U	U	U	U	–	–
Automobile washing	–	–	–	U	U	–	–
Recreational vehicle and mobile home sales	–	–	L-140	U	–	–	–
Service station	–	U	U	U	U	–	–
Vehicle storage	–	–	–	U	–	–	–
Visitor accommodations							
Bed and breakfast inn	U	P	P	–	–	P	U
Hotel	U	–	U	U	U	P	U
Motel	–	–	U	U	U	U	–
Warehousing and storage, limited	–	–	–	U	U	–	–
Industrial							
Industrial services							
Boatyard	–	–	–	–	–	L-113	–
Contractor	–	L-141	–	P	P	L-113	–
Equipment sales and rental	–	–	–	U	–	–	–
Manufacturing							
Custom	–	–	–	P	P	L-142	L-115, L-120, L-143

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Transportation/distribution							
Commercial/personal transport service	–	–	–	L-112	L-112	L-112, L-113	–
Railroad terminal and switchyard	–	–	–	–	–	U	–
Truck terminal	–	–	–	–	–	L-112, L-113	–
Wharf	–	–	–	–	–	U	–
Wholesaling and storage							–
Interior operation	–	–	–	U	U	P	–
With exterior storage	–	–	–	L-112	L-112	L-112, L-113	–
Accessory Uses							
Accessory uses	P	P	P	P	P	P	P
Accessory structures							
Caretaker’s quarters	U	U	U	U	U	U	U
Nonresidential accessory structure	P	P	P	P	P	P	T, L-144
Temporary Uses							
Animal show	–	T	T	T	T	T	T
Christmas tree sales	T	T	T	T	T	T	T
Commercial entertainment	–	T	T	T	T	T	T
Commercial filming, limited	T	T	T	T	T	T	T
Farmers’ market	–	T	T	T	T	T	T
Holiday boutique	–	P	P	P	P	P	T
Personal property sales	P	P	P	P	P	T	T
Real property sales	P	P	P	P	P	P	P
Religious assembly	–	T	T	T	T	T	T
Retail sales, outdoor	–	T	T	T	T	T	T
Rummage sales	T	T	T	T	T	T	T
Storage, outdoor	–	–	T	T	T	T	–
Trade fair	T	T	T	T	T	T	T

CO, CN, CC, CS, CSD, CW AND CP DISTRICTS – ADDITIONAL USE REGULATIONS

L-2	Publicly owned facilities permitted. Privately owned noncommercial facilities, including swim clubs or tennis clubs, shall be subject to a use permit.
L-3	Permitted subject to the provisions of Chapter 18.84 PMC, Article XVIII, except within overlay districts unless otherwise specified.

**CO, CN, CC, CS, CSD, CW AND CP DISTRICTS – ADDITIONAL
USE REGULATIONS (Continued)**

L-4	Subject to a use permit, the exterior walls of an adult business must be a minimum of 650 feet from the boundaries of a site occupied by a public or private school, general day care or park and recreation facility use classification, and a minimum of 1,000 feet from the exterior walls of another adult business.
L-5	Limited to tennis/racquetball courts of health/fitness clubs/gyms.
L-6	Limited to live performing arts theaters, subject to a use permit.
L-7	Limited to establishments occupying no more than 1,500 square feet of gross floor area and located within a multi-tenant building, subject to a use permit.
L-8	Use permit required except that establishments occupying tenant space within a multi-tenant building are permitted.
L-9	Limited to mortuaries, subject to a use permit.
L-12	Self-service laundries not permitted.
L-13	Limited to prescription pharmacies, subject to a use permit.
L-14	Use permit required for on-site parking of more than five vehicles for rent, and no on-site maintenance facilities are permitted.
L-27	Use permit required for establishments occupying more than 10,000 square feet of gross floor area or more than 50 percent of the floor area in a shopping center, whichever is less. Use permit required for on-site maintenance or outdoor storage of vehicles.
L-32	Use permit for private institutions; public schools permitted.
L-108	Permitted above or adjacent to ground floor office, restaurant or retail use on the same site, subject to design review. Projects with multifamily residential units above or adjacent to office, restaurant or retail uses on the same site are permitted an increase of up to 0.25 FAR over that allowed in the applicable base district; provided, that the residential floor area comprises no less than 25 percent and no more than 75 percent of the total square footage of building developed on site.
L-109	Permitted above ground floor level only.
L-110	Not permitted in the CP-1 area.* Conditional use permit required for establishments within a facility capable of accommodating occupancy of 50 or more seated persons, as determined by Uniform Building Code standards. Otherwise, permitted in the CP-2 area.*
L-111	Bail bonds not permitted. Chamber of Commerce and government offices permitted on the ground floor. Real estate offices permitted in the CP-1 area*; provided, that no two real estate offices in the CP-1 area* are within 500 linear feet of each other.
L-112	Permitted; provided, that: (1) vehicles with gross vehicle weight in excess of 15,000 pounds, equipment, supplies or merchandise are stored indoors, or, if stored outdoors, are not visible from public right(s)-of-way by means of screening by a building or an eight-foot-tall masonry wall constructed prior to the establishment of the use, and (2) the city engineer has determined that deliveries to and from the site can be made safely and without disruption of circulation patterns or modification to the existing streets that provide access to the site. Use permit required for any use that does not meet all of these provisions.
L-113	Permitted only on sites located east of Harbor Street. Prohibited elsewhere.
L-114	Permitted when owned and operated by a public agency. All other public parking facilities require a conditional use permit.
L-115	Permitted in the CP-2 area.
L-116	Limited to ferry terminals, subject to a use permit.
L-117	Use permit required for establishments within a facility capable of accommodating an occupancy of 50 or more seated persons, as determined by Uniform Building Code standards. Otherwise permitted.
L-118	Use permit required for an establishment located in a multi-tenant building.

**CO, CN, CC, CS, CSD, CW AND CP DISTRICTS – ADDITIONAL
USE REGULATIONS (Continued)**

L-119	Permitted on the ground floor only if the entire storefront, to a minimum depth of 20 feet, is used for retail sales. For a bakery, the first 20 or more feet shall be used primarily for retail sales (i.e., as a counter area, display area, a seating area or general retail sales and display area). For an artist's or similar production studio, the first 20 or more feet shall be used primarily for retail sales and display of merchandise. Permitted, without limitation, above the ground floor.
L-120	Permitted in the CP-1 area* only if the entire storefront, to a minimum depth of 20 feet from the primary street (as determined by the city planner), is used for retail sales. The city planner may grant exceptions when the building is not conducive to the 20-foot requirement; provided, that a substantial amount of retail space, visible from the sidewalk, is provided. Where the preceding cannot be met, L-115 applies.
L-121a	Permitted in the CP-2 area.* Conditional use permit required in the CP-1 area.* In approving the use permit, the planning commission must find that the location of the proposed bank does not impede or discourage the flow of pedestrian traffic.
L-122	Digital imaging, media transfer, editing and similar post-production services permitted. Establishments offering other services require a use permit.
L-123	Indoor filming studios permitted. Use permit required for activities conducted outside of a building, including outdoor filming and outdoor storage.
L-124	Use permit or temporary activity permit required. The city planner shall determine which permit is appropriate depending on the specifics of the use.
L-125	Conditional use permit required for establishments occupying more than 2,500 square feet, or for establishments that sell any alcoholic beverages.
L-126	The provision of alcoholic beverages requires a conditional use permit for any restaurant if it will create "undue concentration" as defined in the Alcoholic Beverage Control (ABC) Act under Section 23958.4.
L-127	Permitted for full-service restaurants with an active Alcoholic Beverage Control License. The restaurant must be operated and maintained as a bona fide eating place, which requires the actual and substantial sales of meals during the normal hours that they are open, at least five days a week. Actual and substantial food and meal sales must occur on site until at least two hours before closing. Conditional use permit required for self-service restaurants with full alcoholic service.
L-128	An outdoor dining permit is required for all outdoor dining activities.
L-129	Permitted for live or recorded music in full-service and self-service restaurants between the hours of 10:00 a.m. and 10:00 p.m.; provided, that the noise generated is not audible beyond the property line or lease space for the use. When the provisions above are not met, a conditional use permit or temporary activity permit is required.
L-130	Permitted in the CP-1 area* when ancillary to a restaurant use on site, and provided no more than two vehicles are used to provide the catering service. The two vehicles shall only be noncommercial vehicles. "Noncommercial vehicles" do not include any vehicle larger than a minivan, sports utility vehicle or multipurpose vehicle. If catering is not ancillary to an existing restaurant use on site, L-109 applies and a maximum of two vehicles (may only be noncommercial vehicles) shall be used to provide the catering service.
L-131	Permitted only when the person has applied for and obtained a permit pursuant to the requirements of Chapter 5.64 PMC.
L-132	Permitted in the CP-1 area* when ground floor building exterior and the structure itself are not conducive to retail sales or eating and drinking establishments.
L-133	Driving school classrooms and drivers' training permitted in the CP-2 area*; provided, that no more than two training vehicles are used by the business. Dance studios are permitted in the CP-2 area,* and permitted in the CP-1 area* with a conditional use permit. Classroom uses, including language learning schools and test preparation facilities, are permitted in the CP-2 area* only.

**CO, CN, CC, CS, CSD, CW AND CP DISTRICTS – ADDITIONAL
USE REGULATIONS (Continued)**

L-134	Self-service laundry permitted in the CP-2 area* with ancillary eating or drinking establishment or indoor commercial entertainment. Barber shop, beauty shop, tanning salon, and similar services are permitted in the CP-2 area.* Watch and jewelry repair, engraving, picture framing, tailoring, and shoe repair are permitted in the CP-2 area* and permitted in the CP-1 area* when ancillary to watch and jewelry retail. Dry cleaning, locksmiths, and film developing are permitted in the CP-2 area.*
L-135	Major appliances, hospital and medical supplies and equipment, and automotive parts are not permitted. Furniture sales require a conditional use permit.
L-136	Permitted on sites designated regional commercial in the general plan. Elsewhere, use permit required for establishments occupying more than 75,000 square feet of indoor and outdoor retail space; establishments occupying less than 75,000 square feet of indoor and outdoor retail space are permitted.
L-137	Limited to establishments operating inside of a building.
L-138	Permitted only on sites with a general plan land use designation of regional commercial.
L-139	Limited to clothing consignment stores.
L-140	Limited to sales of recreational vehicles on properties with a general plan land use designation of regional commercial, and subject to a use permit.
L-141	Limited to janitorial and building maintenance services.
L-142	Permitted on sites located east of Harbor Street. Ceramic studio, candle-making and custom jewelry manufacturers are permitted on sites located west of Harbor Street; provided, that the use is located above the ground floor or, if located on the ground floor, that the entire storefront, to a minimum depth of 20 feet, is used for retail sales and display of merchandise.
L-143	Limited to ceramic studio, candle-making, and custom jewelry manufacture.
L-144	Parking structures permitted with design review approval.

* See CP-1 and CP-2 area maps. The CP-1 and CP-2 area boundaries within the CP district are delineated in PMC 18.52.015.

[Ord. 15-1390 § 3 (Exh. C), 2015; Ord. 12-1356 § 3, 2012; Ord. 09-1322 § 3, 2009; Ord. 07-1284 § 3 (Exh. D), 2007; Ord. 06-1273 § 4, 2006; Ord. 05-1257 § 4 (Exh. C), 2005; Ord. 1116 § 3 (Exh. A), 1996; Ord. 1060 § 6 (Exh. A), 1993; Ord. 979 § 2 (Exh. A), 1990.]