

Article 5. Use Groups for All Zones

10.08.1050 Use Groups for all zones.

The table set forth in section 10.08.1080 of this article sets forth the use groups and the uses permitted in each class of residential, commercial, and industrial zone. The first column lists the zones in which a given use group is permitted. The second column lists the zones in which the given use group is permitted subject to obtaining a conditional use permit pursuant to the provisions of article 34 of this chapter. In those instances where the zone regulations list specific uses permitted without reference to a use group or groups, such specific uses listed shall supersede the provisions of this article.

If there is ambiguity or a conflict between activities designated in a use group versus the zoning district, the regulations of the zoning district prevail.

(Prior code § 10-2.500)

(Ord. No. 1177, § 6, 1-15-2013)

10.08.1060 Classifications of uses.

For the purposes of determining and regulating the use of land pursuant to this chapter, the classifications of uses are similar to those employed for land use information by Marion Clauson, with Charles L. Stewart, Resources for the Future, Inc., The Johns Hopkins Press, 1965, except when otherwise specifically set forth in this article or in Article 2 of this chapter.

(Prior code § 10-2.501)

10.08.1070 Uses not listed.

Any use not authorized in a particular zone by this article as a regular principal use, conditional use, special use, or accessory use shall be prohibited until so authorized in the particular zone in accordance with the procedures and requirements of Article 23 of this chapter relative to uses not listed.

(Prior code § 10-2.502)

10.08.1080 Permitted uses.

(1) Use Group No. 1: Minor public service uses.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 1: Minor public service uses	All	
(a) Public and private streets;		

- (b) Public utilities:
 - (1) Water and gas lines;
 - (2) Electrical distribution lines (less than thirty-five (35)kv); and
 - (3) Telephone and cable television lines; and
- (c) Noncommercial signs and appurtenances:
 - (1) Street directional signs; and
 - (2) Signals and necessary poles.

(2) **Use Group No. 2: Local public service and utility installations.**

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 2:	M-1	RE
Local public service and utility installations	M-2	LDR LDC MDR HDR POM RMH CS NS CBD GHC HS
(a) Transportation:		
(1) Airports (terminals);		HDR
(2) Bus terminals;		POM
(3) Railroad terminals (passenger);		RMH CS
(4) Rail yards; and		NS
(5) Truck terminals;		CBD
(b) Utilities (major):		GHC
(1) Sanitary landfill;		HS
(2) Electric transmission lines (thirty-five (35) kv or more);		
(3) Sewage treatment and outfall; and		
(4) Power generation plants; and		
(c) Utilities:		
(1) Gas metering stations;		
(2) Electrical substations;		
(3) Telephone exchanges;		
(4) Water towers; and		
(5) Pumping stations, sewer and water.		

(3) **Use Group No. 3: (Not used).**

(4) **Use Group No. 4: Temporary buildings and uses.**

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 4: Temporary buildings and uses	All	

- (a) A voting place used in connection with a County, municipal, or other public election;
- (b) Structures and uses incidental to a construction operation on the same or an adjoining parcel provided such structures and uses are of a temporary nature and do not exist for a period longer than twelve (12) months, unless such time period is extended by the Building Inspector;
- (c) A festival, exhibit, or other similar activity when of a noncommercial nature and sponsored by a group in the neighborhood, provided the total duration thereof does not exceed fourteen (14) days;
- (d) One temporary real estate office may be located on any new subdivision provided such office shall be removed at the end of two (2) years after the date of the recording of the map of the subdivision upon which such office is located; and
- (e) Livestock grazing, other than hogs, pending development in specified residential or industrial zones on parcels not less than one acre in area, provided not more than two (2) horses or bovine animals or more than four (4) sheep or goats are kept per acre on any parcel.

(5) **Use Group No. 5: Mining and quarrying.**

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 5: Mining and Quarrying	M-2	M-1
(a) The extraction of metallic or non-metallic minerals, including sand and gravel pit operations related thereto.		

- (6) **Use Group No. 6: (Not used).**
- (7) **Use Group No. 7: (Not used).**
- (8) **Use Group No. 8: (Not used).**
- (9) **Use Group No. 9: (Not used).**
- (10) **Use Group No. 10: Crop and tree farming.**

Permitted in Zones	Conditionally Permitted in Zones

Use Group No. 10: Crop and tree farming (the raising of tree, vine, field forage, and other plant life crops of all kinds)	M-1 M-2 CBD	LDR LDC MDR HDR
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(a) Field crops, including cash grain crops, oats, barley, corn, rice, wheat, and soybean; fruit, tree nut, vines, and vegetables; and horticultural specialties, such as bulbs, florists' greens, flowers, herbs, seeds, and sod crops when primarily grown;

(b) General farms, primarily crops (farms on which the sale of any single one of the following crops or groups of crops, vegetables, fruits and nuts, cotton cash grains, or other field crops - does not amount to fifty (50%) percent or more of the value of all farm products sold, but on which the value of sales for all such crops or groups of crops represents seventy (70%) percent or more of the value of all farm products sold); and

(c) Forestry and the gathering of forestry products.

(11) Use Group No. 11: Specialty crops.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 11: Specialty crops (primarily conducted within structures such as glass houses, lath house, or cloth houses)	M-1 M-2	RE LDR LDC MDR HDR
(a) Fruits, flowers, and vegetables; and (b) Mushroom caves or cellars.		

(12) Use Group No. 12: Animal, poultry, and fish farming, including breeding, raising, and maintaining.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 12: Animal, poultry, and fish farming, including		RE LDR M-1

breeding, raising, and maintaining (no animal slaughtering in any case, except for home consumption, unless permitted as a conditional use under Use Group No. 15, and no feeding of garbage, refuse, or offal)

- (a) Apiaries;
- (b) Aviaries;
- (c) Cattle, including feeding for fattening purposes;
- (d) Fish farms, for commercial sales;
- (e) Fish hatcheries;
- (f) Frog farms;
- (g) General farms, primarily livestock (farms on which the sale of either livestock or livestock products are sold, but on which the value of sales for all such items represents seventy (70%) percent or more of the value of all farm products sold, and provided not more than ten (10) hogs are kept);
- (h) Horses, mules, and burros, including training and boarding;
- (i) Livestock grazing (other than hogs);
- (j) Poultry hatcheries;
- (k) Rabbit farms, breeding and raising; and
- (l) Sheep farms, including feeding for fattening purposes or wool production.

(13) Use Group No. 13: Animal and poultry farming, including breeding, raising, and maintaining.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 13: Animal and poultry farming, including breeding, raising, and maintaining (no animal slaughtering in any case, except for home consumption, unless permitted as a conditional use under Use Group No. 15, and no feeding of garbage, refuse, or offal)		RE LDR M-1
(a) Specialty farms other than dairy: (1) Goat farms; (2) Hog grazing; (3) Kennels, commercial, for breeding and raising dogs; and		

(4) Poultry raising (chicken, turkey, squab) for meat or egg production; and

(b) Dairy farms, including processing and bottling milk produced on the premises and selling at wholesale.

(14) Use Group No. 14: Hog and fur bearing animal farming, including breeding, raising, and maintaining.

Permitted
in Zones

Conditionally
Permitted
in Zones

Use Group No. 14:
Hog and fur bearing animal farming, including breeding, raising, and maintaining (no hog slaughtering in any case, except for home consumption)

M-2

(a) Fur bearing animal farms; and
(b) Hog farms, including feeding for fattening purposes and including the feeding of garbage, refuse, or offal.

(15) Use Group No. 15: Agricultural processing and sales and special services.

Permitted
in Zones

Conditionally
Permitted
in Zones

Use Group No. 15:
Agricultural processing and sales and special services

M-2

M-1

(a) Packing sheds for whole agricultural products shipping;
(b) Poultry or rabbit slaughtering, dressing or packing;
(c) Processing, including canning, freezing, and dehydrating;
(d) Stands for sales at retail of products grown on the premises; and
(e) Weighing stations.

(16) Use Group No. 16: (Not used).

(17) Use Group No. 17: (Not used).

(18) Use Group No. 18: (Not used).

(19) Use Group 19: Agricultural accessory buildings and uses.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 19: Agricultural accessory buildings and uses (a) Barns, silos, implement shelters, and minor incidental structures; (b) Farm equipment entals and repairs; (c) For products grown on the premises: (1) Packing sheds for whole agricultural product shipping; and (2) Processing, including canning, freezing, or dehydrating; (d) Storage of petroleum products for use but not for resale; and (e) Storage of unoccupied house trailers.		RE LDR M-2
<p>(20) Use group No. 20: Living accommodations, agricultural.</p>		
	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 20: Living accommoda- tions, agricultural (a) Farm labor camps; (b) Guest houses, noncommercial; (c) Guest ranches or dude ranches; and (d) House trailers (limited to one per farm).		RE LDR
<p>(21) Use Group No. 21: Single-family uses.</p>		
		Permitted in Zones
Use Group No. 21: Single-family uses Single-family dwelling unit; Accessory dwelling unit, subject to TMC section 10.08.3180; Manufactured home		RE LDR MDR HDR
<p>(21.1) Use Group No. 21.1: Manufactured and factory-built housing.</p>		

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 21.1: Manufactured and and factory-built housing (a) Manufactured and factory-built housing.	LDR LDC	
(22) Use Group No. 22: Two-family uses.		
	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 22: Two-family uses (a) Two-family dwelling (detached or otherwise).	LDC MDR	HDR
(23) Use Group No. 23: Multi-family uses.		
	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 23: Multi-family uses (a) Boarding or roominghouses; (b) Multiple dwelling units; and (c) Nonprofit membership organizations with residential accommodations for members only.	MDR HDR	CBD
(24) Use Group No. 24: High density multi-family uses:		
	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 24: High Density Multi- Family Uses (a) Apartment hotels (b) Multiple family dwelling units	POM	CBD
(25) Use Group No. 25: Institutional uses with residential accommodations.		

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 25: Institutional uses with residential accommodations occupancy load of six (6) or less	MDR HDR POM	RE LDR LDC
(a) Foster homes;		
(b) Homes for the aged; and		
(c) Rooming houses.		

(26) Use Group No. 26: Educational and institutional uses with residential accommodations.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 26: Educational and institutional uses with residential accommodations (occupancy load of over six (6))	MDR POM	RE LDR LDC MDR HDR
(a) Convents;		
(b) Hospitals, general;		
(c) Monasteries;		
(d) Nursing homes;		
(e) Orphanages; and		
(f) Rest homes.		

(27) Use Group No. 27: Residential planned unit developments.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 27: Residential planned unit developments (developments planned as a unit and consisting of single-family, two-family, or multiple dwellings and other related uses)		
(a) Dwellings:		
(1) Single-family;		
(2) Two-family; and		
(3) Multiple;		

- (b) Related public uses or private recreational or institutional uses or cultural facilities;
- (c) Necessary service installations;
- (d) Shopping centers or commercial services designed to serve the residents of the development;
- (e) Office buildings for administrative, clerical, or accounting or business research organizations; and
- (f) Residential condominiums.

(28) Use Group No. 28: Household pets and small animals.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 28:		
Household pets and small animals	RE LDR	
(a) Household pets: animals or fowl ordinarily permitted in the house and kept for company or pleasure and not profit, such as dogs, cats, and canaries, but not more than two (2) dogs each four (4) months of age or older and not to exceed three (3) cats six (6) weeks of age or older. Household pets may also include not more than twelve (12) chinchillas, twelve (12) hamsters, and twelve (12) white mice or other laboratory animals, provided not more than four (4) kinds of household pets may be kept for any dwelling unit at any one time; and	LDC MDR HDR	
(b) Small animals: not more than four (4) rabbits and/or hares and domestic fowl (hens only), provided not more than twelve (12) of any one or combination of such animals and fowl may be maintained on a parcel.		

(29) Use Group No. 29: Accessory uses.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 29:		
Accessory uses (when located on the same	RE LDR LDC	LDC MDR HDR

parcel as the principal use and the principal use is conforming)

MDR
HDR
POM
RMH
CS
NS
CBD
GHC
M-1
M-2
HS

CBD

(a) Buildings or structures, minor, found in connection with the principal use or required by the residents or operators of the use for the normal and usual conduct of the use or the maintenance of buildings and grounds

(An accessory dwelling unit is not an "accessory use" or an accessory building. See TMC Section 10.08.3180.)

(b) Facilities and equipment in connection with such schools and other institutions as are permitted in the zone (installation and operation);

*(c) Home occupations, incidental, such as handicraft, dressmaking, millinery, laundering, preserving, and home cooking;

(d) Parking spaces:

(1) Garages, carports, and parking areas, private; and

(2) Off-street parking and loading spaces to serve property in the zone in which located;

(e) Proprietor-owner living accommodations on the site and located a minimum of fifty (50') feet back of the front property line;

(f) Recreation facilities:

(1) Recreation, refreshment, and service buildings in public parks; and

(2) Swimming pools, tennis courts, and similar recreation facilities, private;

(g) Renting of rooms and/or the providing of table board in a dwelling as an incidental use to its occupancy as a dwelling provided not more than three (3) paying guests are accommodated;

(h) Retail sales of agricultural products grown on the premises provided no building or structure is maintained specifically for such purposes;

(i) Signs (size, number, placement, and illumination regulated by Article 35 of this chapter);

(j) Storage of not more than one house trailer in an enclosed building;

(k) Studies or studios of physicians, surgeons, dentists, artists, attorneys, architects, engineers, teachers, or other members of a recognized profession; and

(l) Walls and screen plantings:

(1) Fences and walls; and

(2) Hedges, trees, shrubs, and other ornamental plantings)

(m) Day care homes (See sections 10.08.255 and 10.08.3195)

* The uses in this Use Group specifically exclude: real estate offices, commercial photo studios, beauty parlors, barber shops, or any similar service enterprise and music schools, dancing schools, business schools, or other school of any kind with organized classes or similar activity. Local public service and utility installations.

(30) Use Group No. 30: Educational, cultural, institutional, and recreational uses serving local residential areas.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 30: Educational, cultural, institutional, and recreational uses serving local residential areas (neighborhood)		
(a) Public:	RMH	RE
(1) Fire stations;	NS	LDR
(2) Park and neighborhood recreation (playgrounds);	GHC	MDC MDR
(3) Library branches; and	HDR	
(4) Schools, elementary; and	POM	
(b) Private:		
(1) Schools and nursery schools, and		
(c) Places of worship, related educational, administrative and meeting uses including but not limited to the following accessory uses. Accessory uses shall be prohibited in the light industrial zone including, but not limited to, the following;		
(1) Residences;		
(2) Nursery or day care; and		
(3) Outdoor activities.		

(31) Use Group No. 31: Educational, cultural, institutional, and recreational uses serving the greater community.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 31: Educational, cultural, institutional, and recreational uses service the greater community	GHC	RE LDR LDC MDR HDR POM CS CBD

- (a) Public:
 - (1) Art galleries and museums and museums;
 - (2) Court house and public agency
administrative offices;
 - (3) Library, main;
 - (4) Meeting halls;
 - (5) Recreational centers;
 - (6) Schools, high or special; and
 - (7) Athletic fields; and
- (b) Private:
 - (1) Clubs and recreation facilities;
 - (2) Meeting halls; and
 - (3) Museums.

(32) Use Group No. 32: Educational and institutional uses with special locational requirements.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 32: Educational and institutional uses with special locational requirements	GHC	RE RMH LDR CBD HDR POM

- (a) Bandstands, bowls, or amphitheaters;
- (b) Cemeteries; and
- (c) College campuses.

(33) **Use Group No. 33: Specialized recreational and instructional uses in dance, athletics, arts and self defense.**

Permitted
in Zones

Conditionally
Permitted
in Zones

Specialized recreational and instructional uses in dance, athletics, arts and self defense include, but are not limited to:

GHC

CBD
CS
M1
NS

- (a) Aerobics;
- (b) Dance;
- (c) Drama/theater group (excluding performances and spectators);
- (d) Gymnastic studios;
- (e) Martial arts/self defense;
- (f) Music; and
- (g) Weight training.

(34) **Use Group No. 34: (Not used).**

(35) **Use Group No. 35: (Not used).**

(36) **Use Group No. 36: (Not used).**

(37) **Use Group No. 37: (Not used).**

(38) **Use Group No. 38: (Not used).**

(39) **Use Group No. 39: Mobile home parks.**

Permitted
in Zones

Conditionally
Permitted
in Zones

Use Group No. 39:
Mobile home parks

RMH

- (a) Mobile home parks;
- (b) Temporary sales of mobile homes (until eighty (80%) percent of a park is occupied) ; and
- (c) Park related offices and recreation and service facilities.

(40) **Use Group No. 40: Traveler's accommodations and services.**

Permitted
in Zones

Conditionally
Permitted
in Zones

Use Group No. 40:	CBD GHC HS	CS
Traveler's accommodations and services (transient living service establishments depending on large trade area)		
(a) Hotels;		
(b) Motels;		
(c-1) Eating and/or drinking establishment (with or without entertainment), without serving alcohol and providing entertainment after 11:00 p.m.;		
(c-2) Eating and/or drinking establishment that serves alcohol and provides entertainment after 11:00 p.m.; and		CBD, GHS, HS, CS, and all Specific Plan and PUD zones that permit eating and drinking establishments.
(d) Auto services and emergency repairs.	CBD GHC HS	CS
 (41) Use Group No. 41: Business Offices and professional offices and laboratories.		
	Permitted in Zones	Conditionally Permitted in Zones
 Use Group 41: Business Offices and professional offices and laboratories.		
(a) Administrative Offices;	POM	GHC
(b) Banks;	CBD	NS
(c) Business offices;	GHC	
(d) Dental laboratories;	CS	
(e) Medical laboratories;		
(f) Opticians, dispensing;	NS	
(g) Pharmacies, dispensing;		
(h) Professional offices; and		
(i) X-ray laboratories.		
 (42) Use Group No. 42: Consumer service and retail trade.		
	Permitted in Zones	Conditionally Permitted in Zones
 Use Group No. 42: Consumer services and retail trade.		

(a) Food stores (including supermarkets);	CS NS	GHC
(b) Miscellaneous retail, including only:	CBD GHC	
<ul style="list-style-type: none"> (1) Drugstores; (2) Liquor stores; (3) Candy or ice cream stores; (4) Newsstands; and (5) Hobby or crafts shops; and 		
(c) Personal service shops:		
<ul style="list-style-type: none"> (1) Barber and beauty shops; (2) Garment pressing, repairs, or alterations; (3) Laundromats and cleaning pickup stations; 		
and		
<ul style="list-style-type: none"> (4) Shoe repair shops. 		
(d) Veterinary clinics: Permitted only in NS, CS, and GHC Zones, and limited to 3,000 square feet of gross floor area in the NS Zone.		

(43) Use Groups No. 43; Consumer service and retail trade (shopping and services).

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 43:	CS CBD GHC (See § 10.08.2510(a))	NS GHC (See § 10.08.2510(b))
Consumer service and retail trade (shopping and services)		
(a) Apparel and accessories;		
(b) Business services, including only:		
<ul style="list-style-type: none"> (1) Addressing; (2) Duplication; (3) Mailing; and (4) Stenography; 		
(c-1) Eating and/or drinking establishment (with or without entertainment), without serving alcohol and providing entertainment after 11:00 p.m. In the NS Districts, beverages must be less than 14% alcohol.		
(c-2) Eating and/or drinking establishment that serves alcohol and provides entertainment after 11:00 p.m. In the NS Districts, beverages must be less than 14% alcohol.		CS, CBD, GHC, NS, and all Specific Plan and PUD zones that permit eating and drinking establishments

<p>(d) Furniture, home furnishings, and appliances;</p> <p>(e) General merchandise stores;</p> <p>(f) Miscellaneous retail stores, excluding fuel and ice dealers, hay, grain, and feed, monuments and tombstones, and auto accessory stores;</p> <p>(g) Parking lots or structures; and</p> <p>(h) Studios, photographers and artists.</p>	<p>CS CBD GHC</p>	<p>NS GHC</p>
<p>(44) Use Group No. 44: Consumer service and retail trade (goods and services).</p>		
	<p>Permitted in Zones</p>	<p>Conditionally Permitted in Zones</p>
<p>Use Groups No. 44: Consumer service and retail trade (Goods and services)</p> <p>(a) Automobile service stations (not including repair work);</p> <p>(b) Auto accessory shops;</p> <p>(c) Building materials and hardware, including only:</p> <p style="padding-left: 20px;">(1) Hardware;</p> <p style="padding-left: 20px;">(2) Paint, glass, and wallpaper; and</p> <p style="padding-left: 20px;">(3) Sales rooms for other building materials;</p> <p>(d) Catering establishments; and</p> <p>(e) Miscellaneous repair services, including only establishments engaged in repairing and servicing household and business equipment, machines, and furnishings.</p>	<p>CS GHC</p>	<p>CBD NS</p>
<p>(45) Use Group No. 45: General consumer and business services.</p>		
	<p>Permitted in Zones</p>	<p>Conditionally Permitted in Zones</p>
<p>Use Group No. 45: General consumer and business services (depending on trade from a large area)</p> <p>(a) Business services, excluding:</p> <p style="padding-left: 20px;">(1) Airplane rentals; and</p> <p style="padding-left: 20px;">(2) Armored car service headquarters;</p>	<p>GHC</p>	<p>CS CBD M-1</p>

- (b) Motion picture production distribution services;
- (c) Personal services, excluding crematories;
- (d) Printing, job or commercial;
- (e) Vending machine rentals; and
- (f) Moving and storage of household goods or office equipment and furniture.

(46) Use Group No. 46: Special retail trade and consumer service establishments.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 46: Special retail trade and consumer service establishments (depending on trade from a wide area and with some objectionable or dangerous elements likely because of processes used, materials handled, or character of traffic generated)	GHC	POM
<ul style="list-style-type: none"> (a) Ambulance service (when not part of a hospital); (b) Automotive dealers and service stations, excluding auto wrecking and salvage; (c) Automotive repairs, services, and garages, excluding: <ul style="list-style-type: none"> (1) Body repair shops; (2) Motor rebuilding; (3) Paint shops; (4) Tire recapping and retreading; and (5) Truck repairs; (d) Building materials and hardware stores (lumber yards); (e) Carpentry shops or custom woodworking or custom furniture; (f) Food lockers, rentals for individual households; and (g) Miscellaneous retail stores. 		

(47) Use Group No. 47: Special business, consumer, and miscellaneous repair services.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 47:	GHS	M-1

Special business, consumer, and miscellaneous repair services (serving a large area; dangerous or objectionable elements inherent because of processes employed or materials used or handled)

- (a) Animal hospitals;
- (b) Animal shelters and pounds;
- (c) Armored car service headquarters;
- (d) Automotive repairs, services, and garages;
- (e) Miscellaneous repair shops;
- (f) Package delivery services;
- (g) Taxicab terminals.

(48) Use Group No. 48: Commercial amusement and entertainment establishments.

Permitted in Zones	Conditionally Permitted in Zones
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Use Group No. 48:

RMH
GHC
M-1
HS

Commercial amusement and entertainment establishments (requiring large sites and/or generating large traffic volumes)

- (a) Amusement parks, unlimited capacity;
- (b) Arenas, auditoriums, and stadiums, unlimited capacity;
- (c) Drive-in theaters;
- (d) Miniature golf courses;
- (e) Skating rinks, ice and roller, unlimited spectator capacity;
- (f) Tennis courts, outdoor, commercial; and

(49) Use Group No. 49: Commercial amusement and entertainment establishments.

Permitted in Zones	Conditionally Permitted in Zones
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Use Group No. 49:

M-1

Commercial amusement and entertainment establishments (requiring large sites for primarily open uses)

- (a) Golf courses;
- (b) Golf driving ranges;

- (c) Riding academies and rental stables; and
- (d) Shooting clubs.

(50) Farm equipment sales and services.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 50: Farm equipment sales and services	GHC	
(a) Commercial farm equipment, sales or rentals;		
(b) Dairy supplies and repairs;		
(c) Farm implements, sales or rentals; and		
(d) Farm supplies and equipment repairs.		

(51) Use Group No. 51: Wholesale trade establishments.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 51: establishments Wholesale trade	GHC	M-1

(52) Use Group No. 52: Contract construction.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 52: Contract construction	M-1	GHC
(a) Building construction, general contractors;		
(b) Public utilities' materials and equipment storage;		
(c) Public warehouses;		
(d) Miscellaneous materials and equipment storage, excluding explosive materials and junk; and		
(e) Auto impoundment yards.		

(53) Use Group No. 53: Warehousing and storage.

	Permitted in Zones	Conditionally Permitted in Zones
<p>Use Group No. 53: Warehousing and M-2 storage (public warehousing and storage buildings and yards)</p> <ul style="list-style-type: none"> (a) Construction materials and equipment storage; (b) Public utilities' materials and equipment storage; (c) Public warehouses; (d) Miscellaneous materials and equipment storage, excluding explosive materials and junk; and (e) Auto impoundment yards. 	M-1	GHC
<p>(54) Use Group No. 54: Small recycling collection facilities.</p>		
	Permitted in Zones	Conditionally Permitted in Zones
<p>Use Group No. 54: Small recycling collection facilities</p> <ul style="list-style-type: none"> (a) Small collection facilities which occupy an area of not more than 500 square feet and may include: <ul style="list-style-type: none"> (1) A mobile unit; (2) Bulk reverse vending machines or a grouping of reverse vending machines; (3) Kiosk type units, which may include permanent structures; and (4) Unattended containers placed for the donation of recyclable materials. (b) The following requirements shall apply to such recycling collection facilities: <ul style="list-style-type: none"> (1) Require development review in accordance with Article 30 of this title; (2) The operator and host business of any recycling collection or processing facility, on a daily basis, shall remove any and all recyclable materials or refuse which has accumulated or is deposited outside the containers, bins, or enclosures intended as receptacles for such materials. <p>Upon the failure to remove such materials, the City may deem them to be abandoned and may enter</p> 		

the site to remove the materials at the expense of the host business;

(3) Shall be established in conjunction with a fixed base host business which is in compliance with the Zoning, Building, and Fire Codes of the City;

(4) Shall be located within fifteen (15') feet of the entrance of the host business and shall not obstruct pedestrian or vehicular circulation or be in violation of the review approval;

(5) Shall be constructed and maintained with durable waterproof and rustproof materials and shall be covered;

(6) Shall be clearly marked to identify the type of material to be deposited;

(7) The sign area shall be a maximum of four (4) square feet, and signs shall be attached to the machines and not project out; and

(8) Shall submit noise specifications for all equipment used, not to exceed ninety (90) dBA.

(55) Use Group No. 55: Adult businesses.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 55: Adult businesses, as defined in section 10.28.804, are permitted subject to issuance of an adult business use permit under section 10.28.810.	CS, and	GHC M-1

(56) Use Group No. 56: (Not used).

(57) Use Group No. 57: (Not used).

(58) Use Group No. 58: (Not used).

(59) Use Group No. 59: (Not used).

(60) Use Group No. 60: Manufacturing uses, light.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 60: Manufacturing uses,	M-1 M-2	

light (uses which can conform to the highest performance standards by controlling dangerous and objectionable elements)

(a) Assembly of electrical appliances, electronic instruments and devices, radios, and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, and crystal holders;

(b) Laboratories, experimental, photo, or motion picture, and research or testing;

(c) Manufacturing, compounding, processing, packaging, or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceuticals, perfumed toilet soap, and toiletries, excluding the refining and rendering of fats and oils;

(d) Manufacturing, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, light sheet metal, shell, textiles, tobacco, wire, wood (excluding planing mills), yarns, and paint not employing a boiling process;

(e) Manufacturing of pottery and figurines or other similar ceramics products, using only previously pulverized clay; and

(f) Delicatessens, cafes, and cafeterias, oriented to serve employees of the industrial areas, as a conditional use.

(61) Use Group No. 61: Manufacturing uses, intermediate.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 61: Manufacturing uses, intermediate	M-2	M-1
(a) Any production, processing, cleaning, servicing testing, repair, or storage of materials other than listed under Use Groups Nos. 62 and 63;		
(b) Food processing and canning;		
(c) Retail concrete mixing, miniature bathing plants only;		
(d) Wineries, distilleries, and breweries; and		

(e) Paper products manufacture.

(62) Use Group No. 62: Manufacturing uses, heavy.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 62: Manufacturing uses, heavy (involving processing of materials with inherent dangerous or objectionable elements difficult to control)	M-2	M-2
(a) Any use permitted in the M-1 Zone;		
(b) Acetylene gas manufacture or storage;		
(c) Acid manufacture and reclaiming;		
(d) Aircraft factories;		
(e) Alcohol manufacture;		
(f) Ammonia, bleaching power, or chlorine manufacture;		
(g) Asphalt manufacture and refining;		
(h) Automobile assembly plants;		
(i) (Repealed by Ordinances 645 C.S., eff. October 31, 1985)		
(j) Boiler works;		
(k) Brick, tile, cement block; or		
(l) Concrete products manufacture;		
(m) Cotton gins or oil mills;		
(n) Freight classification yards;		
(o) Gas, processing and manufacturing;		
(p) Iron, steel, brass, or copper foundries or fabrication plants;		
(q) Lamp black manufacture;		
(r) Natural gasoline processing and absorption plants;		
(s) Oil cloth or linoleum manufacture;		
(t) Oil, extracting and dehydration facilities or reduction;		
(u) Paint, oil, shellac, turpentine, or varnish manufacture;		
(v) Paper pulp manufacture;		
(w) Petroleum refineries together with all plants and facilities identical to the operation thereof in connection with the manufacture of all present and future by-products of oil, petroleum, gas, gasoline and other hydrocarbon substances;		

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- (x) Petroleum: storage, processing, transportation and distribution of oil, petroleum, gas, gasoline, and other hydrocarbon substances;
 - (y) Plastics, manufacture of;
 - (z) Potash works;
 - (aa) Railroad repair shops;
 - (ab) Roofing manufacture;
 - (ac) Rolling mills;
 - (ad) Salt works;
 - (ae) Soap manufacture;
 - (af) Soda and compound manufacture;
 - (ag) Stone mills;
 - (ah) Stove and shoe polish manufacture;
 - (ai) Tar distillation or tar products manufacture;
 - (aj) Wool pulling or scouring; and
 - (ak) Accessory uses and building customarily incidental to the uses set forth in this subsection.

(63) Use Group No. 63: Manufacturing uses, very heavy.

	Permitted in Zones	Conditionally Permitted in Zones
Use Group No. 63: Manufacturing uses, very heavy (involving processing or materials with inherent dangerous or objectionable elements not ordinarily susceptible to control)	M-2	M-1
<ul style="list-style-type: none"> (a) Blast furnaces or coke ovens; (b) Cement, lime, gypsum, or plaster of paris manufacture; (c) Distillation of bones; (d) Drop forge industries; (e) Explosives, manufacture or storage; (f) Fat rendering; (g) Fertilizer manufacture; (h) Garbage, offal, or dead animals reduction or pumping; (i) Oil extraction plants, other than petroleum products; (j) Rubber, reclaiming or the manufacture of synthetic rubber or its constituents; (k) Rock crushers; (l) Stock yards or the slaughter of animals; (m) Smelting of tin, copper, zinc, or iron ores; 		

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- (n) Storage or baling of rags, paper, iron, or junk;
 - (o) Tanneries or the curing or storing of raw hides; and
 - (p) Accessory uses and buildings customarily incidental to the uses set forth in this subsection.

(Ord. 1050 § 1, 2003; Ord. 1004 § 2, 1999; Ord. 982 § 5, 1998; prior code § 10-2.503)

(Ord. No. 1171, § 3, 6-19-2012; Ord. No. 1177, §§ 7, 8, 1-15-2013; Ord. No. 1202, Exh. A § 12, 12-1-2015; Ord. No. 1202, Exh. A § 18, 12-1-2015; Ord. No. 1254, § 5, 5-1-2018)