

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited
 [P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review
 [P/A]2 = permitted by right except when the use-specific standards require public hearing
 [P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing
 [P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special				Use-Specific Standards								
	LLR2.5	LLR1	LLR5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40				
Hotel-Condominium											P	P	P	P	P	P	P	P					P			P	P	P						18.03.304(c)(2)			
Hotel											P	P	P	P	P	P	P	P	P				P					P						18.03.304(c)(3)			
Hotel with Nonrestricted Gaming											C				C		C	C										C						18.03.304(c)(4)			
Motel																	P		P									P						18.03.304(c)(5)			
Motel with Nonrestricted Gaming																		C																	18.03.304(c)(6)		
Office and Professional Services																																					
Call Center											P	P	P	P	P	P	P	P	P				P			P	P	P	P								
Financial Institution									P		P	P	P	P	P	P	P	P	P	P	M					P	P	P		M					18.03.304(d)(1)		
Laboratory												P	P	P	P	P	P	P	P				P	P		P	P	P	P		P					18.03.304(d)(2)	
Office, General									P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						18.03.304(d)(3)	
Recording Studio											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited
 [P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review
 [P/A]2 = permitted by right except when the use-specific standards require public hearing
 [P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing
 [P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards

Zone Districts	Residential										Mixed-Use										Employ.			Special			Use-Specific Standards										
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40				
Daytime Entertainment Venue									C	C	P	P	P	P	P	P	M	M	M			M		P	P	P	P	C	C				18.03.304(f)(4)				
Escort Service/Outcall											P																										
Gun Range, Indoor																			C						C		C		C								
Live Entertainment											M	M	M	M	M	M	C	C	C	C			C		C	C	C	C	C	C	C	C	C	18.03.304(f)(5)			
Recreational Vehicle Park															C		C	C	C															18.03.304(f)(6)			
Sports Arena, Stadium, or Track											C	C	C	C	C	C	C	C	C			C		C		C	C	C	C					18.04.107			
Retail																																					
Building, Lumber, and Landscape Material Sales															P		P	P				P			P	P	P	P						18.03.304(g)(1)			
Cannabis Dispensary, Medical										P		P	P	P	P	P	P	P				P					P							18.03.304(g)(2)			
Cannabis Dispensary, Adult-use																	P	P	P			P					P							18.03.304(g)(3)			
Convenience Store										P	P	P	P	P	P	P	P	P	C			P		P	M	P	P										
General Retail, less than 10,000 Square Feet										P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P						18.03.304(g)(4)			

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited
 [P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review
 [P/A]2 = permitted by right except when the use-specific standards require public hearing
 [P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing
 [P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special				Use-Specific Standards								
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40				
General Retail, 10,000 Square Feet or more											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								18.03.304(g)(5)			
Pawn Shop																	C ₄	C ₄	C ₄				C ₄			C ₄	C ₄							18.03.304(g)(6)			
Plant Nursery or Garden Supply											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										
Transportation, Vehicles, and Equipment																																					
Airport Operations and Facilities																																			P	18.04.107	
Auto Service and Repair												C ₄	C ₄		P ₄	P	P	M						P	P	M	P								18.03.304(h)(1) 18.04.107		
Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental												C ₄	C ₄		C ₄	C	C							P	P	C	P								18.03.304(h)(2)		
Bus or Other Transportation Terminal											C	C	C		C	C	C							P	P		P		P						18.03.304(h)(3)		
Car Wash												C		C	C	M	P							P	P	P	P										
Gas Station												C		C	C	M	P							P	P	P	P								18.03.304(h)(4) 18.04.107		
Parking Lot, Open											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								18.03.304(h)(5)		
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				

(d) **Childcare, In-Home (7-12 Children)**

See Section 18.03.405(c), above.

(e) **Community Center, Private**

See Section 18.03.303(a)(3).

(f) **Drive-Through Facility (Food Service)**

(1) **All Districts**

- a. Drive-through facilities shall always be considered a separate accessory use.
- b. Drive-through lanes shall not be located within 100 feet of residentially zoned property unless separated by a principal building or a six-foot-tall solid screen fence, wall, or landscaped berm, in addition to at least ten feet of landscaping, or where all owners of residentially zoned property within 100 feet of the drive-through lane provide written consent.
- c. Shall not have access to local residential streets unless needed for traffic safety.
- d. Stacking lanes shall be provided according to Article 7, *Off-Street Parking and Loading*, shall be visually screened as required in Section 18.04.804(e), and shall be situated so as to not block any other drive aisle or parking space.
- e. Outdoor speakers or ordering systems that emit sound shall not be located within 100 linear feet of residentially zoned property unless other designs are infeasible and a building or alternative enhanced buffering is located between the adjacent residential property and the outdoor speakers.
- f. Drive-up windows shall be designed so as not to obstruct the movement of pedestrians along sidewalks or through areas intended for public use.
- g. Drive-through facilities shall be screened from adjacent streets with front yard landscaping.
- h. The drive-through portion of the use may be subject to conditions imposed by the Administrator to ensure compatibility with surrounding uses, efficient vehicular travel, and architectural compatibility with the principal structure.

(2) **MD-ID, MD-NW, MU Districts**

Shall only be permitted east of I-580 or within ¼ mile of a freeway off-ramp.

(g) **Drive-Through Facility (Non-Food Service)**

(1) **All Districts**

- a. Drive-through facilities shall always be considered a separate accessory use.
- b. Drive-through lanes shall not be located within 100 feet of residentially zoned property unless separated by a principal building or a six-foot-tall solid screen fence, wall, or landscaped berm, in addition to at least ten feet of landscaping, or where all owners of residentially zoned property within 100 feet of the drive-through lane provide written consent.
- c. Shall not have access to local residential streets unless needed for traffic safety.

18.02.302 MD-ID: Downtown - Innovation District

(a) **Purpose**

The MD-ID district is intended support the district’s transition into a mixed-use and light-manufacturing environment while retaining its eclectic character. The MD-ID district may include a range of employment uses, such as small-scale manufacturing, processing, wholesaling, office, and flex-space, as well as supporting uses like retail, restaurants, cultural facilities, high-density residential, and live/work.

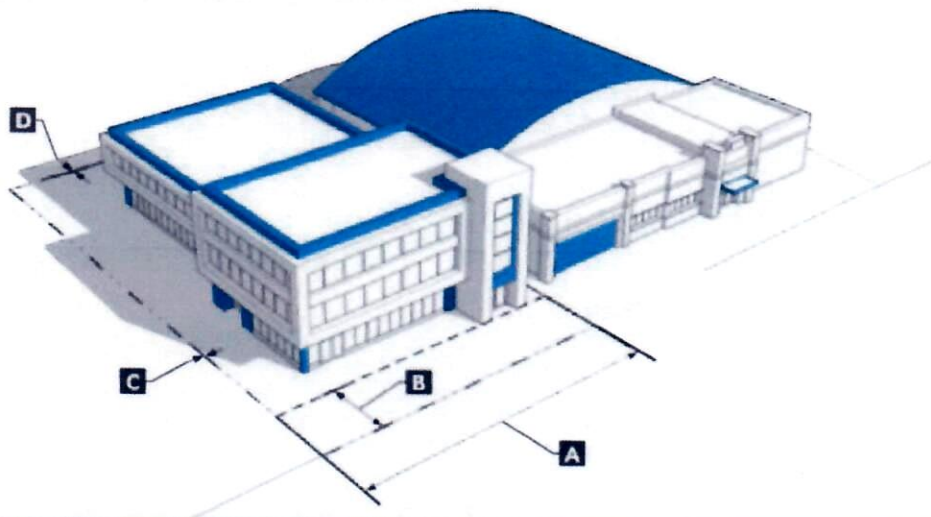


Table 2-15 MD-ID: Lot and Building Standards

General Standards		
A	Lot width, minimum	30 ft
	FAR, minimum	2.0 [1]
	FAR, maximum	--
	Density, minimum	30 du/acre [1]
	Density, maximum	--
Setbacks, minimum		
B	Front (Fourth Street)	18 ft [2]
B	Front (All other streets)	12 ft [2] [3]
C	Side	0 ft / 5 ft [3] [4]
D	Rear	0 ft / 5 ft [3] [4]
	Street-facing garage	20 ft measured from sidewalk or planned sidewalk to face of garage
	Rear (porches/canopies)	5 ft
	Building separation	10 ft between principal buildings
Height, maximum		
	Height	--
	Stories	--
Other		
	Accessory uses/structures: See Chapter 18.03 Article 4	
	Site and building standards for mixed-use districts: See Chapter 18.04 Article 10	
	Development standards (parking, landscaping, etc.): See Chapter 18.04	

Notes: [1] See general standards for density in MD districts in Section 18.04.1003(a)(4).

[2] See general standards for front setbacks in MD districts in Section 18.04.1003(a)(2)