

Sec. 26-10-030. - Allowed land uses.

A. General.

1. Table 10-1 identifies the allowed uses and permit requirements in the commercial zones.
2. All uses may be subject to additional standards and regulations and may require a zoning permit, design review or other additional review. Additional regulations that apply to allowed uses are noted in the "use regulations" column in Table 10-1.
3. If Table 10-1 shows two (2) permit types separated by a slash mark (e.g., "P/C"), this indicates that the permitting level may differ depending upon project conditions as described in the use regulations for the allowed use.

B. Additional Permits.

1. In addition to the permits required by Table 10-1 , Design Review is required for all allowed uses in compliance with Article 82 (Design Review), except that design review is not required in the AS zone.
2. A zoning permit or other permits may be required in addition to those permits required by Table 10-1 . See individual use regulations sections for additional requirements that may apply.

Table 10-1:Allowed Land Uses in Commercial Zones

Key of symbols for Table 10-1:

P = Permitted Use

P* = Permitted Use, subject to discretionary approval criteria

C = Conditional Use

- = Prohibited Use

† = Permit requirement indicated in Use Regulations column

Land Use	CO Zone	C1 Zone	C2 Zone	C3 Zone	LC Zone	CR Zone	AS Zone	K Zone	Use Regulations
Agricultural and Resource-Based Land Use Category									
Agricultural Crop Production and Cultivation	-	-	-	-	-	-	P	P	<u>26-18-020</u>

Agricultural Processing	-	-	-	-	-	C	C	-	26-18-030
Agricultural Support Services	-	-	-	-	-	P*/C	P*/C	-	26-18-050
Animal Keeping: Beekeeping	P	P	P	P	P	P	P	P	26-18-060
Animal Keeping: Livestock Feed Yards	-	-	-	-	-	C	C	-	26-18-090
Farm Retail Sales	-	-	-	-	-	-	P	-	26-18-140
Farm Stands	-	-	-	-	-	-	P	-	26-18-150
Mushroom Farming	-	-	-	-	-	C	C	-	26-18-190
Nursery, Wholesale	-	-	-	C	C	-	P	P	26-18-200
Tasting Rooms	-	-	-	-	-	P*	P*	-	26-18-210
Industrial, Manufacturing, Processing and Storage Land Use Category									
Animal Product Processing	-	-	-	-	-	C	C	-	26-20-020
Fertilizer Plants						C			26-20-030
Laboratories	-	-	-	C	-	-	-	-	26-20-040
Laundry Plants	-	-	-	P	-	-	-	-	26-20-050
Manufacturing/Processing, Light	-	-	-	P	-	-	-	-	26-20-070

Manufacturing/Processing, Medium	-	-	-	P	-	-	-	-	26-20-080
Recycling Collection Facilities	†	†	†	†	†	†	†	†	† See 26-20-090 and 26-88-070
Recycling Processing Facilities	†	†	†	†	†	†	†	†	† See 26-20-100 and 26-88-070
Storage: Contractor's Storage Yard	-	-	-	C	C	-	-	-	26-20-110
Storage: Manufacture Home Storage	-	-	-	C	-	-	-	-	26-20-120
Storage: Personal Storage	-	-	-	P/C	P/C	-	-	-	26-20-130
Storage: Vehicle, Boat, and RV Storage	-	-	-	C	C	-	-	-	26-20-140
Storage: Warehouses	-	-	-	P	-	-	-	-	26-20-150
Storage: Wholesale and Distribution	-	-	-	P	-	-	-	-	26-20-160
Wrecking and Salvage Yards	-	-	-	C	-	-	-	-	26-20-170
Recreation, Education and Public Assembly Land Use Category									
Camp, Organized	-	-	-	-	-	-	-	C	26-22-020
Campgrounds	-	-	-	-	-	-	-	C	26-22-030

Civic Institution	C	-	-	-	-	-	-	C	26-22-040
Community Meeting Facilities	C	C	C	-	C	C	-	C	26-22-050
Country Clubs	-	-	-	-	-	-	-	C	26-22-060
Educational Institutions: Colleges and Universities	-	C	P	-	C	-	-	C	26-22-070
Educational Institutions: Specialized Education and Training	-	C	P	-	C	-	-	C	26-22-090
Golf Course	-	-	-	-	-	-	-	C	26-22-100
Parks and Playgrounds	C	-	-	-	-	-	-	P/C	26-22-110
Periodic Special Events	P	P	P	P	P	P	P	P	26-22-120
Recreation and Sports Facilities: Health/Fitness Facility	C	-	C	C	C	C	-	C	26-22-130
Recreation and Sports Facilities: Recreation Facility, Indoor	C	-	C	C	C	C	-	C	26-22-140
Recreation and Sports Facilities: Recreation Facility, Outdoor	-	-	-	-	-	-	-	C	26-22-150
Recreation and Sports Facilities: Rural Sports and Recreation	-	-	-	-	-	-	-	C	26-22-160

Recreation and Sports Facilities: Shooting Ranges	-	-	-	-	-	-	-	C	26-22-170
Sports and Entertainment Assembly	-	-	-	-	-	-	-	C	26-22-190
Studios for Art Crafts, Dance, Music	-	C	-	-	C	-	-	C	26-22-200
Theater and Entertainment Venues	-	-	C	C	-	-	-	-	26-22-210
Visitor/Interpretive Center	-	-	-	-	-	-	-	P	26-22-220
Residential Land Use Category									
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	26-24-020 ; 26-88-060
Caretaker Dwelling	-	-	-	C	C	-	C	C	26-24-080
Dwelling, Single-Family	C	C	C	C	C	P	P	C	26-24-130
Family Day Care Home, Large	-	P	P	-	P	P	P	P	26-28-150 ; 26-88-080
Family Day Care Home, Small	-	P	P	-	P	P	P	P	26-28-150
Home Occupation	P	-	-	-	-	P	P	P	26-24-180 ; 26-88-121
Junior Accessory Dwelling Unit	P	P	P	P	P	P	P	P	26-24-190 ; 26-88-061

Live/Work	C	C	C	C	C	C	C	C	26-24-200 ; 26-88-122
Mixed-Use Development	C	P*/C	P*/C	-	P*/C	-	-	C	26-24-210 ; 26-88-123
Permanent Supportive Housing	P	P	P	P	P	P	P	-	26-24-230
Residential Community Care, Large	C	C	C	C	C	-	C	C	26-24-240
Residential Community Care, Small	P	P	P	-	P	P	P	P	26-24-240
Single-Room Occupancy, Large	-	C	C	-	C	-	-	-	26-24-250 ; 26-88-125
Single-Room Occupancy, Small	-	-	C	-	P*	-	-	-	26-24-250 ; 26-88-125
Transitional Housing	P	P	P	P	P	P	P	-	26-24-270 ; 26-88-127
Retail Land Use Category									
Alcoholic Beverage Sales, Large		P	P	-	P	C			26-26-020
Alcoholic Beverage Sales, Small	-	C	C	C	C	C	-	-	26-26-020 ; 26-88-195
Bar, Tavern, Nightclub	-	C	P	C	C	C	-	C	26-26-030
Building and Landscape Materials Sales	-	-	-	P	-	-	C	-	26-26-040

Farm Equipment and Supplies Sales and Rental	-	-	-	P	P		C	-	<u>26-26-050</u>
Fuel Dealers	-	-	-	C	C	C	-	-	<u>26-26-070</u>
Fuel Station, Retail	-	-	-	-	-	-	-	-	<u>26-26-080</u>
Fuel Station, Non-Retail	-	C	C	C	C	C	-	-	<u>26-26-081</u>
General Retail	-	P *	P	P	P*	C	-	C	<u>26-26-090</u>
Heavy Equipment Sales and Rentals	-	-	-	C	C	C	-	-	<u>26-26-100</u>
Manufactured Homes Sales and Rentals	-	-	-	P	-	-	-	-	<u>26-26-110</u>
Nursery, Retail	-	-	P	-	C	-	C	-	<u>26-26-120</u>
Outdoor Vendor	-	C	C	-	C	-	-	-	<u>26-26-130</u>
Restaurant	-	P/C	P	-	P/C	-	-	P/C	<u>26-26-140</u>
Vehicles/Boats Sales and Rentals	-	-	C	P	C	-	-	-	<u>26-26-150</u>
Services Land Use Category									
Adult Entertainment Establishment	-	-	-	C	-	-	-	-	<u>26-28-020</u> ; <u>26-88-010(f)</u>
Banks and Financial Institutions	P	P	P	-	P	C	-	-	<u>26-28-030</u>
Business Support Services	-	-	C	P	-	-	-	-	<u>26-28-040</u>

Commercial Kennels	-	-	C	C	C	C	C	-	<u>26-18-070</u>
Day Care Center	C	C	C	C	C	-	C	C	<u>26-28-080</u>
Homeless Shelter: Emergency	-	-	C	C	C	C	-	-	<u>26-28-090</u> ; <u>26-88-127</u>
Homeless Shelter: Small Scale	-	-	C	P	P	C	-	-	<u>26-28-090</u> ; <u>26-88-127</u>
Lodging: Bed and Breakfast (B&B)	-	C	P	-	C	C	-	C	<u>26-28-130</u>
Lodging: Hosted Rental	-	-	-	P	P	-	-	-	<u>26-28-140</u>
Lodging: Hotel, Motel, and Resort	-	-	C	-	-	-	C	C	<u>26-28-150</u>
Lodging: Vacation Rental	-	-	P	-	P	-	-	P	<u>26-28-160</u>
Lodging: Timeshare	-	-	-	-	-	-	-	C	<u>26-28-165</u>
Maintenance and Repair Service, Non-Vehicular	-	-	P	P	-	-	-	-	<u>26-28-170</u>
Medical Services: Hospitals	C	C	-	-	-	-	-	-	<u>26-28-180</u>
Medical Services: Offices and Outpatient Care	P	-	-	-	P	C	-	-	<u>26-28-190</u>
Personal Services	-	P	P	-	P	P	-	C	<u>26-28-200</u>
Professional Office	P	P	P	-	P	-	-	P*	<u>26-28-210</u>
Vehicle Maintenance and Repair	-	-	C	P	C	C	C	-	<u>26-28-220</u>

Veterinary Clinic	C	C	C	C	C	C	-	-	<u>26-28-230</u>
Transportation, Energy, Public Facilities Land Use Category									
Airfields and Landing Strips: Restricted Use Airfield	-	-	-	-	-	-	-	-	<u>26-30-030</u>
Dispatch Facility	-	-	-	C	-	-	-	-	<u>26-30-040</u>
Low Temperature Geothermal Resource Development	C	C	C	C	C	C	C	C	<u>26-30-050</u>
Marinas	-	-	-	-	-	-	-	C	<u>26-30-060</u>
Parking Facilities	-	-	C	C	-	-	-	-	<u>26-30-080</u>
Public Safety Facilities	C	C	C	C	C	C	C	C	<u>26-30-090</u>
Public Utility Facilities	C	C	C	C	C	C	C	C	<u>26-30-100</u>
Renewable Energy Facilities	†	†	†	†	†	†	†	†	† See <u>26-30-110</u> and <u>Section 26-88-200</u>
Telecommunications Facilities	†	†	†	†	†	†	†	†	† See <u>26-30-120</u> and <u>Section 26-88-130</u>
Truck/Bus/Freight Terminal	-	-	C	C	C	C	-	-	<u>26-30-130</u>

Other Land Uses									
Commercial Cannabis Uses	†	†	†	†	†	†	†	†	† See <u>26-88-250</u> ; <u>26-88-254</u> ; <u>26-88-256</u>

- C. **Amplified Live Music.** Amplified live music allowed with a Use Permit in the C2, C3, LC, AS, and K zones.
- D. **Accessory Storage Yards:** In the C3 and LC zones, storage yards accessory to a permitted use are allowed provided the storage yards does not exceed one hundred percent (100%) of the gross area of the main building.
- E. **Agricultural Products Sale and Promotion CR Zone.** In the CR zone, the sale and promotion of agricultural products grown, produced, or processed on site is allowed, subject to design review.
- F. **Unlisted Land Uses.**
 1. For a proposed nonresidential use not listed in the allowed land use table, the Director may determine that the proposed use is equivalent to a permitted or conditionally permitted use, if the Director finds that the proposed use is similar to and compatible with a listed permitted or conditionally permitted use.
 2. When the Director determines that a proposed nonresidential use is equivalent to a listed use, the proposed use shall be treated in the same manner as the listed use with respect to development standards, permits required, and all applicable requirements of the Zoning Code.

(Ord. No. 6424, § III(Exh. B), 4-24-2023; Ord. No. 6405, § V(Exh. B), 3-14-2023; Ord. No. 6403, 3-7-2023; Ord. No. 6363, § II(Exh. A), 12-14-2021; Ord. No. 6352, § VII, 9-14-2021; Ord. No. 6335, § III(Exh. A), 2-9-2021)