

Sec. 90-893. - Permitted uses.

In the OP, C-1, C-2, and C-M zones, permitted and conditionally permitted uses shall be as listed within the "land use matrix."

- (1) Whenever a business is conducted, a city business license is required pursuant to chapter 18.
- (2) Additional Municipal Code requirements and standards may apply to specific land uses as identified in the land use matrix under "additional requirements."
- (3) All other uses not specifically listed in the matrix shall be interpreted as not permitted unless a similar use determination is made by the director pursuant to section 90-3.
- (4) The definitions of section 90-4 shall apply. Uses not defined in section 90-4 shall be as determined by the director.

COMMERCIAL ZONES LAND USE MATRIX						
P=Permitted Use						
A=Administratively Permitted Use						
C=Conditionally Permitted Use						
T=Temporary Use Permit						
X=Not Permitted						
Requirements: Additional or explanatory regulations or requirements						
	LAND USE	ZONE				ADDITIONAL REQUIREMENTS
		O-P	C-1	C-2	C-M	
<b>A.</b>	<b>Agriculture and Natural Resources</b>					
1.	Plant nurseries and greenhouses					
	a. Wholesale	C	C	C	A	
	b. Retail	P	P	P	P	
2.	Community garden	A	A	A	A	
3.	Produce stands					

	a. Permanent	X	C	C	C	
	b. Temporary	T	T	T	T	<u>Sec. 90-73</u>
<b>B.</b>	<b>Residential Uses</b>					
1.	Boarding houses	C	X	X	X	<u>Sec. 90-261</u> et seq.
2.	Continuing care retirement community	C	C	C	X	
3.	Group homes					
	a. Large group home (7 or more residents)	C	X	X	X	<u>Sec. 90-261</u> et seq.
	b. Small group home (6 or fewer residents)	C	X	X	X	<u>Sec. 90-261</u> et seq.
	c. Parolee-probationer home	C	X	X	X	<u>Sec. 90-261</u> et seq.
4.	Mixed use, an integrated mix of residential and office/commercial uses on a single site	C	C	C	X	
5.	Mobile home park, recreational vehicle park, travel trailer park	X	X	C	C	Article XX or XXIII
<b>C.</b>	<b>Care Uses</b>					
1.	Assisted living facility	C	C	C	X	
2.	Detention Facility					<u>Sec. 90-83</u>
	a. Community detention facility for unaccompanied minors	X	X	X	X	<u>Sec. 90-83</u>

	b. Private detention center	X	X	X	X	<u>Sec. 90-83</u>
3.	Emergency shelter. Existing shelter permitted in C-1 zone pursuant to <u>section 90-303(b)</u>	X	X	X	C	Article X, Division 4
4.	Skilled nursing facility	C	C	C	X	
<b>D.</b>	<b>Education, Public Assembly, and Recreation Uses</b>					
1.	Auditoriums, meeting halls, conference facilities—public and private	C	C	C	C	
2.	Church, temple synagogue or other religious facility including, but not limited to, parish house, convent, parsonage, monastery, religious school	C	C	C	C	
3.	Commercial recreation facility					
	a. Indoor (e.g., bowling alley, batting cages, skating rinks, trampoline)	X	C	C	C	
	b. Outdoor (e.g., golf course, lawn bowling, baseball park, miniature golf, water park)	X	C	C	C	
4.	Education facilities—Private and public					
	a. Academic (grades preschool—12)	A	A	A	A	
	b. Colleges/universities	A	A	A	A	

	c. Professional and technical school	P	P	P	P	
	d. Trade school	X	X	X	P	
5.	Studio such as art, music, martial arts, dance, or gymnastics	P	P	P	P	
6.	Theatre - movies or performing arts	C	C	C	C	
7.	Wedding or event venue	C	C	C	X	
<b>E.</b>	<b>Retail Trade Uses</b>					
1.	Adult business	X	X	X	C	<u>Sec. 90-18</u>
2.	Alcohol sales					<u>Sec. 90-90</u>
	a. In conjunction with an exempt land use	P	P	P	P	
	b. Liquor store	X	X	C	C	
	c. Microbrewery that brews its own beer for on-site consumption	C	X	C	C	
	d. All other on-sale and off-sale alcohol sales	C	C	C	C	<u>Sec. 90-90</u>
3.	Bank	P	P	P	P	
	a. With drive-through	C	C	C	C	<u>Sec. 90-1423(B)(22)</u>
	b. Financial tech companies	P	P	P	P	
4.	Bar or nightclub	X	C	C	C	<u>Sec. 90-90</u>

5.	Convenience store	C	C	C	C	
6.	General retail uses	P	P	P	P	
	a. Open outside the hours of 7:00 am - 10:00 pm	A	A	A	A	<u>Sec. 90-43</u>
	b. With alcohol—Refer to alcohol sales	-	-	-	-	<u>Sec. 90-892(E)(2)</u>
	c. Conversion of large retail building	C	C	C	C	<u>Sec. 90-897(e)</u>
7.	Farm equipment and supplies	X	X	P	P	
8.	Furniture and furnishings	X	P	P	P	
9.	Grocery store and bulk food outlet	X	P	P	P	
	a. Open outside the hours of 7:00 am—10:00 pm	A	A	A	A	<u>Sec. 90-43</u>
	b. With alcohol—Refer to alcohol sales	-	-	-	-	<u>Sec. 90-892(E)(2)</u>
10.	Manufactured home sales with or without on-site display of models and inventory	X	X	X	P	
11.	Pawn shop	X	X	C	X	<u>Sec. 90-4</u>
12.	Pharmacies	P	P	P	P	
	a. With drive-through	C	C	C	C	<u>Sec. 90-1423(B)(22)</u>
	b. Open outside the hours of 7:00 am—10:00 pm	A	A	A	A	<u>Sec. 90-43</u>

	c. With alcohol—refer to alcohol sales	-	-	-	-	<u>Sec. 90-892(E)(2)</u>
13.	Resale Store (includes antique, consignment, secondhand, and vintage) with no donation drop-off or collection center on-site	X	P	P	P	<u>Sec. 90-4</u>
14.	Restaurant including coffee, donut, ice cream	P	P	P	P	
	a. With live entertainment	C	C	C	C	
	b. With drive-through	X	C	C	C	<u>Sec. 90-1423(B)(22)</u>
	c. With outdoor seating	A	A	A	A	
	d. With alcohol—Refer to alcohol sales	-	-	-	-	<u>Sec. 90-892(E)(2)</u>
15.	Shopping center:					
	a. Regional mall or center (400,000+ sf)	X	X	P	C	
	b. Shopping center (125-399,999 sf)	X	C	P	P	
	c. Neighborhood center (30-124,999 sf)	C	P	P	P	
	d. Convenience or strip center (29,999 or less sf)	X	P	P	P	

16.	Showroom design centers with limited retail sale of products associated with home improvement and decorating	P	P	P	P	
17.	Thrift store (including collection center)	X	C	C	C	<u>Sec. 90-4</u>
<b>F.</b>	<b>Service Uses</b>					
1.	Adult day care facility	P	P	P	A	
2.	Animal services					
	a. Kennel for dogs and cats	X	X	X	C	<u>Sec. 90-78</u>
	b. Grooming/training	P	P	P	P	
	c. Veterinary clinic, animal hospital	P	P	P	P	
3.	Beauty shop, day spa, barber, nails	P	P	P	P	
4.	Bed and breakfast lodging	A	A	A	X	
5.	Business support services such as printing, copying, shipping, postal	P	P	P	P	
6.	Health and fitness centers					
	a. Small—less than 3,000 sf	P	P	P	P	
	b. Large—3,000 sf or larger	A	A	A	A	
7.	Childcare day facility	A	A	C	C	
8.	Hotel or motel	C	C	C	C	<u>Sec. 90-898</u>

9.	Laundromat	X	P	P	P	
10.	Laundry and dry cleaning (drop off only)	P	P	P	P	
11.	Marijuana dispensary, marijuana cultivation facility, commercial cannabis activity	X	X	X	X	<u>Sec. 90-79</u>
12.	Massage					<u>Chapter 18, Article VII</u>
	a. Massage establishment	C	X	C	C	
	b. Incidental massage services offered by barbershops, beauty salons, day spas, nail salons	P	P	P	P	
	c. Medical massage as a prescribed treatment and offered within a medical facility, physical therapy, or chiropractic office	P	P	P	P	
13.	Medical and dental					
	a. Laboratory	P	P	P	P	
	b. Offices, clinics, medical center	P	P	P	P	
	c. Urgent care clinic	P	A	P	P	
	i. Open outside the hours of 7:00 am—10:00 pm	A	A	A	A	<u>Sec. 90-43</u>
	d. Hospital	C	C	C	X	



	e. Biotechnology company, including laboratory for biotechnology including medical and dental only	P	P	P	P	
	f. Laboratory for biotechnology, including molecular biology, genomics, metabolomics, proteomics, production of food and chemical and biofuels	C	C	P	P	
	g. Biotechnology companies, laboratories including molecular biology, genomics, metabolomics, proteomics, production of food and chemicals and biofuel	C	C	C	P	
14.	Mortuary with or without crematorium	X	X	P	P	
15.	Offices—general	P	P	P	P	
16.	Tattoo, body piercing	X	X	C	C	
17.	Tobacco store	X	X	C	C	<u>Sec. 90-80</u>
<b>G.</b>	<b>Vehicle Uses</b>					
1.	Automotive maintenance and repair services					<u>Sec. 90-897(b)</u>
	a. Major repair, body work, paint shop including overnight vehicle storage	X	X	C	P	

	b. Minor maintenance, installation services, smog certification. No overnight vehicle storage	X	P	P	P	
	c. Tire and brake services	X	C	P	P	
2.	Automotive parts sales within an enclosed building	X	P	P	P	
3.	Automobile rental services	X	X	P	P	
4.	Car wash—self or full-service	X	C	P	P	
5.	Electric recharging facilities	P	P	P	P	
6.	Gas station, with or without a convenience store	X	C	C	C	<u>Sec. 90-897</u>
7.	New and used vehicle sales including automobile, motorcycle, and marine					<u>Sec. 90-897</u>
	a. Within a building only	X	P	P	P	
	b. With exterior display area	X	X	C	C	
<b>H.</b>	<b>Industrial Uses</b>					
1.	Assembly of small electronics, cabinets, furniture, equipment, and similar materials with no outdoor storage or operations	P	X	A	P	

2.	Distribution facilities, including, but not limited to bottled water, food products, prepacked goods, machinery	A	X	A	P	
3.	Electric battery storage technology, including electric vehicle battery technology, developed or manufactured on-site.	X	X	X	C	
4.	Machine shop with no outdoor operations	X	X	X	P	<u>Sec. 90-43</u>
5.	Manufacture, assembly, display, and sales of modular homes	X	X	X	C	
6.	Miscellaneous manufacturing— Light. (e.g., jewelry, office supplies, cosmetics, sporting goods) with no outdoor storage or operations	X	X	X	P	
7.	Recycling facilities					
	a. Donation box	X	X	A	A	
	b. Collection facility	X	X	C	C	
	c. Processing facility	X	X	X	C	
8.	Research and development	P	P	P	P	
9.	Research and development facilities for advanced technology, such as artificial intelligence, robotics, and computing indoor only	P	P	P	P	

10.	Stationary battery facility indoor only	P	P	P	P	
11.	Storage facility (personal, mini-storage)	X	X	X	C	Secs. <u>90-4, 90-81</u>
12.	Storage and service yard including vehicle storage	X	X	X	C	
<b>I.</b>	<b>Transportation, Communication, and Infrastructure Uses</b>					
1.	Parking facilities	P	P	P	P	Article XL
2.	Solar energy systems—commercial or utility ground mounted	X	X	X	C	
3.	Solar energy systems building mounted—non-commercial (serving the development site)	P	P	P	P	
4.	Taxi, dial-a-ride, or other fleet dispatch and maintenance facility	X	X	X	C	
5.	Wireless communication facility					
	a. Minor facility	A	A	A	A	Article XLVI
	b. Major facility	C	C	C	C	Article XLVI
<b>J.</b>	<b>Government Uses</b>					
1.	Courthouse and associated facilities	C	X	C	C	
2.	Library	P	P	P	X	

3.	Maintenance yard, fueling station, scales, car wash, overnight parking or other vehicle services solely serving the public facility	X	X	X	P	
4.	Museum	A	A	P	A	
5.	Public safety facility	P	C	C	P	
<b>K.</b>	<b>Accessory Uses</b>					
1.	Accessory uses and structures	P	P	P	P	<u>Sec. 90-895(e)</u>
2.	Metal storage containers					
	a. Temporary use	TUP	TUP	TUP	TUP	<u>Secs. 90-73; 90-82</u>
	b. Permanent accessory structure	X	X	P	P	<u>Sec. 90-82</u>
3.	Outdoor activities accessory to a primary use					
	a. Display of merchandise	A	A	A	A	<u>Sec. 90-897(e)</u>
	b. Outdoor seating	A	A	A	A	

Supplemental Use Regulations		
1.	Accessory buildings	<u>Sec. 90-895(e)</u>
2.	Alcohol sales, on-site and off-site	<u>Sec. 90-90</u>
3.	Automotive related uses—supplemental site standards	<u>Sec. 90-897</u>