

development within the DN district is 6 to 22 units per acre. The DN zoning district is primarily intended to implement the Commercial Mixed Use land use designation of the General Plan. The DN zoning district permits development of retail or other uses that contribute to increased pedestrian activity on the ground-floor and requires use permit approval for other ground- floor uses.

F. DS (Downtown South) District. The DS zoning district is applied to the central Downtown area south of 6th Street. Appropriate uses may include a wide range of retail with limited commercial service and auto-oriented uses. Residential uses above the ground floor are allowed at a density range of 6 to a maximum of 22 units per acre. The DS zoning district is primarily intended to implement the Commercial Mixed Use land use designation of the General Plan.

G. CS (Commercial Services) District. The CS zoning district is applied to areas appropriate for commercial businesses not allowed in other commercial areas because they attract high volumes of vehicle traffic or may have adverse impacts on other surrounding uses. The CS zoning district is primarily intended to implement the Commercial Services land use designation of the General Plan.

H. CR (Regional Commercial) District. The CR zoning district is applied to sites appropriate for larger retail and service businesses that serve residents from the City and the region. Mixed-use projects integrating office or residential uses are allowed. The density range for residential development within the CR district is 6 to a maximum of 50 units per acre. The CR zoning district is primarily intended to implement the Regional Commercial land use designation of the General Plan.

(Ord. 2185; Ord. 2223, 2427 §16, 2440 §25)

19.44.020 Commercial/office zone land uses and permit requirements.

Table 4-6 identifies the uses of land allowed by these Regulations in each office and commercial zoning district, and the land use entitlement required to establish each use.

Where the last column of the table (“Subject to Standards in Section/Chapter”) includes a section or chapter number, the regulations in the referenced section/chapter apply to the use; however, provisions in other sections/chapters may apply as well.

(Ord. 2205; Ord. 2223; Ord. 2231; Ord. 2272; Ord. 2340; Ord. 2406, 2427 §17)

TABLE 4-6 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONING DISTRICTS

LAND USE (1)	PERMIT REQUIREMENT BY ZONE								Subject to Standards in Section/ Chapter:	
	OR	OC	CN	CC	DN	DS	CS	CR		
AGRICULTURAL, RESOURCE & OPEN SPACE USES										
Plant nurseries				UP	UP		UP	P	P	
Community gardens		P	P	P	P	P	P	P	P	19.76.190
MANUFACTURING & PROCESSING										
Beverage products, small scale, 2,500 sf max.					P		UP	P	P	

Food products, small scale, 2,500 sf max.				P		UP	P	P	
Handicraft industries, small scale manufacturing						P(2)	P(2)		
Laundries and dry cleaning plants							UP		
Manufacturer taproom				P(5)			P(5)	P(5)	19.76.200
Printing and publishing				UP		UP	P		
Recycling - Large collection facility							UP		
Recycling - Small collection facility			UP	UP	P(3)	P(3)	UP	P(3)	19.60.060
Wholesaling and distribution							P		
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES									
Bowling alleys				P		P	P	P	
Cardrooms				UP		UP	UP	UP	5.32
Churches/places of worship	UP	UP	UP	P	P	P	P	P	(5)
Community centers/pavilions			UP	UP	P(4)	P(4)	P	P	(5)
Health/fitness clubs	UP	UP	UP	P	P(4)	P(4)	P	P	
Indoor amusement/entertainment			UP	P	UP	UP	P	P	
Libraries and museums	UP	P	UP	P	P	P	P	P	
Membership organization facilities				UP	P(4)	P(4)	P	P	
Nightclubs				UP	UP	UP	P(5)	P(5)	19.76.200
Outdoor commercial recreation		UP	UP	UP			UP	UP	
Private residential recreational facilities	UP		UP	UP	P(4)	P(4)	UP	UP	
Recreational vehicle (RV) parks							UP		
Schools - Public and private	UP	UP	UP	UP	UP	UP	UP	UP	
Schools - Specialized education and training	UP	P	UP	P	P(4)	P(4)	P	P	
Temporary uses	TU	TU	TU	TU	TU	TU	TU	TU	19.22
Theaters, auditoriums and meeting halls			UP	P	P	P	P	P	
RESIDENTIAL USES									
Assistant living facilities for the elderly	UP								
Caretaker and employee housing							UP		
Emergency shelters	UP	UP		UP			UP		

Home occupations	P	P							19.20
Household pets	P	P	P	P	P	P	P	P	19.76.040
Live/work	P(4)	P(4)	P(4)	P(4)	P(4)	P(4)	P(4)	P(4)	
Mobile home parks							UP		
Multi-family housing	UP	UP	P(4)	P(4)	P(4)	P(4)		P(4)	
Residential accessory uses and structures	P								19.76.020
Residential care homes, 6 or fewer clients	P		P						
Residential care homes, 7 or more clients	UP	UP	UP	UP			UP		
Rooming and boarding houses	UP	UP	UP		P(4)	P(4)			
Single-family housing	UP		P(4)	P(4)					
Single-room occupancy (SRO) housing					P(4)	P(4)			19.76.140
Temporary emergency shelters	P	P	P	P	P	P	P	P	19.22
Two-family housing/duplexes	UP	UP	P(4)	P(4)	P(4)	P(4)			
RETAIL TRADE USES									
Accessory retail uses	P	P	P	P	P	P	P	P	19.76.020
Alcoholic beverage establishments			UP	P(5)	P(5)	P(5)	UP	P(5)	19.44.040 <u>19.76.200</u>
Art, antiques, collectibles, gifts				P	P	P	P	P	
Auto, mobile home and vehicles sales				UP		UP	P	P	
Auto parts sales without repair			UP	P		UP	P	P	
Auto parts sales with repair				UP		UP	P	P	
Building material stores				P			P	P	
Drive-in and drive-through sales		UP	UP (7)	UP		UP (11)	UP	UP	19.76.070
Drug stores/pharmacies, 4,000 sq. ft. or less	P	P	P	P	P	P	P	P	
Drug stores/pharmacies, more than 4,000 sq. ft.			UP	P	UP	P	P	P	
Farm equipment and supplies sales							P	UP	
Furniture, furnishings, and equipment, 2500 sq. ft. or less			P	P	P	P	P	P	
			UP	P	UP	UP	P	P	

Furniture, furnishings, and equipment, 2500 sq. ft. or larger									
Grocery stores, 4,000 sq. ft. or less	P	P	P	P	P	P	P	P	
Grocery stores, 4,000 to 40,000 sq. ft.			UP	P	UP	P	P	P	
Grocery stores, 40,000 sq. ft. or larger			UP	P	UP	UP		P	
Liquor stores - limited hours			P	P	UP	P	P	P	
Liquor stores			UP	P	UP	UP	P	P	
Outdoor retail sales and activities			P	P			P	P	19.76.120
Outdoor retail sales, temporary	TU	TU	TU	TU	TU	TU	TU	TU	19.22
Pet shops			UP	P		UP	P	P	
Restaurants, 5,000 sq. ft. or less	P	P	P	P	P	P	P	P	
Restaurants, accessory, less than 5% of floor area	P	P	P	P	P	P	P	P	
Restaurants, 5,000 sq. ft. or larger	UP	UP	UP	P	P	P	P	P	
Restaurant with full bar			UP	P(5)	P	P	P(5)	P(5)	19.76.200
Retail stores, general merchandise, 2,500 sq. ft. or less			P	P	P	P	P	P	
Retail stores, general merchandise, 2,500 sq. ft. or larger			UP	P	P	P	P	P	
Secondhand stores, 2,500 sq. ft. or less			UP	P	P	P	P	P	
Secondhand stores, 2,500 sq. ft. or larger				P		UP	P	P	
Shopping centers, 200,000 sq. ft. or less			PD	P				P	
Shopping centers, 200,000 sq. ft. or larger				P				P	
Tasting rooms			P	P	P	P	P	P	
Walkup sales windows using public sidewalk	P	P	P	P	UP	UP	P	P	
Warehouse retail stores				UP			P	P	
SERVICES USES									
Automated teller machines (ATMs), non-drive thru	P	P	P	P	P	P	P	P	
Banks and credit unions, 3000 sq. ft. or less	P	P	P	P	P	P	P	P	
Banks and credit unions, 3,000 sq. ft. or larger		P	P	P		UP	P	P	

Bed and breakfast inns, 1 to 5 guest rooms	UP		UP	UP	UP	UP	UP	UP	19.76.050
Business support services		P	P	P	P(4)	P(4)	P		
Car wash facility				UP			P	P	
Car wash facility, self-service			UP	P			P	P	
Catering services			UP	P	UP	UP	P		
Community social services	UP	UP		UP	UP (8)	UP	UP	UP	
Construction or contractor's yard							P		
Day care facilities, child/adult day care center	UP	UP	UP	UP	UP	UP	UP	UP	
Day care facilities, large family day care homes	UP	UP	UP	UP	UP	UP	UP	UP	19.76.060
Day care facilities, small family day care homes	UP	UP	UP	UP	UP	UP	UP	UP	
Drive-in and drive-through services		UP	UP (9)	UP			UP	UP	19.76.070
Financial services	P	P	P	P	P(4)	P		P	
Gas station			UP	UP		UP	UP	UP	19.76.090
Hotel or motel				UP	UP	UP	P	P	
Kennels and animal boarding							UP	UP	
Medical offices	P	P	P	P	P(4)	P(4)		P	
Medical services - Clinics and labs	P/UP (8)	UP		P	UP	P(4)	P	P	
Medical services - Extended	UP	UP		UP				UP	
Medical services - Hospitals		UP							
Mortuary/funeral home				P		UP	P	P	
Offices, accessory to primary use			P	P	P	P	P	P	
Offices, business and professional	P	P	P	P	P(4)	P(4)		P	
Offices, temporary	TU	TU	TU	TU	TU	TU	TU	TU	19.22
Personal services 2,500 sq. ft. or less	P	P	P	P	P	P	P	P	
Personal services, 2,500 sq. ft. or larger	UP	UP	UP	P	P	P	P	P	
Printing and publishing - Computer/electronic				P	UP	UP	P	P	

Public safety and utility facilities	UP	UP	UP	UP	UP	UP	UP	UP	
Rental, indoor - small			UP	P	UP	P(4)	P	P	
Rental, outdoor - large				UP			UP	UP	
Repair/maintenance - Consumer products, 2,500 sq. ft. or less	P		P	P	P(4)	P(4)	P	P	
Repair/maintenance - Consumer products 2,500 sq. ft. or larger	P		UP	P	P	P	P	P	
Repair/maintenance - Vehicle				UP		UP	P	P	
Research and development (R&D)	UP	UP		P	P(4)	P(4)	P	P	
Storage, accessory only	P	P	P	P	P	P	P	P	
Storage, outdoor				P			P	P	19.60.060
Storage, personal storage facility			UP	UP			P	UP	
Storage, second floor or above	P	P	P	P	P	P	P	P	
Veterinary clinics & animal hospitals, indoor			UP	P			P	P	
Veterinary clinics & animal hospitals, outdoor			UP	UP			UP	UP	
Walkup service windows using public sidewalk	P	P	P	P	UP	UP	P	P	
Warehousing							P		
TRANSPORTATION & COMMUNICATION USES									
Alternative fuel/recharging facilities			UP	P	UP	P	P	P	
Broadcast studios		P (10)	P (10)	P (10)	P (2)	P (2)	P (10)		19.78
Heliports							UP		
Parking facilities/vehicle storage				UP	UP	UP	UP	UP	
Pipelines and utility lines	P	P	P	P	P	P	P	P	
Telecommunications facilities		P (10)	P (10)	P (10)	P (10)	P (10)	P (10)	P (10)	19.78
Transit stations and terminals		UP	UP	UP	UP	UP	P	UP	
Truck stops							UP		

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section/chapter:
P	Permitted use, zoning clearance required.	19.16.070
UP	Conditional use, use permit required.	19.24
PD	Conditional use, planned development permit required.	19.28
TU	Temporary use.	19.22
	Use not allowed. (See Section 19.02.020(E) regarding uses not listed.)	

Notes:

- (1) See Chapter 19.04 for definitions of the listed uses.
 - (2) With accessory retail use on site.
 - (3) Permitted only as accessory use and subject to architectural screening in compliance with Section 19.60.060.
 - (4) Use allowed only on second floor or above, or in basements. A use permit is required for ground-level occupancy, except for accessible units required by the Building Code, which are allowed by right.
 - (5) Businesses within 300 feet of a residential district which operate between the hours of 10 p.m. to 6 a.m. or allow amplified music require use permit approval.
 - (6) Use allowed only on second floor or above.
 - (7) Drive-in and drive-through sales of pharmaceuticals incidental to the operation of drug stores/pharmacies may be allowed with a use permit in the CN Zoning District. No other drive-in or drive-through sales shall be permitted in the CN Zone.
 - (8) Use requires a use permit if the business hours are extended beyond Monday through Friday, 8 a.m. to 6 p.m.
 - (9) Drive-in and drive-through services incidental to the operation of banks and financial services may be allowed with a use permit in the CN Zoning District. No other drive-in or drive-through services shall be permitted in the CN Zone.
 - (10) See Chapter 19.78 for districts in which telecommunications facilities are permitted.
 - (11) Use only allowed on sites immediately adjacent to State Route 32 that take vehicle access no closer than 100 feet from State Route 32 travel way, and site design must provide for multi-modal access.
- (Ord. 2427 §17, Ord. 2440 §26, Ord. 2459 §1, Ord. 2461 §3, Ord. 2494 §23, Ord. 2504 §§2, 3)

19.44.030 Commercial and office zone general development standards.

The requirements in Table 4-7 shall apply to new land uses and structures, and alterations to existing land uses and structures, in addition to any applicable development standards (such as landscaping, parking and loading) in Division V.

(Ord. 2185; Ord. 2223, Ord. 2427 §19)

TABLE 4-7
COMMERCIAL AND OFFICE ZONE GENERAL DEVELOPMENT STANDARDS