

TABLE 5-1: Permitted Uses

Land Use Districts : Single Family Residential (SFR), Multiple Family Residential (MFR), Increased Density Residential (R-X), Foothill Mixed-Use Zone (FMUZ), Downtown Mixed-Use Zone (DMUZ), Public Facilities (PF)						
P = Permitted, C = Conditional Development Permit (CDP) Required, Dash = Not Allowed, HOP = Home Occupation Permit						
Type of Use	SFR	MFR	R-X	FMUZ	DMUZ	PF
Residential						
Single Family Dwellings	P	P	P	-	-	-
Multi-Family Dwellings						
- Located on ground floor	-	P	P	C	C	-
- Located above ground floor	-	P	P	P	P	-
Live-Work Units	-	P	P	P	P	-
Accessory Uses & Structures	P	P	P	P	P	P
Child Day Care & Pre-Schools ¹	P ²	P ²	P ²	C	C	-
Group Dwellings (Boarding & Rooming Houses, Room and Board Facilities as defined in Section 18.04.655 of the R.M.C)	P	P	P	-	-	-
Home Occupations	P	P	P	P	P	-
Keeping of cats and dogs, according to requirements pursuant to Section 18.10.020 of the R.M.C.	P	P	P	P	P	-
Senior Housing	P	P	P	P	P	-
Offices/Professional						
Administrative, Business, Executive, Governmental, Legal, or Professional Offices ¹	P	P	P	P	P	P
Automated Teller Machine (ATM) ¹	-	-	-	P	P	-
Banks & Financial Institutions ³	-	-	-	P	P	-
Medical, Dental, and Health Related Offices & Services including Laboratories	-	-	-	P	P	-
Research (not involving industrial or manufacturing processes)	-	-	-	P	P	-
Commercial/Retail/Restaurants						
Antique Stores	-	-	-	C	C	-
Adult Businesses	-	-	-	-	-	-
Art & Photographic Galleries, Exhibit Halls, & Studios	-	-	-	P	P	P
Automobile Accessory Store	-	-	-	P	P	-
Automobile Sales, Including Used Car Sales, with Incidental Service and Repairs	-	-	-	C	C	
Bakeries & Catering Establishments ¹						
- Employing 10 or less persons	P	P	P	P	P	-
- Employing more than 10 persons	-	-	-	C	C	-
Bicycle Shop	-	-	-	P	P	-
Building & Landscape Material Sales	-	-		C	C	-

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Type of Use	SFR	MFR	R-X	FMUZ	DMUZ	PF
Convenience Markets	-	-	-	C	C	-
Drinking establishment with food	-	-	-	P	P	-
Drive-Through or Drive-In Facilities for Any Use	-	-	-	C	C	-
Bar	-	-	-	P	P	-
Furniture Store	-	-	-	P	P	-
General & Specialty Retail Stores	-	-	-	P	P	-
Hardware, appliances, and electrical supply stores	-	-	-	P	P	-
Home Decorating Sales, Including Drapery, Paint, & Wall Paper	-	-	-	P	P	-
Indoor Swap Meet/Discount Mall Stores	-	-	-	C	-	-
Liquor Stores	-	-	-	C	C	-
Newsstand	-			P	P	-
Nurseries, Plants, and Greenhouses ⁴	-	-	-	P	P	-
Outdoor Sales	-	-	-	C	-	-
Recreation and Entertainment Uses, including Theaters, Bowling Alleys, Skating Rinks, Arcades, Game Courts & Arenas, Pool/Billiard Halls, Dance Halls, & Arcades	-	-	-	C	C	-
Rent to Own ⁵	-	-	-	C	C	-
Restaurant, Café, Sandwich Shop, etc.	-	-	-	P	P	-
Single Price Overstock/Discount Store ⁵	-	-	-	C	-	-
Smoke shops/Discount Tobacco Product Stores ⁵	-	-	-	C	C	-
Swimming Pool Supply Store	-	-	-	P	P	-
Services						
Animal Care Facilities, Including Grooming, Veterinarian Offices, & Animal Hospitals	-	-	-	C	C	-
Ambulance Stations	C	C	C	C	C	-
Automobile Services Including Oil Change & Tire Sales, Installation, & Repair Conducted Entirely within an Enclosed Building ¹	-	-	-	C	-	-
Automobile Rentals	-	-	-	C	C	-
Body and fender shop when operated wholly within a building	-	-	-	C	-	-
Car Wash	-	-	-	C	-	-
Cemeteries, Columbariums, Mausoleums	-	-	-	C	C	-
Check Cashing Facilities/Payday Loan Facilities ⁵	-	-	-	C	C	-

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Type of Use	SFR	MFR	R-X	FMUZ	DMUZ	PF
Decorating Services	-	-	-	P	P	-
Dry Cleaning and Laundromats	-	-	-	P	P	-
Dry Cleaning (On-site plant) & Commercial Laundries	-	-	-	C	-	-
Employment Agencies ¹	P	P	P	P	P	
Engine overhaul, body and paint shops. Any complete or partial conversion of service station to another use is subject to a Conditional Development Permit pursuant to Chapter 18.110. R.M.C.	-	-	-	C	-	-
Equipment Rental and Repair	-	-	-	C	C	-
Funeral homes, Crematories, Undertaking Establishments	-	-	-	P	P	-
Gyms: Athletic, Health & Fitness, Clubs; Dance Studios	-	-	-	P	P	-
Hotels and motels	-	-	-	C	C ⁶	-
Lock and gunsmiths	-	-	-	P	P	-
Mail Order Offices, Parcel Pickup	-	-	-	P	P	-
Massage/Acupressure Services ⁵	-	-	-	C	C	-
Mini- or Self-Storage	-	-	-	C ⁷	C ⁷	-
Music or Dance Instruction	-	-	-	P	P	-
Personal Services, including Barbershops, Hair Salons, Beauty Shops, & Nail Salons	-	-	-	P	P	-
Printing, Copying, Reproduction & Postal Services	-	-	-	P	P	-
Plumbing and sign painting when all operations are conducted within an enclosed building	-	-	-	P	P	-
Radio and Television Transmitters	-	-	-	C	C	C
Recycling Facilities ⁵	-	-	-	C	-	-
Repair of Personal & Household Items, including Watch & Jewelry Repair, Shoe Repair, Small Appliances, and Electronics ¹	P	P	P	P	P	-
Repair of Major Appliances & Equipment, Furniture Repair & Refinishing, Upholstery Shops	-	-	-	C	C	-
Tailors, Dressmakers, & Milliners ¹	P	P	P	P	P	-
Taxi & Rideshare Stands	-	-	-	P	P	P
Taxidermists	-	-	-	P	P	-
Ticket & Travel Agencies ¹	P	P	P	P	P	-
Tourist information center	-	-	-	P	P	P
Vehicle Service Stations & Fuel Dispensing, Vehicle Repair & Services	-	-	-	C	-	-

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Type of Use	SFR	MFR	R-X	FMUZ	DMUZ	PF
Public Assembly, Religious, & Institutional						
Charitable, Philanthropic, & Non-Profit Institutions ¹	C	C	C	C	C	C
Churches & Religious Institutions	C	C	C	C	C	-
Community Center	C	C	C	C	C	C
Convalescent Facilities, Inpatient Rehabilitation Facilities	C	C	C	C	C	
Educational Institutions Including Colleges & Trade Schools	-	-	-	C	C	C
Hospitals	C	C	C	C	C	
Large, outdoor assemblages of people or automobiles including amusement parks, expositions, fair grounds, open-air theaters, race tracks, and recreation and sports centers	-	-	-	C	-	-
Libraries, Museums & Other Cultural Establishments	-	P	P	P	P	P
Private Clubs & Lodges	-	-	-	C	C	-
Public Assembly Buildings (as a separate use, such as Banquet Facilities)	-	-	-	C	C	-
Public Utilities or Public Services Buildings	-	-	-	C	C	C
Temporary Uses						
Temporary Use ⁸	-	-	-	-	-	-
Other Uses						
Automobile parking lots and garages	-	-	-	C	C	C
Other uses subject to a Conditional Development Permit. (See Chapter 18.66 R.M.C.)						
All other uses which are consistent with the intent of the zone, as reviewed and approved by the City Planning Commission						

Notes:

1. HOP for Residential
2. State license required
3. CDP for drive-thru facilities
4. Marijuana prohibited. Excludes outdoor sales
5. Pursuant to R.M.C Section 18.66
6. Motels not allowed in the Downtown Mixed-Use Zone
7. Conditionally permitted on project sites greater than one acre
8. Subject to a Temporary Use Permit and provisions set forth in Additional Uses B-Provisional uses, below.