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.

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

	P Permitted Use							
TABLE 0.4	MUP Minor Conditional Use Permit Required							
TABLE 2-4 Allowed Uses and Permit Requirements for Commercial and Manufacturing Zoning Districts	CUP							
	_	Use Not Allowed						
	DEDMIT DECLURED BY DISTRICT							
LAND USE (1), (5)	C-1	B-P	VMU	M-1	MPD	Specific Use Regulations		
Single-family dwelling	 • •		P					
Residential care home	_		CUP					
RETAIL TRADE			COF					
	Р	Р	Р	Р	Р			
Accessory retail uses	P	Г	Г	P	-			
Agricultural equipment and supplies sales	P	CUP	CUD					
Alcoholic beverage sales, on-site			CUP	CUP(7)				
Art, antique, collectable, and gift sales	P	Р	Р					
Auto parts sales	P	_	_	Р		£40.0.4700		
Auto sales and rental - New vehicles	CUP				_	§10-2.1706		
Bakery, retail	P		CUP	Р	_			
Bookstore	P	Р	Р					
Building material and hardware store	P			Р	Р			
Camera/photographic shop	P	Р	P	_	 -			
Candy/confectionary shop	Р	Р	CUP					
Construction equipment sales	 -			P	Р			
Convenience and liquor stores	Р	_	_	Р	_			
Delicatessen	Р	Р	CUP	Р	Р			
Department store	Р	_	_	_	_			
Drive-in and drive-through sales		_		Р	_			
Drug store/pharmacy	Р	Р			_			
Electronic equipment sales and service	Р	_	CUP	_	_			
Equipment sales and rentals		_		Р	Р			
Farmers' market	CUP	_	CUP	_				
Florist	Р	Р	Р	_	_			
Furniture, furnishings, & appliance store	Р	_	_	Р	_			
General retail	Р	_	Р	_	_			
Grocery store	Р	_	_	_	_			
Gun shops	Р	_	_	Р	_			
Meat market	Р	_	_	Р	_			
Mobile home and RV sales	_	_	_	Р	_			
Oil drilling equipment and supplies	_	_	_	Р	_			
Pet store	Р	_	_	_	_			
Plant nurseries and garden supply stores	Р	_	_	_	_			
Pottery shops and sales	Р	_	Р	Р	Р			
Restaurant, café	Р	Р	Р	Р	Р			
Restaurant, café - Outdoor dining	CUP	_	CUP		_	§10-2.1708		
Service station	CUP	_	_	CUP	_	§10-2.1710 §10-2.1711		
Stationery store	Р	Р	CUP	_	_			
Tobacco shop	Р	Р	_	_	_			
Vending machines, outdoor	CUP	CUP	CUP	CUP	CUP			
SERVICES								
Ambulance services	Р	Р	_	Р	_			
Auto repair and maintenance - Major	_	_	_	CUP	_	§10-2.1707		
Auto repair and maintenance - Minor	CUP	_	_	CUP	_	§10-2.1707		
Automated teller machine (ATM)	Р	Р	P(4)	_	_			
Banks and financial services	Р	Р	_	_	_			
Bed and breakfast inn	CUP	Р	CUP	_	_	§10-2.1703		
Business support services	Р	Р	_	Р	Р			
Car wash	_	_	_	Р	_			

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

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.