

[ZONING CODE](#)

[Chapter 92.00 ZONING REGULATIONS](#)

92.17.1.01 Uses permitted.

A. Uses Permitted.

Buildings, structures and land shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses. All uses shall be subject to the standards in Section 92.17.1.03.

1. All uses permitted in the “C-1,” “C-2,” “C-M,” “M-I-P” and “M-1” zones, Sections 92.12.01, 92.14.01, 92.15.01, 92.16.01 and 92.17.01, unless otherwise regulated herein.
2. Adult oriented business.
3. Cannabis lounge, subject to the property development standards contained in Section 93.23.15 of this Code;
4. Fabrication.
 - a. Manufactured housing and mobilehomes;
 - b. Cans and containers;
 - c. Cutlery, tableware, hand tools and hardware;
 - d. Wrought iron;
 - e. Fencing;
 - f. Metal buildings;
 - g. Ordinance and firearms, not including explosive;
 - h. Vehicles, aircraft, boats and parts;
 - i. Railroad equipment;
 - j. Motorcycles, bicycles and parts;
 - k. Travel trailers and recreational vehicles.
5. Manufacturing.
 - a. Manufacturing, compounding, processing, packaging or treatment of such products as:
 - i. Meat and poultry products (if connected to an adequate sewer system),
 - ii. Nonalcoholic beverages,
 - iii. Leather, including tanning and finishing,
 - iv. Glassware,
 - v. Concrete, gypsum, plaster and mineral products;
 - b. Knitting, floor covering, and yarn and thread mills;
 - c. Saw and planing mills;
 - d. Paper and paperboard mills;
 - e. Agricultural chemicals, not including pesticides and fertilizers;
 - f. Stone cutting and related activities;
 - g. Glass blowing, pressing and cutting;
 - h. Machinery and shop:
 - i. Engines, turbines and parts,
 - ii. Farm, garden construction and industrial machinery,
 - iii. Lighting and wiring.

6. Medical Cannabis Cooperative or Collective, subject to the property development standards contained in Section 93.23.15 of this Code and compliance with the provisions of Chapter [5.35](#) of this Code.
7. Medical cannabis dispensary or adult-use cannabis dispensary, subject to the property development standards contained in Section 93.23.15 of this Code;
8. Medical or adult-use cannabis transportation and distribution facility, subject to the development standards contained in Section 93.23.15 of this Code;
9. Services.
 - a. Equipment sales, rental and storage;
 - b. Trailer and boat storage;
 - c. Auction houses, subject to Municipal Code Chapter [5.04](#);
 - d. Caretaker's residence (one thousand (1,000) square feet maximum), as an accessory use.
10. Emergency Shelters. Emergency Shelters are defined as housing for homeless persons for interim occupancy intended for a period of less than 6 months whereby no person is denied occupancy because of an inability to pay rent.

B. Similar Uses Permitted by Commission Determination.

The commission may, by resolution, permit any other uses which it may determine to be similar to those listed above, in conformity with the intent and purpose of this zone, and not more obnoxious or detrimental to the public health, safety and welfare, or to other uses permitted in this zone, as provided in Section 94.01.00. All uses shall be subject to the property development standards in Section 92.17.1.03.

C. Uses Permitted by Land Use Permit.

1. Uses permitted by land use permit in the "M-l-P" and "M-1" zones, Sections 92.16.01(C), and 92.17.01(C), unless otherwise permitted;
2. Operations and facilities providing tours of alternative energy facilities.

D. Uses Permitted by Conditional Use Permit.

The following uses may be permitted subject to approval of a conditional use permit, as provided in Section 94.02.00:

1. Uses permitted by conditional use permit in the "M-l-P" and "M-1" zones, Sections 92.16.01(D), and 92.17.01(D), unless otherwise permitted;
2. Acid and abrasives manufacturing;
3. Ambulance services, and accessory uses customarily incident to the permitted use; provided that, the site is located at least five hundred (500) feet from any property zoned residential;
4. Bail bond offices;
5. Brewery, distillery or winery;
6. Check cashing facilities;
7. Concrete batch plants and asphalt plants;
8. Disposal service operations;
9. Energy Uses.
 - a. Solar collectors,
 - b. Wind energy conversion systems (WECS), subject to the requirements and standards contained in Section 94.02.00(H)(8),
 - c. Cogeneration facilities,
 - d. Natural gas powered electric generation plants that do not exceed two hundred (200) megawatts in size;
10. Fertilizer production, organic or inorganic;
11. Heavy equipment storage and rental;
12. Meat packing plants, not including slaughtering or rendering of animals;

13. Medical or adult-use cannabis cultivation facility, subject to the development standards contained in Section 93.23.15 of this Code;
14. Medical or adult-use cannabis manufacturing facility, subject to the development standards contained in Section 93.23.15 of this Code;
15. Medical or adult-use cannabis testing facility, subject to the development standards contained in Section 93.23.15 of this Code;
16. Paints and varnishes manufacturing and incidental storage;
17. Paper storage and recycling, not within a building;
18. Pawn brokers;
19. Petroleum and bulk fuel storage, above ground;
20. Poultry and egg processing;
21. Natural gas storage, above ground;
22. Nightclubs/cocktail lounges as a primary use;
23. Recycling of wood, metal and construction wastes.

(Ord. 1943 §§ 15—17, 2017; Ord. 1908 §§ 1, 2, 2016; Ord. 1876 § 7, 2015; Ord. 1868 § 1, 2015; Ord. 1845 § 11, 2014; Ord. 1758 § 4, 2009; Ord. 1697 § 2, 2006; Ord. 1595 § 1, 2001; Ord. 1553, 1998; Ord. 1511, 1995; Ord. 1502, 1995; Ord. 1500, 1995; Ord. 1447, 1993)

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