Chapter 18.03 Use Regulations Article 2 Table of Allowed Uses 18.03.206 Table of Allowed Uses

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.

	-	_		R	esic	lent	ial									Mi	xed-	Use	•						Emp	oloy			S	peci	al		
Zone Districts	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	-	C	ME	MA	PGOS	PF	UT5	UT10	UT40	Use-Specific Standards
Farm																												Р		Р	P	P	18.03.304(a)(2)
Stable, Commercial	C	С															P	P	P			P					P			М	М	М	18.03.304(a)(3)
Urban Farm	М	М	М	М	М	М	М	М	М	M	М	М	М	М	М	М	М	М	М	М	M	М	М	М	М	М	М	М	М	М	М	М	18.03.304(a)(4)
Food and Beverage																																	
Bakery, Retail									M	М	Р	Р	Р	P	P	P	Р	P	P	P	М	P	Р		Р	Р	P 2						
Bar, Lounge, or Tavern											Р	Р	Р	Р	Р	P	Р	Р	c			Р		P	P	Р	P						
Commercial Kitchen											P	Р	Р	P	Р	P	P	Р	Р	Р		Р	P	Р	P	Р	P			М	М	М	
Microbrewery, Distillery, or Winery											Р	Р	Р	Р	Р	Р	Р	Р	P	Р		Р	P	Р	Р	Р	Р						18.03.304(b)(1)
Restaurant									М	М	Р	Р	Р	Р	Р	Р	P	P	Р	Р	М	Р		Р	Р	Р	Р						7
Restaurant with Alcohol Service									С	С	Р	Р	Р	P	Р	Р	Р	P	Р	М		Р		Р	Р	Р	Р						18.03.304(b)(2)
Lodging	W																																
Bed and Breakfast Inn	М	М	М	М	M	М		М	P	P	Р	Р	P	P	Р	Р	Р	Р	Р	М	М	P	Р							T			18.03.304(c)(1)

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right expensive use prohibited

IP/A11 = permitted by right expensive the use specific standards require expensed administration as form.

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[P/A]2 = permitted by right except when the use-specific standards require public hearing

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				R	esid	ent	ial									Mix	ced-	Use							Emp	oloy			S	peci	al		
Zone Districts	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	-	IC	ME	MA	PGOS	PF	UT5	UT10	UT40	Use-Specific Standards
Hotel-Condominium											Р	Р	Р	Р	P	P	P	P				Р		Р	Р		P 4						18.03.304(c)(2)
Hotel											Р	Р	Р	P	P	P	P	P	Р			Р					P 4						18.03.304(c)(3)
Hotel with Nonrestricted Gaming											С				С		c	c									C 4						18.03.304(c)(4)
Motel																	P		P 3								P 4						18.03.304(c)(5)
Motel with Nonrestricted Gaming																		С									,						18.03.304(c)(6)
Office and Profession	nal !	Serv	vice	S																									-				33.4
Call Center											P	Р	Р	P	P	P	P	P	Р			P		P	Р	P	Р						
Financial Institution										P	Р	Р	Р	Р	Р	P	P	P	Р	P	М				Р	Р	Р		М				18.03.304(d)(1)
Laboratory												Р	P	P	Р	P	Р	P	Р		Р	Р		Р	Р	Р	Р		P				18.03.304(d)(2)
Office, General									Р	P	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	Р		Р				18.03.304(d)(3)
Recording Studio											Р	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р		Р				

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IP/All = permitted by right except when the use-specific standards require enhanced administrative review.

IP/A12 = 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

	-			R	esid	ent	iai									Mix	ed-	Use							mp	loy			S	peci	al		
Zone Districts	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	-	IC	ME	MA	PGOS	PF	UT5	UT10	UT40	Use-Specifi Standards
Personal Services																																	
Cleaners, Commercial											Р	Р	Р	Р	Р	Р	Р	Р	P	Þ		Р		Р	Р	P							18.04.107
Personal Service, General										P	P	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р				18.03.304(e)(1
Tattoo Parlor, Body Painting, and Similar Uses																	Р	P	Р			Р		Р	Р	Р	Р						
Wedding Chapel											Р	Р	Р	P	Р	Р	P	Р	Р			Р	Р				Р						
Recreation and Enter	tair	nme	ent																														
Adult Business																								P 4	P 4	P 4							18.03.304(f)(1)
Amusement or Recreation, Inside										Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р		Р	P	Р	Р	С	P				18.03.304(f)(2)
Amusement or Recreation, Outside											М	М	М	М	М	М	М	М	С			М		c	С	С	С	С		c	С	С	18.04.107
Casino (see Hotel with Nonrestricted Gaming)																																	
Convention Center											Р	С	С	С	С	C	C																
Country Club, Private	С	С	С	C	С	С	С	c	С	С	Р	Р	Р	Р	Р	Р	Р	Р				Р				Р	Р						18.03.304(f)(3)

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Zone Districts	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	-	С	ME	MA	PGOS	PF	UT5	UT10	UT40	Use-Specific Standards
Daytime Entertainment Venue									С	С	P	Р	Р	Р	P	Р	Р	М	M	М		М		P	P	P	P	С	С				18.03.304(f)(4)
Escort Service/Outcall											Р																						
Gun Range, Indoor																			С					С			С		С				
Live Entertainment											М	М	М	М	М	M	С	С	С	С		c		С	С	C	C	С	С	С	С	С	18.03.304(f)(5)
Recreational Vehicle Park															С		c	c	c														18.03.304(f)(6)
Sports Arena, Stadium, or Track											С	С	С	С	С	c	c	С	С			С		С		С	С	С	С				18.04.107
Retail																																	
Building, Lumber, and Landscape Material Sales															Р		P 4	Р	P			P		Р	Р	Р	Р						18.03.304(g)(1)
Cannabis Dispensary, Medical											P 4		P 4	P 4	P 4	P 4	P 4	P 4				P 4				P 4							18.03.304(g)(2)
Cannabis Dispensary, Adult-use																	P 4	P 4	P 4			P 4				P 4							18.03.304(g)(3)
Convenience Store											Р	P	Р	Р	Р	Р	P	P	P	C		Р		Р	М	P	Р						
General Retail, less than 10,000 Square Feet										Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р		- 21				18.03.304(g)(4)

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		_		R	esid	lent	ial									Mix	ed-	Use							Emp	oloy	/.		S	peci	al		
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General Retail, 10,000 Square Feet or more											Р	Р	Р	Р	Р	Р	Р	P	Р	Р		Р		Р	Р	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											Р	Р	Р	Р	Р	Р	P	P	P	P		P	Р	Р	P	P	P						
Transportation, Vehi	icle	s, a	nd I	Equ	ipn	nen	t																										
Airport Operations and Facilities																											P						18.04.107
Auto Service and Repair													C 4		C 4		P 4	P	P	M				Р	Р	М	Р						18.03.304(h)(1)
Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental													C 4		C 4		C 4	С	С					Р	Р	С	Р						18.03.304(h)(2)
Bus or Other Transportation Terminal											С	С	С		С		c	С	С					Р	Р		P		Р				18.03.304(h)(3)
Car Wash													С		c		c	М	Р					Р	Р	P	P						
Gas Station													С		С		С	М	Р					Р	Р	P	P						18.03.304(h)(4) 18.04.107
Parking Lot, Open											Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	Р		Р				18.03.304(h)(5)
Public Transit or School Bus Shelter	Р	P	Р	Р	Р	Р	P	Р	Р	P	Р	P	Р	P	P	P	Р	P	Р	Р	P	P	Р	Р	Р	Р	P	Р	Р				

- (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)

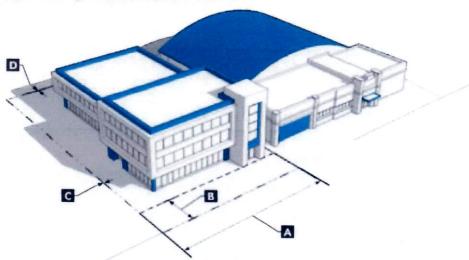
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18.02.302 MD-ID: Downtown - Innovation District

(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.



	General Standards	
	Lot width, minimum	30 ft
	FAR, minimum	2.0 [1]
	FAR, maximum	
	Density, minimum	30 du/acre [1]
	Density, maximum	
	Setbacks, minimum	
В	Front (Fourth Street)	18 ft [2]
В	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: S	ee Chapter 18.03 Article 4
		for mixed-use districts: See Chapter 18.04 Article 10

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)