

# Chapter 19.9 Use Regulations

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## 19.9.1 Land Use Regulations

Table 19.9.1-2, Land Use Regulations, lists the land use regulations for all listed zoning districts. For all downtown zoning districts, see the Downtown Master Plan.

This Chapter defines and sets forth requirements for land uses. This Chapter also regulates developments with multiple principal uses and unlisted uses. Uses not listed in the table or not found to be substantially similar to uses listed in the table are prohibited.

**TABLE 19.9.1-1, LAND USE REGULATIONS**

Symbol	Meaning
"P"	The use is permitted, subject to all applicable regulations of the Code.
"S"	The use is permitted, subject to additional standards listed for the specific use type.
"C"	A Conditional Use Permit is required.
"A"	The use is permitted as an accessory use to a principal use, subject to additional standards.
"T"	A Temporary Use Permit is required.
"-"	The use is not permitted.

**TABLE 19.9.1-2, LAND USE REGULATIONS**

Use Category	Zoning Districts																		
	RS	RM	RH	RMH	MR	MC	MN	CN	CO	CC	CH	CT	CA	IL	IG	IP	DH	PS	DP
<b>Accessory Uses</b>																			
Accessory Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Animal Keeping	See HMC Subsection 19.9.3.B, Accessory Animal Keeping																		
Drive-in and Drive-through Facilities	-	-	-	-	C	C	C	-	-	C	C	C	C	-	-	C	-	-	-
Home Occupation	A	A	A	A	A	A	A	-	-	-	-	-	-	-	-	-	-	-	-
Moving Van/Truck Rental	-	-	-	-	A	A	-	C	A	A	A	A	A	A	A	A	A	-	-
Outdoor Display and Sales	-	-	-	-	-	A	A	A	-	A	A	A	A	A	A	A	A	-	-
Outdoor Dining and Seating	See HMC Section 19.9.3.H, Outdoor Dining and Seating																		
Solar Collection System	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Wind Energy System	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Use Category	Zoning Districts																		
	RS	RM	RH	RMH	MR	MC	MN	CN	CO	CC	CH	CT	CA	IL	IG	IP	DH	PS	DP
<b>Residential Uses</b>																			
Household Living	See use types below																		
Dwelling, Live/Work	-	S	S	-	S	S	S	-	-	-	-	-	-	-	C	-	C	-	-
Dwelling, Multifamily	-	P	P	-	P	P	P	-	-	-	-	S	-	-	-	-	-	-	-
Dwelling, Single-family Attached	P (RS-6 and RS-8 only)	P	P	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-
Dwelling, Single-family Detached	P	P	-	S	-	-	P	-	-	-	-	-	-	-	-	P	-	-	

TABLE 19.9.1-2, LAND USE REGULATIONS

Use Category	Zoning Districts																		
	RS	RM	RH	RMH	MR	MC	MN	CN	CO	CC	CH	CT	CA	IL	IG	IP	DH	PS	DP
<i>Senior Housing</i>	-	S	S	-	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-
<i>Accessory Dwelling Unit</i>	S	S	S	-	-	S	S	-	-	-	-	-	-	-	-	-	-	-	-
Community Residence	S	S	S	-	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-
Facility for Transitional Living for Released Offenders	-	C	C	-	C	C	C	-	-	-	-	-	-	-	-	-	C	-	-
Manufactured/Mobile Home/Tiny House Park or Subdivision	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Short-Term Vacation Rental	S	S	S	S	S	S	S	-	-	-	-	S	-	-	-	-	-	-	-
Travel Trailer/RV Park	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-
Use Category	Zoning Districts																		
	RS	RM	RH	RMH	MR	MC	MN	CN	CO	CC	CH	CT	CA	IL	IG	IP	DH	PS	DP
<b>Public/Institutional Uses</b>																			
Airport or Landing Strip	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Club or Lodge	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	C	-	-
Community Food Services	-	-	-	-	S	S	-	S	S	S	S	-	-	-	-	-	S	S	S
Cultural Institution	-	-	-	-	P	P	C	C	P	P	P	P	P	-	-	-	-	C	C
Day Care	See use types below																		
<i>Day Care Center</i>	-	C	C	-	C	C	C	C	S	C	C	S	C	-	-	-	-	-	-
<i>Family Home</i>	S	S	S	S	P	P	P	-	-	-	-	-	-	-	-	-	S	-	-
<i>Group Child Care</i>	C	C	-	C	C	C	C	S	S	S	-	-	-	-	-	-	-	-	-
Detention Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-
Employment & Training Center, Non-Profit	-	-	-	-	C	C	-	-	-	C	C	-	-	C	-	-	C	C	-
Government Office	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Heliport	-	-	-	-	C	-	-		C	C	C	C	C	C	C	C	C	C	C
Hospital	-	-	-	-	C	C	-	S	-	P	P	S	-	-	-	-	C	C	C
Institutional Housing	See use types below																		
<i>Group Living-General</i>	-	C	C	C	S	S	S	C	-	-	S	-	-	-	-	-	C	-	-
<i>Supportive Housing</i>	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	-	C	-	-
Park and Recreation Facility	C	C	C	C	P	P	C	C	C	C	C	C	C	C	C	-	C	P	-
Public Safety Facility	C	C	C	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Religious Assembly	C	C	C	C	C	C	C	S	S	S	S	S	S	S	C	C	C	C	S
School	-	S	S	-	C	C	-	C	C	S	-	-	-	C	-	C	S	S	C
Telecommunication Facilities	See use types below																		
<i>Eligible Facilities Requests (EFR)</i>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
<i>Small Cell Facilities</i>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
<i>Non-small cell co-locations</i>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Antennas	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
<i>Stealth Facilities</i>	-	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
<i>Non-Stealth Towers</i>	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Vocational School	-	-	-	-	P	P	C	S	S	S	P	S	S	P	P	P	-	C	-
Youth Drop-In Center	-	C	C	-	C	C	C	C	C	C	C	-	-	-	C	-	C	-	-
Use Category	Zoning Districts																		
	RS	RM	RH	RMH	MR	MC	MN	CN	CO	CC	CH	CT	CA	IL	IG	IP	DH	PS	DP
<b>Commercial Uses</b>																			
Animal Services	See use types below																		
<i>Animal Boarding</i>	C (RS-1 and RS-2 only)	-	-	-	S	S	-	-	-	S	S	S	-	C	-	-	C	-	-
<i>Animal Sales and Grooming</i>	-	-	-	-	S	S	S	S	-	S	S	S	-	-	-	-	-	-	-
<i>Veterinary Clinic/Hospital</i>	-	-	-	-	S	S	S	C	-	S	S	-	-	-	-	-	-	-	-
Artists' Studio	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Bail-Bond Broker	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-
Banquet/Convention Facility	-	-	-	-	P	P	C	-	C	P	P	P	P	-	-	-	-	-	-

TABLE 19.9.1-2, LAND USE REGULATIONS

Use Category	Zoning Districts																			
	RS	RM	RH	RMH	MR	MC	MN	CN	CO	CC	CH	CT	CA	IL	IG	IP	DH	PS	DP	
Commercial Recreation and Entertainment	See use types below																			
Cinema/Theaters	-	-	-	-	P	P	-	C	-	P	P	P	-	-	-	-	-	C	-	
Indoor Sports, Recreation, and Entertainment	-	-	-	-	C	C	C	-	-	P	P	P	-	C	C	C	-	C	-	
Outdoor Sports, Recreation, and Entertainment	C	-	-	-	C	C	-	-	-	S	S	C	-	C	C	C	-	C	-	
Teenage Dancehalls and Nightclubs	-	-	-	-	C	C	-	-	-	C	-	C	-	-	-	-	-	-	-	
Daily Labor Service	-	-	-	-	C	C	-	-	-	C	C	-	-	C	-	-	-	-	-	
Eating and Drinking Establishment	See use types below																			
Restaurant	-	-	-	-	P	P	P	P	S	P	P	P	P	S	-	S	-	S	-	
Restaurant with Bar	-	-	-	-	P	S	S	S	S	S	S	S	S	S	C	-	C	-	S	-
Tavern	-	-	-	-	C	C	-	-	-	C	C	C	C	-	C	-	-	-	-	
Wine Lounge	-	-	-	-	C	C	C	-	-	C	-	C	-	-	-	-	-	-	-	
Artisan's Beer and Wine Room Establishments	-	-	-	-	C	C	C	-	-	C	-	C	-	-	-	-	-	-	-	
Brew Pub/Craft Distillery/Estate Distillery	-	-	-	-	C	C	C	-	-	C	-	C	-	C	-	-	-	-	-	
Emergency Healthcare Facility	-	-	-	-	P	P	P	S	P	P	P	P	S	-	C	C	C	-	C	C
Farmer's Markets	-	C	C	C	P	P	P	S	S	S	S	S	S	S	-	-	-	-	-	
Financial Institution	See use types below																			
Banks and Credit Unions	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	
Check Cashing, Deferred Deposit Service, Vehicle Title Loan Facility, and/or High Interest Loan	-	-	-	-	C	-	-	C	-	C	C	-	-	-	-	-	-	-	-	
Fleet-Based Services	-	-	-	-	C	C	-	-	-	S	S	S	S	S	S	-	-	-	-	
Food Preparation	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	P	-	-	-	
Funeral and Interment Service	-	-	-	-	-	C	-	-	-	C	C	-	-	S	S	-	-	-	S	-
Gaming Establishment	See use types below																			
Nonrestricted Gaming	-	-	-	-	C	C	-	-	-	-	C	C	-	-	-	-	-	-	-	
Restricted Gaming	-	-	-	-	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	
Hookah/Smoking Lounge	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	-	C	-	-	
Instructional Service	-	-	-	-	P	P	P	P	S	P	P	P	S	P	C	C	C	-	S	-
Laboratory	-	-	-	-	P	P	-	P	P	P	P	P	P	P	-	P	P	-	A	-
Maintenance and Repair Service	-	-	-	-	C	C	-	C	C	P	P	P	P	P	-	P	P	-	-	-
Marijuana Establishment	See use types below																			
Marijuana, Cultivation Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	
Marijuana, Infusion or Manufacturing Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	
Marijuana, Independent Testing Laboratory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	
Retail Marijuana Dispensary	-	-	-	-	C	C	-	C	C	C	C	C	C	-	C	C	C	-	-	
Mini-Storage Facility	-	S	S	-	-	-	-	C	-	S	S	-	-	S	S	C	-	-	-	
Mobile Food Vendor	-	-	-	-	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	
Office	See use types below																			
Business and Professional	-	-	-	-	P	P	P	P	P	P	P	P	P	P	S	S	S	P	-	
Medical	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	C	C	C	-	
Personal Service	See use types below																			
General	-	-	C	-	P	P	P	P	S	P	P	S	-	-	-	-	-	-	-	
Dry Cleaning Agency	-	-	-	-	P	P	P	S	S	S	S	S	S	S	-	-	-	-	-	
Massage	-	-	-	-	C	C	-	-	-	C	C	A	C	-	-	-	-	-	-	
Reflexology	-	-	-	-	S	S	S	S	S	S	S	-	S	-	-	-	-	-	-	

TABLE 19.9.1-2, LAND USE REGULATIONS

Use Category	Zoning Districts																	
	RS	RM	RH	RMH	MR	MC	MN	CN	CO	CC	CH	CT	CA	IL	IG	IP	DH	PS
Tattoo and Body Alteration Studio	-	-	-	-	C	C	-	-	-	C	C	C	-	-	-	-	-	-
Retail Sales and Service	See use types below																	
General	-	-	-	-	P	P	P	P	S	P	P	P	-	S	S	S	-	-
Auction Facility	-	-	-	-	-	-	-	-	S	S	-	S	S	S	S	-	-	-
Building Materials	-	-	-	-	C	C	-	-	C	C	-	-	P	P	-	-	-	-
Convenience Store	-	-	C	-	S	S	S	S	S	S	S	S	-	-	-	-	-	-
Grocery Store	-	-	-	-	P	P	P	P	C	P	P	P	P	-	-	-	-	-
Liquor Store	-	-	-	-	C	C	-	-	C	C	C	-	-	-	-	-	-	-
Pawnshop	-	-	-	-	C	-	-	-	C	C	-	-	S	S	-	-	-	-
Pawnshop with Vehicles	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-
Pharmacy	-	-	-	-	P	P	P	P	S	P	P	P	P	-	S	-	-	-
Plant Nursery	-	-	-	-	-	-	-	-	C	P	-	-	P	P	-	-	-	-
Equipment Rental	-	-	-	-	-	-	-	S	-	S	S	-	-	-	-	-	-	-
Secondhand Goods	-	-	-	-	C	C	C	S	-	S	-	S	-	-	-	-	-	-
Smoke/Tobacco/Vape Shop	-	-	-	-	-	-	-	-	C	C	C	-	C	C	C	-	-	-
Swap Meet	-	-	-	-	-	-	-	-	C	C	-	-	S	S	-	-	-	-
Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-
Vehicle/Equipment Related Uses	See use types below																	
Auto Broker	-	-	-	-	-	-	-	S	S	S	S	-	S	S	S	-	-	-
Vehicle Sales	-	-	-	-	S	S	-	-	C	C	C	S	C	C	-	-	-	-
Vehicle Rental	-	-	-	-	C	C	-	-	S	C	C	S	P	C	C	-	-	-
Equipment Sales, Service, and Rental	-	-	-	-	-	-	-	-	C	C	-	-	C	C	-	-	-	-
Car Wash, Drive-Through	-	-	-	-	A	A	-	-	C	C	-	C	-	-	-	-	-	-
Car Wash, Full Service	-	-	-	-	-	-	-	-	C	C	-	C	-	-	-	-	-	-
Car Wash, Self Service	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-
Gas Station	-	-	-	-	C	C	-	C	-	C	C	-	C	C	C	-	-	-
Fleet Fueling Station	-	-	-	-	-	-	-	-	-	C	-	-	P	P	C	-	-	-
Service Station	-	-	-	-	-	-	-	C	-	C	C	C	C	C	-	-	-	-
Smog Check Station	-	-	-	-	S	S	A	S	-	S	S	-	S	S	S	-	-	-
Vehicle Repair	-	-	-	-	-	-	-	-	C	S	-	S	S	S	-	-	-	-
Vehicle Storage	-	-	-	-	-	-	-	-	S	C	-	S	C	C	-	-	-	-
Visitor Accommodation	See use types below																	
Hotel	-	-	-	-	C	C	-	-	C	C	C	C	-	-	-	-	-	-
Motel	-	-	-	-	C	C	-	-	C	C	C	C	-	-	-	-	-	-
Recreational Vehicle Resort	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-
Residential Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Resort Hotel	-	-	-	-	C	-	-	-	-	C	-	-	-	-	-	-	-	-
Time-Share Project	-	-	-	-	C	C	-	-	-	C	-	-	-	-	-	-	-	-
Wedding Chapel	-	-	-	-	P	P	C	-	P	P	P	-	-	-	-	-	-	-
Use Category	Zoning Districts																	
	RS	RM	RH	RMH	MR	MC	MN	CN	CO	CC	CH	CT	CA	IL	IG	IP	DH	PS
Industrial Uses																		
Cogeneration Power Plant	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-
Commercial Laundry	See use types below																	
General	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-
Limited	-	-	-	-	-	-	-	-	-	C	-	-	P	P	-	-	-	-
Communication Facilities	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Data Center	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-
Concrete Product Production	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-
Construction Storage Yard	-	-	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	-
Food and Beverage Manufacturing	See use types below																	
Large Scale	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-
Small Scale	-	-	-	-	C	C	-	-	C	C	C	-	S	S	S	-	-	-

TABLE 19.9.1-2, LAND USE REGULATIONS

Use Category	Zoning Districts																		
	RS	RM	RH	RMH	MR	MC	MN	CN	CO	CC	CH	CT	CA	IL	IG	IP	DH	PS	DP
Industry	See use types below																		
Custom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
General	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	-
Limited	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-
Research and Development	-	-	-	-	-	-	-	-	C	C	P	-	-	S	S	S	-	-	-
Junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-
Maintenance Service Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	C	-
Mining and Processing	See use types below																		
General	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-
Short Term	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Recycling Facility	See use types below																		
Collection Facility	-	-	-	-	-	-	-	-	-	S	S	-	-	S	S	S	-	-	-
Processing Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-
Warehousing, Storage, Wholesaling, and Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-
Use Category	Zoning Districts																		
	RS	RM	RH	RMH	MR	MC	MN	CN	CO	CC	CH	CT	CA	IL	IG	IP	DH	PS	DP
<b>Agricultural Uses</b>																			
Agriculture	See use types below																		
Animal Production	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-
Crop Production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-
Horticulture	-	-	-	-	-	-	-	C	-	P	-	-	-	-	-	-	C	-	-
Urban Agriculture	See use types below																		
Community Garden	S	S	S	S	P	P	P	S	S	S	S	S	S	S	S	S	S	S	S
Indoor Agriculture	-	-	-	-	S	S	S	P	P	P	P	P	P	P	P	P	P	P	-
Market Garden	-	S	S	S	C	C	C	S	S	S	S	S	S	S	S	S	S	S	-
Use Category	Zoning Districts																		
	RS	RM	RH	RMH	MR	MC	MN	CN	CO	CC	CH	CT	CA	IL	IG	IP	DH	PS	DP
<b>Temporary Uses</b>																			
Circuses and Carnivals	-	-	-	-	T	T	T	T		T	T	T	T	-	-	-	-	T	T
Commercial Filming, Limited	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Holiday Events and Sales/Rental	-	-	-	-	T	T	T	T	-	T	T	T	T	T	T	T	T	-	-
Storage/Shipping Containers	T	T	T	T	-	-	T	T	T	T	T	T	T	T	T	T	T	T	T
Street Fairs	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	-	-	T	T
Temporary Construction Trailer, Onsite	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Temporary Construction Trailer, Offsite	T	T	T	T	T	T	-	T	T	T	T	T	T	T	T	T	T	T	T
Temporary Development Lodging	T	T	T	T	-	-	-	-	-	-	T	-	-	-	-	-	T	T	
Temporary Dwelling Unit	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-
Temporary Live Entertainment Events	-	-	-	-	T	T	T	T	T	T	T	T	T	T	T	-	-	-	-
Temporary Event	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Temporary Religious Assembly	T	T	T	T	T	T	T	-	-	T	T	-	-	T	T	T	T	T	T
Temporary Real Estate Sales Office, Onsite	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Temporary Real Estate Sales Office, Offsite	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Temporary Security Trailer	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Trade Fair	-	-	-	-	T	T	-	-	T	T	T	T	T	T	T	T	T	T	T
Temporary Vehicle/Equipment Sales and Auctions	-	-	-	-	T	-	-	-	-	T	T	T	T	T	T	T	-	-	-

(Ord. # 3954, 04/18/2023; Ord. # 3987, 09/05/2023; Ord. # 4007, 02/06/2024; Ord. # 4010, 03/08/2024; Ord. # 4050, 12/17/2024)

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