

9.2160 Commercial Zone – Land Use and Permit Requirements.

The following Table 9.2160 Commercial Zone Land Uses and Permit Requirements identifies those uses in Commercial Zones that are:

- (P) Permitted.
- (SR) Permitted, subject to an approved site review plan or an approved final planned unit development.
- (C) Subject to a conditional use permit or an approved final planned unit development.
- (S) Permitted, subject to the Special Development Standards for Certain Uses beginning at EC [9.5000](#).
- (#) The numbers in () in the table are uses that have special use limitations described in EC [9.2161](#).

Examples shown in Table 9.2160 are for informational purposes, and are not exclusive. Table 9.2160 does not indicate uses subject to Standards Review. Applicability of Standards Review procedures is set out at EC [9.8465](#).

Table 9.2160 Commercial Zone Land Uses and Permit Requirements

	C-1	C-2	C-3	GO
Accessory Uses				
Accessory Use. An <u>example</u> includes storage and distribution incidental to the primary use of the site. Parking areas that are accessory to a primary use on the same development site shall comply with EC 9.2161(5) .	P	P	P	P
Agricultural, Resource Production and Extraction				
Horticultural Use. <u>Examples</u> include field crops, orchards, berries, and nursery or flower stock.	P	P		P
Eating and Drinking Establishments				
Bar and Tavern	C(1)	P	P	
Delicatessen	P(1)	P	P	P(2)
Restaurant	P(1)	P	P	P(2)
Specialty Food and Beverage. Examples include bagel, candy, coffee, donut, and ice cream stores. Products manufactured on-site shall comply with manufacturing allowances for food and beverage products.	P(1)	P	P	P(2)
Education, Cultural, Religious, Social and Fraternal				

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	C-1	C-2	C-3	GO
Artist Gallery/Studio	P(1)	P	P	
Ballet, Dance, Martial Arts, and Gymnastic School/ Academy/Studio	P(1)	P	P	C
Church, Synagogue, and Temple, including associated residential structures for religious personnel	P(1)	P	P	P
Club and Lodge of State or National Organization		P	P	P
Community and Neighborhood Center	P	P	P	C
Library		P	P	
Museum		P	P	
School, Business or Specialized Educational Training (excludes driving instruction)		P	P	
School, Driving (including use of motor vehicles)		P	P	
School, Elementary through High School		P	P	
University or College		P	P	
Entertainment and Recreation				
Amusement Center (Arcade, pool tables, etc.)	C	P	P	
Arena, Indoors		C	C	
Athletic Facility and Sports Club	P(1)	P	P	C
Bowling Alley		P	P	
Golf Course, Miniature Indoor		P	P	
Golf Course, Miniature Outdoor		SR		
Golf Driving Range		SR		
Park and Non-Publicly Owned Open Space Use (See EC 9.2620): Uses not specifically listed in this Table 9.2160 that are listed under the "Entertainment and Recreation" category in Table 9.2630.		S(9)	S(9)	S(9)
Theater, Live Entertainment	C	P	P	
Theater, Motion Picture		P	P	
Financial Services				

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	C-1	C-2	C-3	GO
Automated Teller Machine (ATM)	P(1)	P	P	P
Bank, Savings and Loan Office, Credit Union	P(1)	P	P	P
Government				
Government Services, not specifically listed in this or any other uses and permit requirements table. An example could include: a fire station.	P(1)	P	P	P
Information Technology Services				
Computer Networking (includes services and technical support center)	P(1)	P	P	P
E-commerce (includes on-site shipping via truck)		P	P	
E-commerce (excludes on-site shipping via truck)	P(1)	P	P	P
Healthcare Informatics (includes biotechnology, bioinformatics, and medical informatics)	P(1)	P	P	P
Internet and Web Site (includes services and technical support center)	P(1)	P	P	P
Software Development (includes services and technical support center)	P(1)	P	P	P
Lodging				
Bed and Breakfast Facility		P	P	P
Hotel, Motel, and similar business providing overnight accommodations		P	P	
Recreational Vehicle Park, may include tent sites (See EC 9.5600)		S		
Manufacturing				
Manufacturing Allowance in C-1, manufacturing is permitted if the following standards are met: – No external air emissions required a permit from an air quality public agency. – All industrial activity completely enclosed within building. – Industrial uses limited to apparel, food and beverage, handcraft industries, and other	P			

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	C-1	C-2	C-3	GO
manufacturing uses with similar external impacts to other uses permitted in C-1. – Each individual business is limited to 5,000 square feet of area exclusive of parking area.				
Manufacturing Allowance in C-2 and C-3, manufacturing is permitted if the following standards are met: – No external air emissions requiring a permit from an air quality public agency. – All industrial activity completely enclosed within building. – Industrial uses limited to apparel, food and beverage products, electronic communication assembly, handcraft industries, and other manufacturing uses with similar external impacts to other uses permitted in C-2 and C-3. – Each individual business is limited to 10,000 square feet of floor area exclusive of parking area. These types of businesses are limited in size to assure that they will not dominate the commercial area and to limit any negative external impacts on commercial and residential uses.		P	P	
Recycling, reverse vending machine.	P	P	P	P
Recycling, small collection facility (See EC 9.5650).	S	S	S	S
Medical, Health, and Correctional Services				
Blood Bank		P	P	P
Correctional Facility, excluding Residential Treatment Center		C	C	C
Clinic or other Medical Health Treatment Facility (including mental health).	P(1)	P	P	P
Drug Treatment Clinic – Non-residential		P(3)	P(3)	
Hospital		C	C	C
Laboratory, medical, dental, X-ray		P	P	P
Meal Service, Non-Profit	C	P	P	

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	C-1	C-2	C-3	GO
Nursing Home		P	P	P
Plasma Center, must be at least 800 feet between Plasma Centers		P		
Residential Treatment Center		P	P	C
Motor Vehicle Related Uses				
Car Wash		P	C	
Motor Vehicle Sales/Rental/Service, excluding recreational vehicles and heavy trucks		P(11)	C	
Motorcycle Sales/Rental/Service		P(11)	C	
Parking Area not directly related to a primary use on the same development site		SR (4)	P(5)	P
Parts Store		P	P	
Recreational Vehicles and Heavy Truck, Sales/Rental/Service		C(11)		
Repair, includes paint and body shop		P		
Service Stations, includes quick servicing		P	C	
Structured Parking, two levels not directly related to a primary use on the same development site		P	P	P
Structured Parking, three or more levels not directly related to a primary use on the same development site		C	P	C
Tires, Sales/Service		P	C	
Transit, Neighborhood Improvement	P	P	P	P
Transit Park and Ride, Major		P	P	P
Transit Park and Ride, Minor	C	P	P	P
Transit Station, Major	C	SR	SR	SR
Transit Station, Minor.	C	P	P	P
Office Uses				
Administrative, General, and Professional Office	P(1)	P	P	P
Scientific and Educational Research Center	P(1)	P	P	P
Personal Services				

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	C-1	C-2	C-3	GO
Barber, Beauty, Nail, Tanning Shop	P(1)	P	P	P(2)
Day Care Facility (Not associated with a residence.).	P	P	P	P
Dry Cleaner	P(1)	P	P	P(2)
Film, Drop-off/Pick-up	P(1)	P	P	P(2)
Locksmith Shop	P(1)	P	P	P(2)
Laundromat, Self-Service	P(1)	P	P	P(2)
Mailing and Package Service	P(1)	P	P	P(2)
Shoe Repair Shop	P(1)	P	P	P(2)
Tailor Shop	P(1)	P	P	P(2)
Residential				
Dwellings				
Single-Unit Dwelling	P(6)	P(6)	P(7)	
Townhouse (See EC 9.5550)	S(6)	S		S
Duplex	P(6)	P(6)	P(7)	P
Triplex (See EC 9.5550)	S(6)	S	S	S
Fourplex (See EC 9.5550)	S(6)	S	S	S
Multiple Unit (See EC 9.5500)	S(6)	S	S	S
Assisted Care & Day Care (Residences Providing Special Services, Treatment or Supervision)				
Assisted Care (5 or fewer people living in facility and 3 or fewer outside employees on site at any one time)		P	P	P
Assisted Care (6 or more people living in facility)		P	P	C
Day Care (4 to 16 people served).	P	P	P	P
Day Care (17 or more people served).	C	P	P	P
Rooms for Rent Situations				
Boarding and Rooming House		P	P	C
Campus Living Organization, including Fraternities and Sororities		P	P	C
Single Room Occupancy (SRO)		P	P	
University and College Dormitories		P	P	P

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	C-1	C-2	C-3	GO
Trade (Retail and Wholesale)				
Agricultural Machinery Rental/Sales/Service		C(11)		
Appliance Sales/Service		P	P	
Bicycle Rental/Sales/Service	P(1)	P	P	
Boat and Watercraft Sales/Service		P(11)	C	
Book Store	P(1)	P	P	
Building Materials and Supplies				
Computer Store	P(1)	P	P	
Convenience Store	P(1)	P	P	P(2)
Drug Store (excluding Drug Treatment Centers)	P(1)	P	P	
Electrical Appliances and Supplies	P(1)	P	P	
Equipment, Light, Rental/Sales/Service		P	P	
Equipment, Heavy, Rental/Sales/Service – includes truck and tractor sales		C(11)		
Fabric Store		P	P	
Floor Covering Store		P	P	
Furniture and Home Furnishing Stores		P	P	
Garden Supply/Nursery	P(1)	P		
General Merchandise (includes supermarket and department store)	P(1)	P	P	P(2)
Hardware/Home Improvement Store	P(1)	P	P	
Healthcare Equipment and Supplies		P	P	
Liquor Store		P	P	
Manufactured Dwelling Sales/Service/Repair		C		
Office Equipment and Supplies		P	P	
Plumbing Supplies		P	P	
Retail trade when secondary, directly related, and limited to products manufactured, repaired or assembled on the development site	P(1)	P	P	
Storage Facility, Household/Consumer Goods, enclosed		P(11)		

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Specialty Store (an example includes a gift store)	P(10)	P(1)(10)	P(10)	P(2)(10)
Toy and Hobby Store	P(1)	P	P	
Video Store	P(1)	P	P	
Utilities and Communication				
Amateur Radio Antenna Structure (See EC 9.5050).	S	S	S	S
Broadcasting Studio, Commercial and Public Education		P	P	P(7)
Electrical Substation, must meet landscape standards in EC 9.6210(3) High Screen Landscape Standard (L-3) unless fully enclosed within a building or approved through a Type II procedure that shows low visual impact.	P	P	P	P
Fiber Optic Station, must meet landscape standards in EC 9.6210(3) High Screen Landscape Standard (L-3) unless fully enclosed within a building or approved through a Type II procedure that shows low visual impact.	P	P	P	P
Pump Station, well head, non-elevated reservoir, and other water or sewer facilities must meet landscape standards in EC 9.6210(3) High Screen Landscape Standard (L-3) unless fully enclosed within a building or approved through a Type II procedure that shows low visual impact.	P	P	P	P
Telecommunication Tower or Facility (See EC 9.5750).	S	S	S	S
Water Reservoir, elevated above ground level	SR	SR	SR	SR
Other Commercial Services				
Building Maintenance Services		P	P	
Catering Service	P(1)	P	P	P(2)
Collection Center, Collection of Used Goods (See EC 9.5150)	S	S	S	
Home Occupation (See EC 9.5350).	S	S	S	S
Mortuary		P	P	
Photographers' Studio	P(1)	P	P	

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	C-1	C-2	C-3	GO
Picture Framing and Glazing	P(1)	P	P	P
Printing, Blueprinting, and Duplicating		P	P	
Publishing Service		P	P	
Temporary Activity (See EC 9.5800).	S	S	S	S
Train Station		C	C	
Upholstery Shop		P	C	
Veterinarian Service	C	P		

(Section 9.2160, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02; amended by Ordinance No. 20269, enacted November 25, 2002, effective December 25, 2002; Ordinance No. 20285, enacted March 10, 2003, effective April 9, 2003; Ordinance No. 20299, enacted October 22, 2003, effective November 21, 2003, remanded on February 25, 2005 and provisions administratively removed on April 11, 2005; administratively corrected October 27, 2003; amended by Ordinance No. 20305, enacted December 3, 2003, effective January 2, 2004; Ordinance No. 20353, enacted November 28, 2005, effective January 1, 2006; Ordinance No. 20417, enacted August 11, 2008, effective July 7, 2009; Ordinance No. 20514, enacted July 22, 2013, effective August 24, 2013; Ordinance No. 20528, enacted May 14, 2014, effective June 23, 2014; Ordinance No. 20557, enacted July 27, 2015, effective August 30, 2015; Ordinance No. 20569, enacted November 14, 2016, effective December 17, 2016; and Ordinance No. 20602, enacted July 23, 2018, effective August 24, 2018; Ordinance No. 20667, enacted May 24, 2022, effective June 25, 2022, remanded on October 12, 2023, and provisions administratively removed; Ordinance No. 20699, enacted November 13, 2023, effective December 31, 2023; Ordinance No. 20705, enacted March 11, 2024, effective March 12, 2024, remanded on July 10, 2024, and provisions administratively removed; Ordinance No. 20708, enacted April 22, 2024, effective May 30, 2024; Ordinance No. 20716, enacted November 25, 2024, effective January 2, 2025.)

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