

9.09.010: PURPOSE:

This chapter lists the land uses that may be allowed within the commercial zoning districts listed in section 9.05.030 of this article 2, determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

Properties located within the Mixed Use Commercial (C-MU) Zoning District are subject to the regulations and development standards of the General Commercial (C-G) Zoning District until such time as mixed use commercial (C-MU) regulations and development standards are adopted by the Council. (Ord. 253, 12-16-2014)

9.09.020: PERMITTED USES AND PERMIT REQUIREMENTS:

Table 2-15 of this section identifies the uses of land allowed by this Development Code in each commercial zoning district established by chapter 9.05, "Zoning Districts And Zoning Map", of this article 2.

All uses listed in the following table are subject to the applicable standards of this Development Code and the permit requirements referenced in the "Notes And Other Regulations" column and in subsection 9.06.030B, "Permit Requirements", of this article 2.

Pursuant to subsection 9.06.030A3, "Similar And Compatible Use May Be Allowed", of this article 2, the Director may determine that a proposed use is permitted, providing that the Director makes the required findings that the proposed use is similar, compatible and consistent with the uses described in the table, the purposes, and the General Plan.

The following land uses shall be permitted, pursuant to the conditions stipulated:

A. Accessory uses including parking lots and structures, accessory signs, and exterior storage which is fully fenced and screened with a solid fence and where no storage is visible above the fence. Accessory uses and structures shall comply with all requirements of this Code.

B. Commercial land uses proposed to operate from existing structures shall be permitted by right in the following cases:

1. The structure has historically been utilized in a fashion similar to the proposed use.
2. There are no structural off street, on site improvements or lack thereof which pose an immediate threat to the health, safety or general welfare of the Town.
3. There are no additions or alterations to the square footage of the existing structure. (Ord. 253, 12-16-2014)

TABLE 2-15

PERMITTED LAND USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONING DISTRICTS

Zoning districts:		
C-C: Community commercial	C-O: Office commercial	C-N: Neighborhood commercial
C-G: General commercial	C-MU: Mixed use commercial	
Permit required:		
CUP: Conditional use permit	PD: Planned development review	SUP: Special use permit

HOP: Home occupation permit	S: Specific plan	TSEP: Temporary special event permit
NP: Not allowed	SPL: Special license permit	TUP: Temporary use permit
P: Permitted	SPR: Site plan and design review	

Type Of Use	Permit Required By Zoning District					Notes And Other Regulations
	C-C	C-G	C-O	C-MU	C-N	

Type Of Use	Permit Required By Zoning District					Notes And Other Regulations
	C-C	C-G	C-O	C-MU	C-N	

Residential:						
Mixed use development	NP	S	NP	SPR	NP	
Single-family dwelling unit	NP	NP	NP	NP	NP	
Single room occupancy housing	NP	CUP	NP	CUP	CUP	
Care uses:						
Child daycare center	NP	CUP	NP	CUP	CUP	See section 9.14.020, "Child Daycare Centers", of this article 2
Childcare (small family)	NP	CUP	NP	SPR	CUP	Single-family residences located in the commercial land use districts are subject to the standards specified in section 9.08.040 of this article 2
Childcare (large family)	NP	CUP	NP	CUP	CUP	
Home occupation	HOP	HOP	HOP	HOP	HOP	Permitted for single-family residences located in the commercial land use districts pursuant to chapter 9.50, "Home Occupation Permits", of this title
Homeless shelter	NP	NP	NP	NP	NP	Including transitional and supportive uses
Social care, congregate care, convalescent care facilities	NP	SPR	NP	SPR	SPR	Including, but not limited to, elderly care and sober living facilities
Agriculture, animal related, and open space uses:						
Animal care facility (with exterior kennel, pens and runs)	CUP	CUP	NP	NP	CUP	Including, but not limited to, animal

Animal care facility (without exterior kennel, pens and runs)	SPR	SPR	SPR	SPR	SPR	hospitals, veterinarian, pet stores, and grooming
Community gardens	SPR	SPR	SPR	SPR	SPR	
Equestrian facility	CUP	CUP	NP	NP	CUP	
Feed and tack	CUP	CUP	NP	NP	CUP	
Horticulture/agriculture	SPR	SPR	NP	NP	SPR	Including, but not limited to, crop production, orchards, and vineyards
Kennels (over 15 animals)	NP	NP	NP	NP	SUP	
Livestock operations	NP	NP	NP	NP	NP	
Natural resources development	NP	NP	NP	NP	NP	
Nature preserve	SPR	SPR	SPR	SPR	SPR	
Nursery/garden supply (with outdoor display)	SPR	SPR	SPR	CUP	CUP	
Nursery/garden supply (without outdoor display)	SPR	SPR	SPR	SPR	SPR	
Retail commercial uses:						
Adult oriented business	NP	CUP	NP	NP	NP	See chapter 9.52, "Adult Oriented Business", of this title
Antique/secondhand stores	SPR	SPR	NP	SPR	SPR	
Appliance sales and home goods (no repair)	SPR	SPR	SPR	SPR	NP	
Auto and vehicle sales and rentals and parts sales	CUP	CUP	NP	CUP	CUP	
Boat and recreational vehicle sales	CUP	CUP	NP	CUP	CUP	
Building and landscape materials sales (indoor)	SPR	SPR	SPR	CUP	CUP	
Building and landscape materials sales (outdoor)	CUP	CUP	NP	CUP	NP	
Construction and heavy equipment sales and rentals	NP	CUP	NP	NP	NP	
Convenience store	CUP	CUP	CUP	CUP	CUP	
Farmers' market/arts and crafts events	TSEP	TSEP	TSEP	TSEP	TSEP	See chapter 9.38, "Temporary Special Events", of this title
Fuel/propane dealer	NP	NP	NP	NP	NP	See section 9.14.040, "Gas Or Other Fueling Stations", of this article 2
Grocery, supermarket, specialty food store, drugstore	SPR	SPR	SPR	SPR	SPR	

	Manufactured home sales	NP	NP	NP	NP	NP	
	Pawnshop	SPR	SPR	NP	NP	NP	
	Retail store (less than 80,000 square feet)	SPR	SPR	SPR	SPR	SPR	
	Retail store (80,000 or greater square feet)	SPR	SPR	CUP	CUP	CUP	
	Seasonal holiday sales facilities	TSEP	TSEP	TSEP	TSEP	TSEP	See chapter 9.38, "Temporary Special Events", of this title
	Shopping center (neighborhood, community, or regional)	CUP	CUP	CUP	CUP	CUP	
	Swap meet, outdoor market, auction yard (permanent)	NP	CUP	NP	NP	NP	See section 9.14.080, "Swap Meets", of this article 2
	Warehouse retail	CUP	SPR	CUP	NP	CUP	
Business, financial, and professional:							
	ATM	P	P	P	P	P	
	Financial institution and related service	SPR	SPR	SPR	SPR	SPR	
	Laboratory	SPR	SPR	SPR	SPR	SPR	
	Office (business, professional, corporate, medical)	SPR	SPR	SPR	SPR	SPR	
Eating and drinking establishments:							
	Bakery (retail), coffee shop and similar uses	SPR	SPR	SPR	SPR	SPR	Including, but not limited to, ice cream shops, frozen yogurt shops, and candy/sweet shops
	Bakery (wholesale)	SPR	SPR	SPR	CUP	NP	
	Bar, lounge, nightclub, tavern, and pool hall	CUP	CUP	CUP	CUP	CUP	
	Catering service	SPR	SPR	SPR	SPR	SPR	
	Fast food (with drive-through, delivery)	CUP	CUP	CUP	CUP	CUP	See section 9.14.030, "Drive-Up/Drive-Through Establishments", of this article 2
	Fast food (without drive-through, delivery)	CUP	SPR	SPR	SPR	CUP	
	Full service restaurant	SPR	SPR	SPR	SPR	SPR	
Commercial service uses:							
	Ambulance service	SPR	SPR	SPR	NP	NP	
	Appliance sales, service, repair, and rental	SPR	SPR	SPR	SPR	SPR	

Automobile gas station	SPR	SPR	SPR	CUP	CUP	See section 9.14.040, "Gas Or Other Fueling Stations", of this article 2
Automobile service/repair (major repair/body work)	NP	CUP	NP	NP	NP	
Automobile service/repair (minor repair and maintenance)	CUP	SPR	CUP	CUP	CUP	
Automobile washing (car wash)	CUP	CUP	CUP	CUP	CUP	
Automobile washing (car wash) (fundraising, temporary)	P	P	P	P	P	
Barber, beauty shop, and other similar personal service uses	SPR	SPR	SPR	SPR	SPR	
Equipment sales, service, repair, and rental	CUP	CUP	CUP	NP	CUP	
Fitness center (less than 2,000 square feet)	SPR	SPR	SPR	SPR	SPR	
Fitness center (more than 2,000 square feet)	CUP	CUP	CUP	NP	CUP	
Fortune telling and related service	SPR	SPR	SPR	CUP	SPR	
Funeral service (excluding crematorium)	NP	SPR	CUP	NP	NP	
Funeral service (including crematorium)	NP	CUP	CUP	NP	NP	
Laundry and dry cleaning	SPR	SPR	SPR	SPR	SPR	
Locksmith	SPR	SPR	SPR	SPR	SPR	
Maintenance and repair (major)	NP	CUP	NP	NP	NP	
Maintenance and repair (minor)	SPR	SPR	CUP	CUP	CUP	
Massage establishment	SPL	SPL	SPL	SPL	SPL	See title 5, chapter 5.10, "Massage Services And Establishments", of this code
Printing and duplication services	SPR	SPR	SPR	SPR	SPR	
Studio (dance, music, martial arts, artists)	SPR	SPR	SPR	SPR/ CUP	SPR	Less than 2,000 square feet (SPR for C-MU) More than 2,000 square feet (CUP for C-MU)
Tattoo and piercing	SPR	SPR	SPR	SPR	SPR	
Commercial recreation:						
Amusement arcade or park	NP	CUP	NP	NP	NP	

	Campgrounds	NP	NP	NP	NP	NP	
	Carnivals/circuses/festivals/fairs	TSEP	TSEP	TSEP	TSEP	TSEP	See chapter 9.38, "Temporary Special Events", of this title
	Concerts, open air theaters, outdoor entertainment events	TSEP	TSEP	TSEP	TSEP	TSEP	See chapter 9.38, "Temporary Special Events", of this title
	Game arcade, internet cafe, and similar businesses	CUP	CUP	NP	CUP	CUP	
	Golf course	SPR	SPR	SPR	SPR	CUP	
	Hookah lounge	NP	CUP	NP	NP	CUP	
	Parks/recreation facilities	SPR	SPR	SPR	SPR	SPR	
	Private clubs and lodges	CUP	SPR	CUP	NP	CUP	
	Recreation and entertainment (commercial indoor and outdoor)	CUP	CUP	CUP	CUP	CUP	
	Recreational vehicle park	NP	NP	NP	NP	NP	See subsection 9.08.060B, "Recreational Vehicle Parks", of this article 2
Industry, manufacturing and processing, wholesaling:							
	Construction/contractor storage yard	NP	CUP	NP	NP	NP	
	Hazardous waste operations	NP	NP	NP	NP	NP	See section 9.34.110, "Hazardous Materials", of this title
	Manufacturing operations	NP	NP	NP	NP	NP	
	Motor vehicle storage/impound facility	NP	NP	NP	NP	NP	
	Recycling facility (processing facility)	NP	NP	NP	NP	NP	See section 9.14.070, "Recycling Facilities", of this article 2
	Recycling facility (small collection facility)	SUP	SUP	SUP	SUP	SUP	
	Research and development	SPR	SPR	SPR	CUP	SPR	
	Salvage facility	NP	NP	NP	NP	NP	
	Storage - ministorage (personal storage)	NP	NP	NP	NP	NP	See section 9.14.060, "Mini-/Self-Storage Facilities", of this article 2
	Storage (outdoor vehicles storage)	NP	NP	NP	NP	NP	
	Wholesaling and distribution	NP	NP	NP	NP	NP	
Transportation, communications, and infrastructure:							

	Communication facility	CUP	CUP	NP	NP	CUP	Including, but not limited to, radio and television stations or towers, satellite receiving stations, but not wireless telecommunication facilities
	Parking lot	SPR	SPR	SPR	SPR	SPR	See chapter 9.33, "Parking And Loading Regulations", of this title. Accessory or incidental to the primary use of the same property
	Public/government facilities	SPR	SPR	SPR	CUP	CUP	
	Public safety uses (permanent)	SPR	SPR	SPR	SPR	SPR	
	Solar energy systems (accessory)	P	P	P	P	P	See chapter 9.42, "Accessory Solar Energy Systems", of this title
	Solar energy systems (utility grade/primary use)	NP	NP	NP	NP	NP	See chapter 9.46 of this title
	Transmission utility lines, pipelines, and control stations	CUP	CUP	CUP	CUP	CUP	
	Utilities (major)	CUP	CUP	CUP	CUP	CUP	
	Wind energy system (accessory)	SPR	SPR	SPR	SPR	SPR	See chapter 9.43, "Accessory Wind Energy Systems", of this title
	Wind energy system (utility grade/primary use)	NP	NP	NP	NP	NP	See chapter 9.46 of this title
	Wireless telecommunication facilities	CUP	CUP	CUP	CUP	CUP	Pursuant to chapter 9.44 of this title
Other uses:							
	Cemeteries, including pet cemeteries	NP	CUP	NP	NP	NP	
	Churches, religious assembly, and other public assembly	CUP	CUP	CUP	CUP	CUP	
	Conference centers and group camps	CUP	CUP	CUP	NP	NP	
	Correctional institution	NP	NP	NP	NP	NP	
	Emergency facilities (temporary)	TUP	TUP	TUP	TUP	TUP	See chapter 9.39, "Temporary Uses And Structures", of this title
	Hospitals/medical/rehabilitation centers/clinics	CUP	CUP	CUP	CUP	CUP	

	Hotels and motels	SPR	SPR	CUP	SPR	CUP	
	Marijuana dispensaries, marijuana cultivation, marijuana deliveries, additional prohibited marijuana	NP	NP	NP	NP	NP	Pursuant to chapter 9.53 of this title
	Museum, library, art gallery, outdoor exhibit	SPR	SPR	SPR	SPR	SPR	
	Schools (private, vocational, charter, and other)	CUP	CUP	CUP	CUP	CUP	
	Temporary special events	TSEP	TSEP	TSEP	TSEP	TSEP	See chapter 9.38, "Temporary Special Events", of this title
	Temporary structures and uses	TUP	TUP	TUP	TUP	TUP	See chapter 9.39, "Temporary Uses And Structures", of this title

(Ord. 253, 12-16-2014; amd. Ord. 268, 7-18-2017; Ord. 297, - - ; Ord. 320, 11-5-2024)