

Use Tables

A. General.

1. **Table 1: Principal Uses Table** lists land uses and indicates whether they are permitted, permitted with standards, conditional, or prohibited. The table also includes references to whether additional use specific standards are applicable to that use. The following definitions shall be referenced when using Table 1:
 - a. **Permitted uses** – a “P” in a cell of the use table indicates that the land use is allowed by right in that base zoning district.
 - b. **Permitted with standards uses** – a “PS” in a cell of the use table indicates that the land use is allowed when standards identified in the Use Specific Standards (Chapter 2, Division 6) are met. Uses permitted with standards are also subject to all other applicable requirements of the UDC.
 - c. **Conditional uses** – a “C” in a cell of the use table indicates that the land use is allowed in the base zoning district only upon approval of a conditional use permit as described in Section 13.05.22 and in compliance with any use specific standards identified in the Use Specific Standards (Chapter 2, Division 6). Uses subject to a conditional use permit are also subject to all other applicable requirements in the UDC.
 - d. **Prohibited uses** – a blank cell in the use table indicates that the land use is prohibited in that base zoning district.
2. **Table 2: Accessory Uses Table** lists accessory uses and indicates whether they are permitted or permitted with standards, conditional, or prohibited. The table also includes references to whether additional use specific standards are applicable to that use. The following definitions shall be referenced when using Table 2:
 - a. **Permitted uses** – a “P” in a cell of the use table indicates that the accessory land use is allowed by right in that base zoning district.
 - b. **Permitted with standards uses** – a “PS” in a cell of the use table indicates that the accessory land use is allowed when standards identified in the Use Specific Standards (Chapter 2, Division 6) are met. Uses permitted with standards are also subject to all other applicable requirements of the UDC.
 - c. **Conditional uses** – a “C” in a cell of the use table indicates that the accessory land use is allowed in the base zoning district only upon approval of a conditional use permit as described in Section 13.05.22 and in compliance with any use specific standards identified in the Use Specific Standards (Chapter 2, Division 6). Uses subject to a conditional use permit are also subject to all other applicable requirements in the UDC.
 - d. **Prohibited uses** – a blank cell in the use table indicates that the accessory land use is prohibited in that base zoning district.
3. **Unlisted uses.** When a proposed land use is not explicitly listed in the use table, the Planning Department shall determine whether or not it is included in the definition of a listed use or is so consistent with the size, scale, operating characteristics, and external impacts of a listed use that it should be treated as the same use. Any such interpretation shall serve as a finding for future decisions of the City until the Zoning Administrator makes a different interpretation.
4. **Uses for properties within overlay zoning districts.** When a property is located within the boundaries of one or more overlay districts, the most flexible use provision among the overlay and base zoning districts shall apply.

Principal Uses Table

P = Permitted PS = Permitted with Standards C = Conditional Blank Cell = Prohibited

Principal Use Type	Residential					Business			Mixed Use			Industrial		Agricultural	Public	
	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	MU-N	MU-C	MC	I-1	I-2	A-1	P-1	P-2
Residential	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	MU-N	MU-C	MC	I-1	I-2	A-1	P-1	P-2
Household Living																
Dwelling, single-family	P	P							P					P		
Dwelling, manufactured home					P											
Dwelling, mobile home					P											
Dwelling, two-family		P							P							
Dwelling, zero lot line		PS							PS							
Dwelling, attached townhouses or row houses			P	P					P	P						
Dwelling, apartment mixed use							P	P	P	P						
Dwelling, live/work				P			P	P	P	P						
Dwelling, apartment				P					P	P						
Dwelling, senior independent living			PS	PS					PS	PS						
Planned Residential Development			PS													
Existing residences			P	P		P	P	P	P	P						
Group Living																
Group home for adults	P	P	P	P					P							
Group home for foster children	P	P	P	P	P				P							
Senior care facility			P	P					P	P						
Lodging																
Bed and breakfast establishment	PS	PS				PS			PS							
Hotel or motel						P	P	P	P	P	P					
Public, Social or Health Care	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	MU-N	MU-C	MC	I-1	I-2	A-1	P-1	P-2
Cemetery																P
Child care center, licensed group						PS	PS	PS	PS	PS	PS				PS	
Clinic, including medical, dental or therapeutic						P	P	P		P	P					
Club, lodge or meeting place of a non-commercial nature						P	P	P	P	P						
Correctional facility																P
Day care center, adult						P	P	P	P	P	P					P
Diagnostic or medical laboratory						P	P	P	P	P	P					
Funeral home or mortuary							PS	PS		PS						
Hospital											PS					
Inpatient nursing, supervision, and other rehabilitative services								P			P					P

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Principal Use Type	Residential					Business			Mixed Use			Industrial		Agri-cultural	Public	
	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	MU-N	MU-C	MC	I-1	I-2	A-1	P-1	P-2
Municipal social, cultural, or recreational facility						P	P	P	P	P					P	
Municipal, county, state or federal administrative or services building						P	P	P	P	P	P				P	
Outpatient health care center							P	P			P					
Place of worship						PS	PS	PS	PS	PS	PS				PS	
School, college/university/trade/business						PS	PS	PS			PS				PS	
School, elementary or secondary						PS	PS	PS							PS	
Social assistance, welfare, or charitable services						PS	PS	PS	PS	PS	PS				PS	
Business	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	MU-N	MU-C	MC	I-1	I-2	A-1	P-1	P-2
Food or Beverage Services																
Bar or drinking place						P	P	P	P	P						
Brewpub						PS	PS	PS	PS	PS						
Restaurant						P	P	P	P	P						
Specialty food or coffee shop						P	P	P	P	P						
Retail Sales or Services																
Animal/veterinary clinic or hospital							P	P		PS		P				
Animal boarding, shelter or daycare center							PS	PS	PS	PS		PS				
Automobile fueling, washing and service station						PS	PS	PS	PS	PS						
Automobile repair and service, minor						P	P	P		P		P	P			
Automobile repair and service, major							P	P				P	P			
Automobile sales, leasing and service							P	P								
Business Incubator							P	P		P						
Carwash							P	P	P	P						
Contractor/Trade Supply Store							P	P		P						
Professional Service						P	P	P	P	P	P					
Retail Store, high intensity								P		P						
Retail Store, medium intensity						P	P	P		P						
Retail Store, low intensity						P	P	P	P	P	P					
Retail with residential above street level						P	P	P	P	P						
Retail with office above street level						P	P	P	P	P						
Shopping Center, Community						P	P	P		P						
Shopping Center, Regional							P	P		P						
Storage facility, personal												PS	PS			
Business or Technical Services																
Laboratory, research/scientific/medical							P	P				P	P			

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Financial Institutions/Banks						P	P	P	P	P	P					
Office building						P	P	P	P	P	P	P	P			
Payday, Pawn, Auto/Title Loan, Currency Exchange and Similar Uses							PS	PS		PS						
Studio or gallery						P	P	P	P	P		P	P			
Industrial	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	MU-N	MU-C	MC	I-1	I-2	A-1	P-1	P-2
Brewery, winery or distillery							PS	PS				PS	PS			
Construction contractor yard												P	P			
Makerspace						P	P	P		P		P	P			
Manufacturing, heavy													P			
Manufacturing, light												P	P			
Outside storage and manufacturing area													PS			
Printing and publishing, large scale								P				P	P			
Public works facility												P	P			P
Scrap or salvage storage yard													PS			
Storage and sale of machinery and equipment								PS				PS	PS			
Warehouse and distribution facility												P	P			
Wholesale trade establishment						P	P	P				P	P			
Arts, Entertainment or Recreation	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	MU-N	MU-C	MC	I-1	I-2	A-1	P-1	P-2
Active park or playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Adult oriented entertainment business												PS	PS			
Indoor recreational facility, commercial						P	P	P		P		P	P			
Indoor recreational facility, public							P	P				P	P			P
Outdoor recreational facility, commercial							PS	PS				PS	PS			PS
Outdoor recreational facility, public							PS	PS				PS	PS			PS
Theater, dance or music performance facility						P	P	P	P	P						PS
Wellness, Fitness & Exercise Facility						P	P	P	P	P	P					
Natural Resources or Agriculture	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	MU-N	MU-C	MC	I-1	I-2	A-1	P-1	P-2
Agriculture - raising of crops														P		
Agriculture - raising of livestock														P		
Arboretum														P		P
Commercial greenhouse or nursery								P				P	P	P		
Extraction of sand, gravel, or other materials														P		
Forestry														P		P
Wildlife or nature preserve/conservation area														P		P

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Transportation	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	MU-N	MU-C	MC	I-1	I-2	A-1	P-1	P-2
Airport												PS	PS	PS	PS	
Ambulance or medical carrier service								P			P	P	P		P	
Public passenger transportation terminal (air, bus or rail)						PS	PS	PS	PS	PS		PS	PS		PS	
Parking, multi-level structure						PS	PS	PS	PS	PS		PS	PS		PS	
Parking, standalone lot															P	
Freight rail yard													P			
Freight terminal or transshipment facility													P			
Utilities	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	MU-N	MU-C	MC	I-1	I-2	A-1	P-1	P-2
Essential public services	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Municipal earth or sanitary landfill operation												P	P	P	P	
Stormwater ponding																P
Telecommunication structure or tower	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Waste collection, storage or processing (sewer, solid, hazardous)												P	P			
Water reservoir																P

Accessory Uses Table.

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	R-1	R-2	R-3	R-4	R-MMH	B-1	B-2	B-3	MU-N	MU-C	MC	I-1	I-2	A-1	P-1	P-2
Accessory dwelling unit	PS	PS							PS							
Accessory structure	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Agriculture - keeping of bees	PS	PS	PS		PS				PS							
Agriculture - temporary or seasonal roadside stand						P	P	P	P	P				P	P	P
Billboard or outdoor advertising						PS	PS	PS				PS	PS	PS	PS	PS
Catering						P	P	P	P	P						
Central utility plant or electrical generator											PS	PS	PS			
Child care center, licensed family	PS	PS	PS	PS	PS				PS	PS						
Child care provider, certified family	P	P	P	P	P				P	P						
Clubhouse, banquet center															P	
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Drive-through facility						PS	PS	PS	PS	PS	PS					
Farm dwellings for those resident owners and laborers actually engaged in the permitted uses														PS		
Food truck or cart						P	P	P	P	P	P	P			P	P
Garage sale	PS	PS	PS	PS	PS				PS	PS						
Helipad or helistop in conjunction with a medical facility								PS			PS					
Home occupation, major	PS	PS	PS	PS	PS				PS	PS						
Home occupation, minor	PS	PS	PS	PS	PS				PS	PS						
Mobile service support structure or facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Outdoor dining area						PS	PS	PS	PS	PS	PS				PS	PS
Outdoor sales area or tent						PS	PS	PS		PS		PS	PS		PS	PS
Outdoor sales display						PS	PS	PS		PS		PS	PS		PS	PS
Radio broadcast service facility or other non-mobile service telecommunication facility	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Radio or television antenna tower	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Residential swimming pool	PS	PS	PS	PS	PS				PS	PS						
Satellite television dish or earth station	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS

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Short term vacation rental	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS					
Sign	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Solar panel	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Temporary tent, canopy, or similar membrane-material structure	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS
Wellness, fitness or exercise facility				P						P	P				P	P
Wind energy system	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS