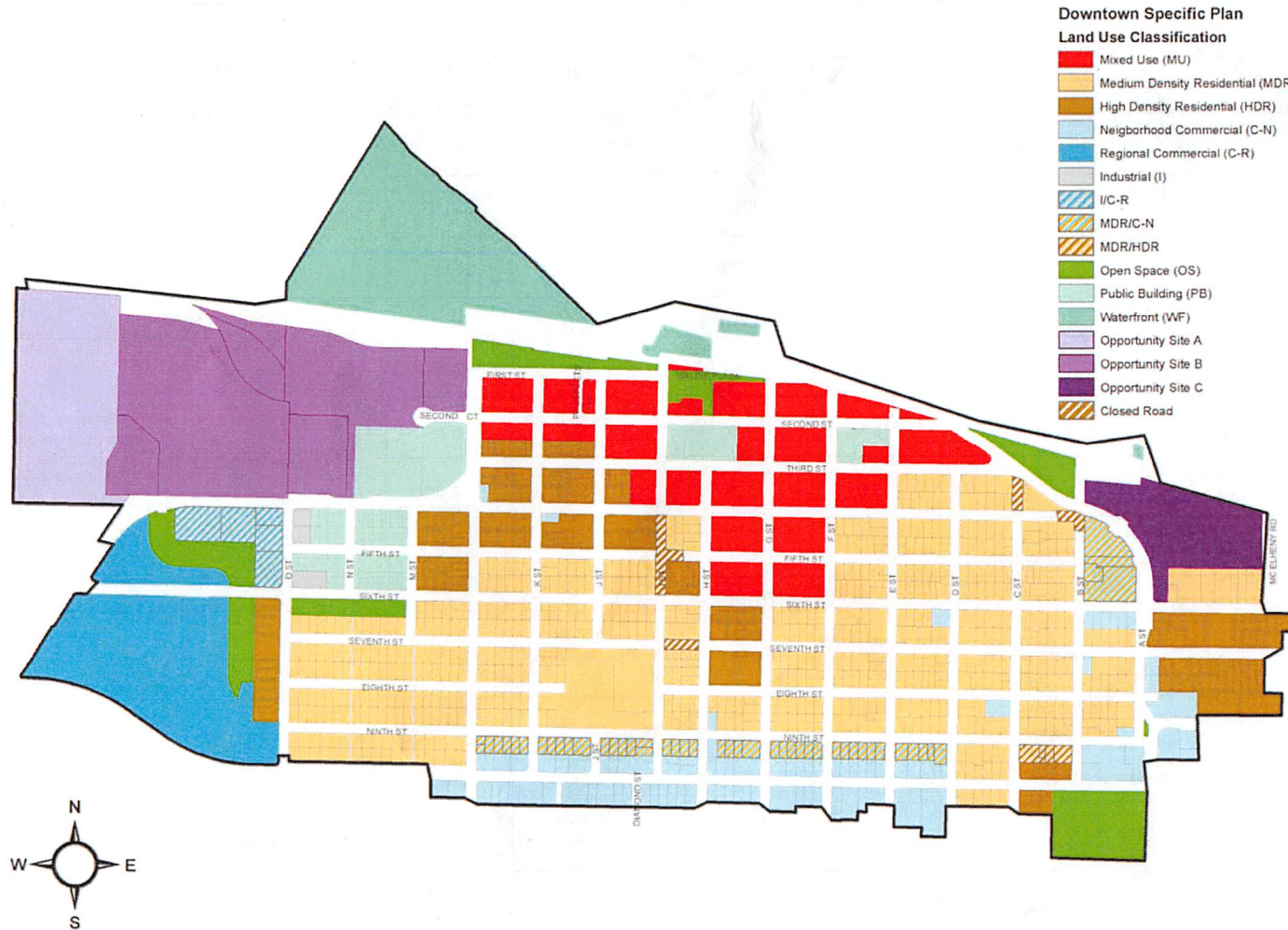


Figure 2-1: Downtown Specific Plan Land Use Map



Downtown Specific Plan  
Land Use Map

**Table 2.1 Allowable Uses and Permit Requirements**

TABLE 2.1 Allowed Uses and Permit Requirements	A	Allowed Use								
	UP	Use Permit Required								
	MUP	Minor Use Permit Required								
	—	Use Not Allowed								
LAND USE	PERMIT REQUIRED BY DISTRICT									Specific Use Regulations
	MU	C-N	C-R	MDR	HDR	I	WF	OS/PB		
<b>AGRICULTURE AND OPEN SPACE</b>										
Production of Crops	—	—	—	—	—	MUP	—	—	—	
<b>RESIDENTIAL USES</b>										
Accessory uses (Residential)	A	A	—	A	A	—	—	—	—	
Caretaker quarters	UP	UP	—	—	—	MUP	UP	—	—	
Home occupations	A	A	—	A	A	—	—	—	—	9-5.901
Live/work projects	MUP	MUP	—	—	—	MUP	—	—	—	
Mixed Use Projects	MUP	—	—	—	—	—	—	—	—	
Mobile home/RV park	—	—	—	—	—	—	UP	—	—	
Multi-family dwellings (3 or more units)	A	—	—	—	A	—	—	—	—	
Emergency shelters	—	—	—	—	—	UP	—	—	—	9-5.3839
Second dwelling units	A	A	—	A	A	—	—	—	—	9-5.3805
Single family dwellings	A	A	—	A	A	—	—	—	—	
Transitional and Supportive Housing	—	—	—	—	UP	UP	—	—	—	
Two family dwellings (Duplex)	A	A	—	MUP	MUP	—	—	—	—	
<b>RETAIL TRADE</b>										
Accessory retail uses	A	A	A	—	—	A	—	—	—	
Adult entertainment business	—	—	—	—	—	—	—	—	—	9-5.3808
Alcoholic beverage sales, off-site	UP	UP	UP	—	—	—	UP	—	—	
Alcoholic beverage sales, on-site	UP	UP	UP	—	—	—	UP	—	—	
Animal sales and grooming	—	MUP	MUP	—	—	—	—	—	—	
Animal keeping	—	—	—	—	—	—	—	—	—	
Art, antique, collectible, and gift stores	A	A	A	—	—	—	—	—	—	
Auto parts sales	A	A	A	—	—	MUP	—	—	—	
Auto sales and rental	—	—	UP	—	—	UP	—	—	—	
Building material stores	A	A	A	—	—	A	—	—	—	
Construction/heavy equipment sales and rental	—	—	UP	—	—	MUP	—	—	—	
Convenience stores	UP	UP	UP	—	—	UP	—	—	—	
Drive-in and drive-through sales and services	—	UP	UP	—	—	—	—	—	—	
Firearms sales	UP	—	UP	—	—	UP	—	—	—	
Furniture, furnishings & appliance stores	A	A	A	—	—	MUP	—	—	—	
Gas stations	—	—	UP	—	—	UP	UP	—	—	9-5.3815
General retail sales	A	A	A	—	—	—	—	—	—	
Grocery stores	A	A	A	—	—	—	—	—	—	
Mobile home and RV sales	—	—	—	—	—	UP	—	—	—	

INDUSTRIAL, MANUFACTURING & PROCESSING, WHOLESALING									
Accessory uses – industrial	—	—	—	—	—	A	—	—	
Auto dismantling	—	—	—	—	—	UP	—	—	
Chemical manufacturing and processing	—	—	—	—	—	—	—	—	
Electronics, equipment, and appliance	—	—	—	—	—	UP	—	—	
Food and beverage product manufacturing	—	—	UP	—	—	UP	—	—	
Furniture/fixtures manufacturing, cabinet shops	—	—	UP	—	—	UP	—	—	
Handcraft industries, small-scale manufacturing	MUP	MUP	MUP	—	—	A	—	—	
Laundries and dry cleaning plants	—	—	—	—	—	MUP	—	—	
Lumberyards	—	—	—	—	—	MUP	—	—	
Metal products fabrication, machine/welding	—	—	—	—	—	A	—	—	
Milling	—	—	—	—	—	—	—	—	
Paper and allied product manufacturing	—	—	—	—	—	—	—	—	
Petroleum/coal product storage and processing	—	—	—	—	—	—	—	—	
Plastics manufacturing	—	—	—	—	—	—	—	—	
Printing and publishing	—	—	—	—	—	—	—	—	
Product assembly and packaging	—	—	—	—	—	—	—	—	
Quarry materials storage and processing	—	—	—	—	—	—	—	—	
Railyard/aircraft manufacturing and repair	—	—	—	—	—	UP	—	—	
Recycling - Reverse vending machines	—	MUP	MUP	—	—	MUP	—	—	9-5.3811
Recycling - Small collection facility	—	—	UP	—	—	MUP	—	—	9-5.3812
Recycling - Large collection facility	—	—	—	—	—	UP	—	—	9-5.3813
Recycling - Heavy collection facility	—	—	—	—	—	UP	—	—	9-5.3814
Warehouses, wholesaling and distribution	—	—	—	—	—	A	—	—	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE USES									
Broadcast studios	UP	UP	UP	—	—	A	UP	—	
Ferry Terminal	UP	—	—	—	—	—	UP	—	
Marina	UP	—	—	—	—	—	UP	—	
Parking facilities/vehicle storage	—	—	UP	—	—	UP	UP	UP	
Telecommunications facilities	UP	UP	UP	UP	UP	UP	UP	UP	17.36.140
Truck and freight terminals	—	—	—	—	—	UP	—	—	
Utility Facility	UP	UP	UP	UP	UP	UP	UP	UP	
Assembly - Major (over 30) (churches, schools,	UP	UP	UP	UP	UP	UP	—	UP	
Assembly - Minor (30 or fewer)	A	A	A	MUP	MUP	MUP	—	UP	
Cemetery	—	—	—	—	—	—	—	UP	
City offices	A	A	—	—	—	—	UP	UP	
Clubs, lodges, & membership halls	UP	UP	UP	UP	UP	UP	—	—	
Community centers	A	A	A	A	A	A	A	A	
Indoor sports facilities	MUP	MUP	MUP	—	—	MUP	—	—	
Health/fitness facilities	MUP	MUP	MUP	—	—	MUP	—	—	
Indoor amusement/entertainment facilities	MUP	MUP	MUP	—	—	MUP	—	—	Bingo: 9-5.3844
Indoor sports facility (private)	MUP	MUP	MUP	—	—	MUP	—	A	

**Table 2.2: Development Standards**

TABLE 2.2 Development Standards	MU-D	C-N	C-R	MDR	HDR	I	WF	PB	Notes
<b>MINIMUM LOT SIZE</b>									
Area	5,000 sq. ft.	10,000 sq. ft.	1 acre	3,300 sq. ft.	5,000 sq. ft.	1 acre	By Use Permit		Minimum area, width, and depth required for new parcels.
Width	50 ft.	100 ft.	200 ft.	33 ft.	50 ft.	200 ft.			
Depth	100 ft.	100 ft.	500 ft.	100 ft.	100 ft.	500 ft.			
<b>MINIMUM SETBACKS</b>									
Front	0 ft. min. (10 ft. max.)	0 ft.	30 ft.	15'	15'	5 ft.	By Use Permit		Minimum and, maximum setbacks required. Exceptions are per AMC 9-5.601
Sides (each)	0 ft. min.	0 ft.	15 ft.	5'	5'	5 ft.			
Street side	0 ft. min. (10 ft. max.)	0 ft.	15 ft.	5'	5'	5 ft.			
Rear	0 ft.	0 ft. (20' to res.)	20 ft.	15'	15'	5 ft.			
<b>OTHER STANDARDS</b>									
Maximum height limit	4 stories/45 ft.	3 stories/35 ft.	3 stories/50 ft.	2 stories/30 ft.	2 stories/30 ft.	60 ft.	By Use Permit		
Maximum residential density	28 dwellings per acre *18 at 2 <sup>nd</sup> /A St.	16 dwellings per acre	-	13 dwellings per acre	16 dwellings per acre	-			
Minimum land area per unit	1,500 square feet	2,750 square feet	-	3,300 square feet	2,750 square feet	-			
Site coverage	1	0.75	0.5	0.6	0.6	0.5			
Parking	No requirement	0-5,000 sq. ft.=no requirement; 5,001+ sq. ft.=1/1,000 square feet	Per AMC 9-5.1703.1	1 covered space per residential unit; visible carports are prohibited		Per AMC 9-5.1703.1			

**Table 2.1 Allowable Uses and Permit Requirements**

TABLE 2.1 Allowed Uses and Permit Requirements	A	Allowed Use								
	UP	Use Permit Required								
	MUP	Minor Use Permit Required								
	—	Use Not Allowed								
LAND USE	PERMIT REQUIRED BY DISTRICT									Specific Use Regulations
	MU	C-N	C-R	MDR	HDR	I	WF	OS/PB		
<b>AGRICULTURE AND OPEN SPACE</b>										
Production of Crops	—	—	—	—	—	MUP	—	—		
<b>RESIDENTIAL USES</b>										
Accessory uses (Residential)	A	A	—	A	A	—	—	—		
Caretaker quarters	UP	UP	—	—	—	MUP	UP	—		
Home occupations	A	A	—	A	A	—	—	—	9-5.901	
Live/work projects	MUP	MUP	—	—	—	MUP	—	—		
Mixed Use Projects	MUP	—	—	—	—	—	—	—		
Mobile home/RV park	—	—	—	—	—	—	UP	—		
Multi-family dwellings (3 or more units)	A	—	—	—	A	—	—	—		
Emergency shelters	—	—	—	—	—	UP	—	—	9-5.3839	
Second dwelling units	A	A	—	A	A	—	—	—	9-5.3805	
Single family dwellings	A	A	—	A	A	—	—	—		
Transitional and Supportive Housing	—	—	—	—	UP	UP	—	—		
Two family dwellings (Duplex)	A	A	—	MUP	MUP	—	—	—		
<b>RETAIL TRADE</b>										
Accessory retail uses	A	A	A	—	—	A	—	—		
Adult entertainment business	—	—	—	—	—	—	—	—	9-5.3808	
Alcoholic beverage sales, off-site	UP	UP	UP	—	—	—	UP	—		
Alcoholic beverage sales, on-site	UP	UP	UP	—	—	—	UP	—		
Animal sales and grooming	—	MUP	MUP	—	—	—	—	—		
Animal keeping	—	—	—	—	—	—	—	—		
Art, antique, collectible, and gift stores	A	A	A	—	—	—	—	—		
Auto parts sales	A	A	A	—	—	MUP	—	—		
Auto sales and rental	—	—	UP	—	—	UP	—	—		
Building material stores	A	A	A	—	—	A	—	—		
Construction/heavy equipment sales and rental	—	—	UP	—	—	MUP	—	—		
Convenience stores	UP	UP	UP	—	—	UP	—	—		
Drive-in and drive-through sales and services	—	UP	UP	—	—	—	—	—		
Firearms sales	UP	—	UP	—	—	UP	—	—		
Furniture, furnishings & appliance stores	A	A	A	—	—	MUP	—	—		
Gas stations	—	—	UP	—	—	UP	UP	—	9-5.3815	
General retail sales	A	A	A	—	—	—	—	—		
Grocery stores	A	A	A	—	—	—	—	—		
Mobile home and RV sales	—	—	—	—	—	UP	—	—		

INDUSTRIAL, MANUFACTURING & PROCESSING, WHOLESALING									
Accessory uses – industrial	—	—	—	—	—	A	—	—	
Auto dismantling	—	—	—	—	—	UP	—	—	
Chemical manufacturing and processing	—	—	—	—	—	—	—	—	
Electronics, equipment, and appliance	—	—	—	—	—	UP	—	—	
Food and beverage product manufacturing	—	—	UP	—	—	UP	—	—	
Furniture/fixtures manufacturing, cabinet shops	—	—	UP	—	—	UP	—	—	
Handcraft industries, small-scale manufacturing	MUP	MUP	MUP	—	—	A	—	—	
Laundries and dry cleaning plants	—	—	—	—	—	MUP	—	—	
Lumberyards	—	—	—	—	—	MUP	—	—	
Metal products fabrication, machine/welding	—	—	—	—	—	A	—	—	
Milling	—	—	—	—	—	—	—	—	
Paper and allied product manufacturing	—	—	—	—	—	—	—	—	
Petroleum/coal product storage and processing	—	—	—	—	—	—	—	—	
Plastics manufacturing	—	—	—	—	—	—	—	—	
Printing and publishing	—	—	—	—	—	—	—	—	
Product assembly and packaging	—	—	—	—	—	—	—	—	
Quarry materials storage and processing	—	—	—	—	—	—	—	—	
Railyard/aircraft manufacturing and repair	—	—	—	—	—	UP	—	—	
Recycling - Reverse vending machines	—	MUP	MUP	—	—	MUP	—	—	9-5.3811
Recycling - Small collection facility	—	—	UP	—	—	MUP	—	—	9-5.3812
Recycling - Large collection facility	—	—	—	—	—	UP	—	—	9-5.3813
Recycling - Heavy collection facility	—	—	—	—	—	UP	—	—	9-5.3814
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Ferry Terminal	UP	—	—	—	—	—	UP	—	
Marina	UP	—	—	—	—	—	UP	—	
Parking facilities/vehicle storage	—	—	UP	—	—	UP	UP	UP	
Telecommunications facilities	UP	UP	UP	UP	UP	UP	UP	UP	17.36.140
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Utility Facility	UP	UP	UP	UP	UP	UP	UP	UP	
Assembly - Major (over 30) (churches, schools,	UP	UP	UP	UP	UP	UP	—	UP	
Assembly - Minor (30 or fewer)	A	A	A	MUP	MUP	MUP	—	UP	
Cemetery	—	—	—	—	—	—	—	UP	
City offices	A	A	—	—	—	—	UP	UP	
Clubs, lodges, & membership halls	UP	UP	UP	UP	UP	UP	—	—	
Community centers	A	A	A	A	A	A	A	A	
Indoor sports facilities	MUP	MUP	MUP	—	—	MUP	—	—	
Health/fitness facilities	MUP	MUP	MUP	—	—	MUP	—	—	
Indoor amusement/entertainment facilities	MUP	MUP	MUP	—	—	MUP	—	—	Bingo: 9-5.3844
Indoor sports facility (private)	MUP	MUP	MUP	—	—	MUP	—	A	

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Site coverage	1	0.75	0.5	0.6	0.6	0.5			
Parking	No requirement	0-5,000 sq. ft.=no requirement; 5,001+ sq. ft.=1/1,000 square feet	Per AMC 9-5.1703.1	1 covered space per residential unit; visible carports are prohibited		Per AMC 9-5.1703.1			



Department of  
Community Development

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