

## 8.2 - USE MATRIX

- A. Table 8-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district. P indicates that the use is permitted in the district. S indicates that the use is a special use in the district and requires special use permit approval. If a cell is blank, the use is not allowed in the district. In the case of temporary uses, a P indicates the temporary use is allowed in the district and the standards may indicate that it requires temporary use permit approval in accordance with the standards of Section 8.4.
- B. Within the C-2, C-3, and C-4 Districts, ground floor uses at corners at intersections with traffic signals are limited to those listed under the "Retail" category in Table 8-1: Use Matrix. This limitation extends for 250 feet along the lot lines along each intersecting street and applies to any ground floor space where 50% or more of the space's frontage is located within this 250 foot measurement.

TABLE 8-1: USE MATRIX																
Use	R-1	R-2	R-2-35	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M	ENT-MU	OR	P-I	C-E OVERLAY	Use Standard
RESIDENTIAL	R-1	R-2	R-2-35	R-3	R-4	>C-1	C-2	C-3	C-4	C-5	M	ENT-MU	OR	P-I	C-E OVERLAY	Use Standard
Community Residence - Small	P	P	P	P	P											Sec. 8.3.B
Community Residence - Large																Sec. 8.3.B
Dwelling - Above the Ground Floor						P	P	P	P	P		P				
Dwelling - Single-Family	P	P	P	P	P			S							Sec. 8.3.G	
Dwelling - Two-Family				P	P										Sec. 8.3.G	
Dwelling - Townhouse				P	P			S	P	P		S				
Dwelling - Multi-Family					P			S	P	P		S				
Residential Care Facility				S	S		S			S					Sec. 8.3.T	

INSTITUTIONAL/PUBLIC	R-1	R-2	R-2-35	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M	ENT-MU	OR	P-I	C-E OVERLAY	Use Standard
Cemetery														P		
Community/Recreation Center				S	S	S	S	S	S	S	P	S		P		
Cultural Facility						P	P	P	P	P		S		P		
Educational Facility - College/University				S	S		S	S		S	S			P		
Educational Facility - Primary/Secondary	S	S	S	S	S			S						P		
Educational Facility - Vocational							S	S		S	S	S		P		
Government Office						P	P	P	P	P	P		P	P		
Park/Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Place of Worship	S	S	S	S	S									P		
Public Safety Facility	S	S	S	S	S	S	S	S	S	S	P		P	P		
Public Works Facility							S				P		P	P		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
SERVICE	R-1	R-2	R-2-35	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M	ENT-MU	OR	P-I	C-E OVERLAY	Use Standard
Adult Use: Service											S					Sec. 8.3.A
Arts Studio						P	P	P	P	P		P				
Cosmetic Tattoo						S	S	S								
Car Wash						S	S		S			S				

Catering Establishment						P			P					
Currency Exchange						S		S						Sec. 8.3.C
Day Care Center					S	S	S	S	S			S	P	Sec. 8.3.E
Day Care Home	P	P	P	P	P									Sec. 8.3.D
Financial Institution					S	S	S	S	S					
Funeral Home					S	S	S	S		P			P	
Heavy Commercial - Rental & Service						P	P	P						Sec. 8.3.J
Hotel/Motel						P	S		P		P	S		
Massage Services Establishment						S	S	S			S			
Outdoor Storage							S	S		S				Sec. 8.3.P
Passenger Terminal										P	P		P	
Payday/Title Loan Establishment						S		S						Sec. 8.3.C
Personal Service Establishment					P	P	P	P	P		P	P		
Pet Services: Day Boarding					S	S	S	S	S					
Pet Services: Grooming					S	S	S	S	S		S			
Pet Services: Overnight Boarding					S	S	S	S	S					Sec. 8.3.R
Reception Facility						S	S	S	S		S			Sec. 8.3.S



Repair and Service—Indoor						P	P	P	P	P	P					
Self-Storage Facility											S					
Small Engine Repair and Service							S		S		P					
Vehicle Rental - Enclosed							S		S	S	P	P				Sec. 8.3.V
Vehicle Rental - Outdoor							S				P	S				Sec. 8.3.V
Vehicle Repair - Major							S		S		P					Sec. 8.3.W
Vehicle Repair - Minor						S	S		S		P	S				Sec. 8.3.W
Veterinarian						S	S	S	S	S		S				
RECREATION & ENTERTAINMENT	R-1	R-2	R-2-35	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M	ENT-MU	OR	P-I	C-E OVERLAY	Use Standard
Adult Use: Entertainment											S					Sec. 8.3.A
Amusement Facility - Indoor						S	S	P	P	P	P	P		P		
Amusement Facility - Outdoor							S		S	S	P	S		P		
Firearms Training Center— Indoor Only											S					Sec. 8.3.H
Golf Course	S	S	S	S	S							P		P		
Live Performance Venue						S	S	S	S	P		P		P		
Off-Track Betting Parlor							S	S	S	S	S					
Social Club/Lodge						S	S	S	S	S	S	S	S			

RETAIL	R-1	R-2	R-2-35	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M	ENT-MU	OR	P-I	C-E OVERLAY	Use Standard
Adult Use Cannabis Dispensing Organization															P	Sec. 8.3.Z
Adult Use: Retail											S					Sec. 8.3.A
Animal and Pet Sales						S	S	S	S	S		S				
Animal and Pet Adoption						S	S	S	S	S		S				
Art Gallery						P	P	P	P	P		P				
Bar						S	S	S	S	P		P				
Gas Station and alternative fuel stations							S		S		S	S				Sec. 8.3.I
Greenhouse/Nursery - Retail						S	P									
Firearms Sales											S					Sec. 8.3.H
Heavy Commercial - Retail							S		P	S	S	S				Sec. 8.3.J
Medical Cannabis Dispensing Organization											P				P	Sec. 8.3.K
Outdoor Display (Retail)							P	P	P	P						Sec. 8.3.M
Outdoor Seating						P	P	P	P	P	S	P	P	P		Sec. 8.3.O
Outdoor Sales (Retail)						S	P	P	P	P		S				Sec. 8.3.N
Precious Metal Dealer																
Restaurant, indoor						P	P	P	P	P	P	P	P			

Restaurant, carry-out						P	P	P	P	P	P	P				
Restaurant, drive-in						P	P	P	P	P	S	P				
Retail Establishment						P	P	P	P	P	P	P				
Retail Sales of Pet Supplies						P	P	P	P	P	P					
Smoking Establishment							S				S					
Specialty Food Service						P	P	P	P	P	P	P				
Micro-Brewery/Micro-Distillery							S	S	S	P	P	P				
Vehicle Parts Sales							P	P	P							
Vehicle, Marine, and Recreational Vehicle Sales —Enclosed							P		P	P	S	P				Sec. 8.3.V
Vehicle, Marine, and Recreational Vehicle Sales —Outdoor							S		S		S					Sec. 8.3.V
Video Gaming Café						P	P	P	P	P		P				
OFFICE	R-1	R-2	R-2-35	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M	ENT-MU	OR	P-I	C-E OVERLAY	Use Standard
Contractor and Construction Office											P					
Employment Agency							S	S	S		P					
Industrial Design						P	P	P	P	P	P	P				
Office						P	P	P	P	P	P	P			P	
Radio/TV Studio - With Antenna						S	S		S	S	S		S			



Radio/TV Studio - Without Antenna						P	P	P	P	P	P	P	P			
MEDICAL	R-1	R-2	R-2-35	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M	ENT-MU	OR	P-I	C-E OVERLAY	Use Standard
Hospital							S		S				S	P		
Medical/Dental Clinic (not within a "Use Group B structure" as defined by the building code.)						S	S	S	S	S			P			
Medical/Dental Clinic (within "Use Group B structure" as defined by the building code.)						P	P	P	P	P			P			
INDUSTRIAL	R-1	R-2	R-2-35	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M	ENT-MU	OR	P-I	C-E OVERLAY	Use Standard
Adult-Use Cannabis Craft Grower Organization															P	Sec. 8.3.Z
Adult-Use Cannabis Cultivation Center											P					Sec. 8.3.Z
Adult-Use Cannabis Infuser Organization											P					Sec. 8.3.Z
Adult-Use Cannabis Processing Organization											P					Sec. 8.3.Z
Adult-Use Cannabis Transporting Organization											P					Sec. 8.3.Z
Industrial - Limited							S				P	S	P			
Industrial - General											P					

Medical Cannabis Cultivation Center												P					Sec. 8.3.L
Research & Development												P	P	P			
Solar Farm												S		S	S		
Vehicle Operation Facility-Indoor												S	S	S			Sec. 8.3.U
Warehouse												P		P			
Wholesale Establishment												P					
Wind Energy System												S					Sec. 8.3.X
INFRASTRUCTURE/UTILITIES	R-1	R-2	R-2-35	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M	ENT-MU	OR	P-I	C-E OVERLAY		Use Standard
Utilities	S	S	S	S	S	S	S	S	S	S	P	P	P	P			
Wireless Telecommunications						S	S	S	S	S	S		S	S			Sec. 8.3.Y
TRANSPORTATION	R-1	R-2	R-2-35	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M	ENT-MU	OR	P-I	C-E OVERLAY		Use Standard
Drive-Through Facility						S	S	S	S	S	S	S	S	S			Sec. 8.3.F
Garage, Storage												P					
Parking Lot - Principal Use						S	S	S	S	S	S	S	S	P			Sec. 8.3.Q
Parking Structure - Principal Use						S	S	S	S	P	P	S	P	P			Sec. 8.3.Q



OTHER	R-1	R-2	R-2-35	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M	ENT-MU	OR	P-I	C-E OVERLAY	Use Standard
Planned Unit Development	S	S	S	S	S	S	S	S	S	S	S	S	S	S		<u>Section 12</u>
Unique Use	S	S	S	S	S	S	S	S	S	S	S	S	S	S		<u>Section 15.11</u>
TEMPORARY USES	R-1	R-2	R-2-35	R-3	R-4	C-1	C-2	C-3	C-4	C-5	M	ENT-MU	OR	P-I	C-E OVERLAY	Use Standard
Farmers Market		S	S	S	S	P	P	P	P	P	P	P	P	P		Sec. 8.4.A
Garage/Yard Sale	P	P	P	P	P	P	P	P	P	P	P		P	P		Sec. 8.4.B
Real Estate Sales Office/Model Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Sec. 8.4.C
Temporary Contractors Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Sec. 8.4.D
Temporary Mobile Food Sales						P	P	P	P	P	P	P	P	P		Sec. 8.4.E
Temporary Outdoor Entertainment						P	P	P	P	P	P	P	P	P		Sec. 8.4.F
Temporary Outdoor Sales/Promotion						P	P	P	P	P	P	P	P	P		Sec. 8.4.G
Temporary Outdoor Storage Container	P	P	P	P	P	P	P	P	P	P	P	P	P	P		Sec. 8.4.H

(Ord. No. 2017-58, § 2(Exh. 1), 11-28-17; Ord. No. 2018-29, § 2(Exh. 1), 6-26-18; Ord. No. 2019-32, § 2, 10-8-19; Ord. No. 2020-30, § 2(Exh. 1), 9-22-20; Ord. No. 2021-34, § 2(Exh. 1), 6-22-21; Ord. No. 2022-50, § 2, 7-26-22; Ord. No. 2022-52, § 2, 7-26-22; Ord. No. 2022-58, § 2(Exh. 1), 8-23-22; Ord. No. 2022-74, § 2, 11-15-22; Ord. No. 2023-34, § 2, 6-27-23; Ord. No. 2023-56, § 3, 10-24-23; Ord. No. 2023-66, § 2, 11-14-23)