

## Sec. 10-2.503. Commercial and manufacturing district land uses and permit requirements.

Table 2-4 identifies the uses of land allowed by these Zoning Regulations in the commercial and manufacturing zoning districts, and the land use permit required to establish each use, in compliance with Section 10-2.303.

Note: Where the last column in the tables ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of these Zoning Regulations may also apply.

TABLE 2-4 Allowed Uses and Permit Requirements for Commercial and Manufacturing Zoning Districts	P	Permitted Use					Specific Use Regulations
	MUP	Minor Conditional Use Permit Required					
	CUP	Conditional Use Permit Required					
	—	Use Not Allowed					
	PERMIT REQUIRED BY DISTRICT						
LAND USE (1), (5)	C-1	B-P	VMU	M-1	MPD		
<b>MANUFACTURING &amp; PROCESSING USES</b>							
Agricultural processing, vegetable packing/shipping	—	—	—	P	—		
Clothing and fabric products	—	—	—	P	P		
Cosmetics and pharmaceuticals	—	—	—	P	P		
Electronics, equipment, instruments, & appliances	—	—	—	P	P		
Food and beverage products	—	—	—	P(3)	P		
Furniture/fixtures manufacturing, cabinet shop	—	—	—	P(3)	P		
Glass products	—	—	—	P(3)	P		
Handcraft industries, small-scale manufacturing	—	—	—	P	P		
Laundry, dry cleaning plant	—	—	—	P(3)	P		
Metal products, fabrication, machine/welding shop	—	—	—	P(3)	P		
Printing and publishing	—	—	—	P(3)	P		
Recycling facilities - Large collection facility	—	—	—	CUP	—	Art. 15	
Recycling facilities - Reverse vending machine	—	—	—	MUP	—	Art. 15	
Recycling facilities - Small collection facility	—	—	—	CUP	CUP	Art. 15	
Research and development	—	—	—	P	P		
Sign painting and manufacturing	—	—	—	P	P		
Stone and cut stone products	—	—	—	P(3)	P		
Storage or disposal of hazardous materials	—	—	—	P(3)	P		
Structural clay and pottery products	—	—	—	P(3)	P		
Textiles and leather products	—	—	—	P	P		
Upholstery shop	—	—	—	P	P		
Warehouses, wholesaling and distribution	—	—	—	P	P		
<b>RECREATION, EDUCATION, &amp; PUBLIC ASSEMBLY USES</b>							
Art gallery	P	P	P	—	—		
Club, lodge, private meeting hall	P	P	CUP	P	P		
Community center	—	P	CUP	—	—		
Health/fitness facility	P	P	CUP	CUP	CUP		
Indoor amusement/entertainment facility	P	—	CUP	P	—		
Library, museum	P	P	CUP	CUP	CUP		
School - Specialized education and training	P	P	CUP	—	—		
Studio - Art, dance, martial arts, etc.	P	P	P	CUP	CUP		
Theater, auditorium	—	P	CUP	—	—		
<b>RESIDENTIAL USES</b>							
Caretaker or employee quarters	P	—	—	CUP	—		
Guest house	—	—	CUP	—	—	§10-2.1705	
Home occupation	—	—	P	—	—	Art. 21	
Emergency shelter	CUP	CUP	CUP	CUP	CUP		
Live/work unit	—	—	P	—	—		
Multi-family dwelling	—	—	P	—	—		
Multi-family dwelling, in a mixed use project	—	—	P	—	—		
Second residential unit	—	—	P	—	—	§10-2.1709	



<b>TABLE 2-4</b> <b>Allowed Uses and Permit Requirements for</b> <b>Commercial and Manufacturing Zoning Districts</b>	P	Permitted Use					Specific Use Regulations
	MUP	Minor Conditional Use Permit Required					
	CUP	Conditional Use Permit Required					
	—	Use Not Allowed					
	PERMIT REQUIRED BY DISTRICT						
LAND USE (1), (5)	C-1	B-P	VMU	M-1	MPD		
Contractor storage yard	—	—	—	P	—		
Hotel, motel, lodge, timeshare facility	P	P	P	—	—		
Maintenance and repair - Client site services	—	—	—	P	P		
Medical services - Clinic, laboratory	P	P	P	CUP	P		
Medical services - Hospital	CUP	CUP	—	CUP	—		
Offices - Processing and development	P	P	—	P	P		
Offices - Business, administrative and professional	P	P	P	P	P		
Offices - Real estate	P	P	—	P	P		
Personal services	P	P	P	P	P		
Repair services - Consumer products	P	—	—	P	P		
Security services, burglar alarms	—	—	—	P	P		
Storage - Accessory	P	P	P	P	P		
Storage - Outdoor	—	—	—	P	—		
Storage - Personal self-service (mini-storage)	—	—	—	P	P		
Veterinarians, animal hospitals, kennels, boarding	—	CUP	—	P	—		
<b>TRANSPORTATION AND COMMUNICATIONS USES</b>							
Broadcast studios	P	P	—	P	—		
Parking facilities, private and public	P	P	P	P	P		
Telecommunications facilities	CUP	CUP	CUP	CUP	CUP	§10-2.1712	
Truck and freight terminals	—	—	—	P	—		

**Notes:**

- (1) See Article 38 for land use definitions. See Section 10-2.303 regarding land uses not listed here.
- (2) Permitted uses in commercial zoning districts may require a Design Review Permit (Art. 20).
- (3) Use not allowed within 500 feet of a residential zoning district.
- (4) Allowed in conjunction with another commercial use.
- (5) All uses shall be conducted within an enclosed structure unless granted a conditional use permit.
- (6) Unless otherwise excepted, new commercial uses may require a growth allocation pursuant to City's Commercial Growth Management Plan (Chapter 6 of Title 10).
- (7) Limited to conditionally permitted on-site sales of beer and wine to guests of legally existing transient occupancy and lodging uses.