

Sec. 130.22.020 - Matrix of Allowed Uses.

Uses are allowed in commercial zones subject to the requirements of this Title as designated in Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones) below:

Table 130.22.020—Allowed Uses and Permit Requirements for the Commercial Zones

<p>CPO: Commercial, Professional Office CL: Commercial, Limited CM: Commercial, Main Street CC: Commercial, Community CR: Commercial, Regional CG: Commercial, General CRU: Commercial, Rural</p>	<p>P A TUP CUP MUP TMA —</p>	<p>Allowed use (<u>Article 4: Special Use Regulations</u>) Administrative permit required (130.52.010) Temporary use permit required (130.52.060) Conditional Use Permit required(130.52.021) Minor use permit required (130.52.020) Temporary mobile home permit (130.52.050) Use not allowed in zone</p>						
Use Type	CPO	CL	CM	CC	CR	CG	CRU	Specific Use Regulation
Commercial								
Animal Sales and Service: Kennel, Commercial	—	—	—	P	P	P	CUP	
Pet Grooming and Pet Stores	—	P	P	P	P	P	—	

Veterinary Clinic	—	P	P	P	P	P	P	
Automotive and Equipment: Fuel Sales	—	P	CUP	P	P	P	CUP	
Paint and Body Shops	—	—	—	CUP	—	P	CUP	
Repair Shops	—	—	—	CUP	CUP	P	CUP	
Sales and Rental	—	—	—	CUP	CUP	P	CUP	
Vehicle Storage	CUP	—	—	CUP	—	P	CUP	<u>130.40.320</u>
Banks and Financial Services	P	P	P	P	P	P	P	
Bars and Drinking Establishments	CUP	P	P	P	P	P	P	
Brewery Large Commercial	—	—	CUP	P	CUP	P	CUP	
Micro Brewery	CUP	CUP	CUP	CUP	P	P	P	
Brewpub	CUP	P	P	P	P	—	P	
Broadcasting and Recording Studio	P	—	P	P	P	P	—	
Building Supply Store	—	—	—	P	P	P	P	<u>130.40.220</u>
Business Support Services	—	—	P	P	P	P	P	

Child Day Care Center	A	A	A	A	A	CUP	P	<u>130.40.110</u>
Commercial Cannabis	—	—	—	Commercial Cannabis Use Permit required (See <u>Article 4 - Special Use Regulations - Chapter 130.41 - Commercial Cannabis</u>)			—	
Commercial Recreation: Arcade	—	P	P	P	P	P	P	
Indoor Entertainment	—	—	P	P	P	—	—	
Indoor Sports and Recreation	—	P	—	P	P	P	—	
Large Amusement Complex	—	—	—	CUP	CUP	—	—	
Outdoor Entertainment	—	—	CUP	CUP	CUP	—	CUP	
Outdoor Sports and Recreation	—	—	—	—	CUP	—	CUP	<u>130.40.210</u>
Contractor's Office: On-site	A	A	A	A	A	A	A	<u>130.40.190</u>
Off-site	TUP	—	TUP	TUP	TUP	TUP	TUP	

Distillery, Craft	CUP	CUP	CUP	CUP	P	P	P	
Drive-Through Facility	P/CUP 6	P/CUP 6	P/CUP 6	P/CUP 6	P/CUP 6	P/CUP 6	P/CUP 6	<u>130.40.140</u>
Employer-sponsored Child Day Care Center	A	A	—	A	A	A	A	<u>130.40.110</u>
Food and Beverage Retail Sale	—	P	P	P	P	P	P	
Free Food Distribution Center	—	—	—	—	—	CUP	CUP	
Funeral and Internment Services	—	P	CUP	P	—	P	CUP	
Lodging Facilities: Bed and Breakfast Inn	—	CUP	P	P	—	—	P	<u>130.40.170</u>
Health Resort and Retreat Center	—	—	—	P	—	—	P	
Hotel and Motel	CUP	—	P	P	P	—	P	
Maintenance and Repair	—	—	CUP	P	P	P	P	
Medical Services: Hospital	CUP	—	—	P	CUP	CUP	—	
Clinic	CUP	P	P	P	P	—	P	

Long-Term Care Facility	—	CUP		P	—	—	CUP	
Mobile/Manufactured Home Sales Lots	—	—	—	A	—	P	—	<u>130.40.220</u>
Offices: Professional	P	P	P	P	CUP	P	P	
Medical	P	P	P	P	CUP	P	P	
Recycling Facilities	—	—	—	P/A	—	P/A	CUP	<u>130.40.280</u>
Restaurant	CUP	P	P	P	P	P	P	
Retail Sales and Service: Indoor Sales	—	P	P	P	P	P	P	
Outdoor Sales	—	CUP	CUP	P	CUP	P	P	<u>130.40.220</u>
Temporary Outdoor Sales	A/TUP	TUP ¹	TUP ¹	A/TUP	A/TUP	A/TUP	A/TUP	
Personal Services	P/CUP	P	P	P	P	P	P	
Property Services	—	P	—	P	—	P	<u>P</u>	
Specialized Education and Training	P	P	P	P	—	CUP	—	<u>130.40.230</u>
Storage, Self	—	—	—	CUP	—	P	CUP	<u>130.40.320</u>
Trade School: Indoor	CUP	CUP	—	CUP	—	P	CUP	

Outdoor	—	—	—	—	—	CUP	CUP	
Winery: Production	—	—	CUP	—	—	P	P	
Full-service Facilities	—	P	CUP	P	—	P	P	
Industrial								
Laundries, Commercial	—	CUP	—	CUP	—	P	P	
Light Manufacturing:	—	—	CUP ²	CUP	—	P	CUP	
Ceramic Products	—	—	CUP ²	CUP	—	P ₃ /CUP	CUP	
Lightweight Nonferrous Metal Casting Foundry	—	—	CUP ²	CUP	—	P ₃ /CUP	CUP	
Mineral Exploration and Mining	See Table 130.29.070.1 (Mineral Exploration and Mining)							
Printing and Publishing	—	—	—	CUP	—	P	—	
Research and Laboratory Services	P	—	—	P	—	P	P	
Storage Yard, Equipment and Material: Permanent	—	—	—	—	—	P	CUP	<u>130.40.320</u>
Temporary	TUP	—	—	TUP	TUP	TUP	TUP	

Wholesale Storage and Distribution	—	—	—	CUP	—	P	CUP	
Agricultural								
Nursery, Commercial Retail	—	P	CUP	CUP	—	P	P	
Packing: Off -site Products	—	CUP	—	—	—	P	P	
Residential								
Caretaker Unit: Permanent	A	A	A	A	A	A	A	<u>130.40.120</u>
Temporary	TMA	TMA	TMA	TMA	TMA	TMA	TMA	
Child Day Care Home ^{5,6} Small Family Day Care Home	—	A	—	A	—	—	A	<u>130.40.110</u>
Large Family Day Care Home	—	A	—	A	—	—	A	
Community Care Facility: Small or Large	CUP	P	—	P	—	—	P	
Dwelling (as Part of a Mixed Use Development)	Permitted by Design Review (See <u>Section 130.52.030</u> —Design Review Permit in <u>Article 5</u> —Planning Permit Processing, of this Title)							
Emergency Shelter	—	—	—	CUP	—	P	—	

Swimming Pool, Public	—	CUP	—	CUP	—	—	—	<u>130.40.210</u>
Tennis Courts, Public	—	CUP	—	CUP	—	—	—	
Trail Head Parking and Staging Area	—	—	—	CUP	—	CUP	P	
Civic								
Cemeteries	—	—	—	CUP	—	CUP	—	
Churches and Community Assembly Indoor	CUP	CUP	P	P	—	CUP	CUP	
Outdoor	CUP	CUP	CUP	CUP	CUP	—	CUP	
Community Services: Intensive	—	—	—	CUP	CUP	CUP	CUP	
Minor	P	P	P	P	P	—	P	
Schools: College and University	P	—	CUP	P	CUP	—	—	<u>130.40.230</u>
Elementary and Secondary, Private	CUP	—	CUP	CUP	—	—	—	
Transportation								
Airports, Airstrips and Heliports	—	—	—	CUP	—	CUP	CUP	

Intermodal Facility	CUP	CUP	CUP	CUP	CUP	P	—	
Parking Lot	P	P	P	P	P	P	P	
Utility and Communications								
Communication Facilities	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	<u>130.40.130</u>
Public Utility Service Facilities: Intensive	CUP	—	—	CUP	CUP	CUP	CUP	<u>130.40.250</u>
Minor	P	P	P	P	P	P	P	
Wind Energy Conversion System	See Table 130.40.390.1 (WECS Use Matrix)							<u>130.40.390</u>

NOTES:

- ¹ Excluding Subsection 130.40.220.E (Garage Sales) in Article 4 (Specific Use Regulations) of this Title.
- ² Limited to small-scale, artisanal production of goods (See Article 8 (Glossary: "Light Manufacturing")) of this Title.
- ³ CUP for larger scale, 'general industrial' use.
- ⁴ As part of the residential component of a mixed use development.
- ⁵ As a rental of an existing legal nonconforming residential structure.
- ⁶ CUP required when adjacent to any residential zoned lot or residential use.

(Ord. No. 5097, § 2, 1-8-2019; Ord. No. 5112, § 2, 9-10-2019; Ord. No. 5127, § 2, 9-1-2020)

Sec. 130.22.030 - Commercial Zones Development Standards.

Allowed uses and associated structures shall comply with the following development standards listed in Table 130.22.030 (Commercial Zones Development Standards) below in this Section, in addition to any other applicable requirements of this Title unless a variance is obtained in compliance with Section 130.52.070

(Variance) in Article 5 (Planning Permit Processing) of this Title, or standards are modified pursuant to a Development Plan permit in compliance with Section 130.52.040 (Development Plan Permit) in Article 5 (Planning Permit Processing) of this Title.

Table 130.22.030—Commercial Zones Development Standards

Development Attribute	CPO	CL	CM	CC	CR	CG	CRU
Minimum Lot Size (in square feet)	6,000	4,000	None	4,000	100,000	10,000	10,000
Minimum Lot Width (in feet)	60	60	20	60	70	70	100
Residential Density Range for Mixed Use	See <u>Section 130.40.180</u> (Mixed Use)				N/A		
Setbacks (in feet) Front and Secondary Front ³	10	10	Min. 0 Max. 10	10	20	10	30
Sides and Rear ⁴	0 or 5	0 or 5	0 or 5	0 or 5	0 or 5	0 or 5	30
Sides and Rear (Abutting R, R1A, R2A, R3A, and RE Zoned Land) ⁵	10 or 30					30	
Maximum Building Height (in feet)	50	50	50	50	50	50	40
Floor Area Ratio ⁶	.85	.85	2.0	.85	.85	.85	.50

Notes:

- ¹ Mixed use development and commercial condominiums subject to Section 130.40.180 (Mixed Use Development) in Article 4 (Specific Use Regulations) of this Title.
- ² Does not limit the creation of new smaller lots within a regional commercial facility.
- ³ Subject to Landscaping requirements in the site planning and design manual.
- ⁴ Zero lot line with fireproof wall and no openings, meeting building and fire code requirements, otherwise the 5 foot setback applies.
- ⁵ Subject to Landscaping Ordinance requirements in the site planning and design manual.
- ⁶ Ratio of allowable floor area to lot area.
- ⁷ Lots that are created for access road, parking areas, common area landscaping and open space purposes are exempt from the area and width standards of the respective zones.