

Sec. 17.0304. Permitted and Conditional Uses

(a) The following key is to be used in the interpretation of Table 17.0304(b) and Table 17.0304(c) below.

- (1) **Permitted Uses.** Uses which are marked as “P” in the tables shall be allowed subject to all applicable regulations of this Chapter.
- (2) **Conditional Uses.** Uses which are marked as “C” in the tables shall be allowed upon the approval of a Conditional Use Permit per Section 17.0804(e).
- (3) **Temporary Uses.** Uses which are marked as “T” in the tables shall be allowed upon the approval of a Temporary Use Permit per Section 17.0803(i) or 17.0804(c) as applicable.
- (4) **Prohibited Uses.** A blank space in the tables indicates that a use type is not allowed in the respective zoning district unless it is otherwise expressly allowed by other regulations of this Zoning Ordinance.
- (5) **Uses Not Listed.** If a proposed use is not listed in the tables, the Community Development Director or their designee shall determine, through a letter of interpretation as detailed in Section 17.0803(b), if the use is substantially similar to a use listed on the tables. If it is, he or she shall treat the use in the same manner as the substantially similar use. If not, the use shall be regarded as prohibited.
- (6) **Additional Regulation.** If a use has use specific standards they are referenced in this column. Use specific standards shall apply to permitted and conditional uses.

(b) Residential District Permitted and Conditional Uses.

Table 17.0304(b) Permitted and Conditional Uses									
Use	Additional Regulation	ER	Rs-1	Rs-2	Rs-3	Rs-4	Rs-5	Rd-1	Rm-1
<i>Residential Uses</i>									
Community Living, 1-8 Persons	17.0403(a)		P	P	P	P			
Community Living, 9+ Persons	17.0403(a)		C	C	C	C			
Dwelling, Multifamily Building 9+ units	17.0403(b)								P
Dwelling, Multifamily Building 2-8 units	17.0403(b)								P
Dwelling, Multifamily Complex	17.0403(c)								C
Dwelling, Single Family Attached, one story and up to 4 dwelling units	17.0403(d)		P	P	P	P	P	P	P
Dwelling, Single Family Attached, 2+ stories and/or 5+ dwelling units	17.0403(d)		C	C	C	C	C	C	C
Dwelling, Single Family Detached	17.0403(e)	P	P	P	P	P		P	P
Mobile Home Park	17.0403(f)						P		
Senior Housing, Assisted Living						C		P	P
Senior Housing, Nursing Care						C		P	P
Senior Housing, Total Life Care									C
<i>Recreational Uses</i>									
Parks and Playgrounds, Private		C	C	C	C	C	C	C	C
Parks and Playgrounds, Public		P	P	P	P	P	P	P	P
Clubhouse	17.0404(a)		C	C	C	C	C	C	P
Community Garden			C	C	C	C	C	C	P

Table 17.0304(b) Permitted and Conditional Uses									
Use	Additional Regulation	ER	Rs-1	Rs-2	Rs-3	Rs-4	Rs-5	Rd-1	Rm-1
<i>Retail Uses</i>									
Neighborhood Retail	17.0405(b)		C	C	C	C	C	C	C
<i>Service Uses</i>									
Neighborhood Service	17.0406(b)		C	C	C	C	C	C	C
<i>Lodging Uses</i>									
Bed and Breakfast	17.0407(a)	C	C	C	C	C	C	C	
Short Term Rental	17.0407(b)	P	P	P	P	P	P	P	
<i>Eating / Drinking Uses</i>									
Café	17.0408(a)		C	C	C	C	C	C	C
<i>Public / Institutional Uses</i>									
Essential Service		P	P	P	P	P	P	P	P
Governmental Use, Indoor		P	P	P	P	P	P	P	P
Governmental Use, Outdoor		C	C	C	C	C	C	C	C
School, Private									
School, Public									
Utility, Minor		P	P	P	P	P	P	P	P
Utility, Major		C	C	C	C	C	C	C	C
Telecommunications Towers	17.0413(a)	C	C	C	C	C	C	C	C
<i>Accessory Uses</i>									
Accessory, Building	17.0414(a)	P	P	P	P	P	P	P	P
Accessory, Dwelling	17.0414(b)		C	C	C	C			
Accessory, Structure	17.0414(d)	P	P	P	P	P	P	P	P
Bridle Path		P							
Building for the Housing of Horses and other Animals	17.0414(e)	P							
Home Occupation	17.0414(h)	P	P	P	P	P	P	P	P
Keeping and Raising of Horses and other Animals	17.0414(i)	P							
Solar Energy Collection System, Ground Mounted	17.0414(p)	C	C	C	C	C	C	C	C
Solar Energy Collection System, Roof Mounted	17.0414(q)	C	C	C	C	C	C	C	C
Swimming Pools, Hot Tubs, Saunas, and Similar Installations, Private	17.0414(r)	P	P	P	P	P	P	P	P
Sport Court, Private	17.04014(s)	P	P	P	P	P	P	P	P
<i>Temporary Uses</i>									
Car, Truck, and Recreational Vehicle Parking	17.0415(a)	T	T	T	T	T		T	
Construction Related		T	T	T	T	T	T	T	T
Garage / Estate Sale		T	T	T	T	T	T	T	T
Portable Storage Structure	17.0415(e)	T	T	T	T	T	T	T	T

Table 17.0304(b) Permitted and Conditional Uses

Use	Additional Regulation	ER	Rs-1	Rs-2	Rs-3	Rs-4	Rs-5	Rd-1	Rm-1
Real Estate Sales or Rental Field Offices		T	T	T	T	T	T	T	T
Model Home		T	T	T	T	T	T	T	T

(c) Nonresidential District Permitted and Conditional Uses.

Table 17.0304(c) Permitted and Conditional Uses

Use	Additional Regulation	A-1	DTS	B-2	B-3	B-4	B-6	Lm-1	M-1	I-1	P-1
Agricultural Uses											
Agritourism Related Uses		C									
Aquaculture		P									
Garden Plots for Rent		P								C	
General Farm Structures		P									
General Farming		P									
Keeping and Raising of Domestic Stock, Commercial	17.0402(a)	P									
Plant Nursery / Greenhouse		P		C	C	C		C	C		C
Solar Energy Collection System, Farm		P							C		
Residential Uses											
Dwelling, Multifamily Above Ground Floor			P	C		P	P				
Dwelling, Single-Family Attached											
Dwelling, Single-Family Detached	17.0403(e)	P									
Recreational Uses											
Art Gallery / Museum			P	C		P	P			C	
Boat Mooring and Rental / Marina											C
Campground		C									C
Family Entertainment Center / Indoor Commercial Amusement / Fun Center							C				
Golf Course											C
Golf Course, Miniature						C	C				C
Health, Athletic, or Recreation Facility, Indoor			C	C	C	P	P	C	C	P	C
Health, Athletic, or Recreation Facility, Outdoor						C	C		C	P	C
Parks and Playgrounds, Private		C	C	C	C	C	C			C	C
Parks and Playgrounds, Public		P	P	P	P	P	P			P	P
Shooting / Archery Range, Indoor						P	P	C	C		
Shooting / Archery Range, Outdoor						C	C				
Retail Uses											
Adult Entertainment	17.0405(a)								P		

Table 17.0304(c) Permitted and Conditional Uses

Use	Additional Regulation	A-1	DTS	B-2	B-3	B-4	B-6	Lm-1	M-1	I-1	P-1
General Retail / Commercial , less than 50,000 sq ft			P	C		P	P				
General Retail / Commercial , 50,000 sq ft - 100,000 sq ft			P			P	P				
General Retail / Commercial , more than 100,000 sq ft			C			C	P				
Grocery Store			C	C		P	P				
Multitenant Shopping Center			P	C		P	P				
Neighborhood Retail	17.0405(d)			P							
Outlot Retail Building	17.0405(e)		P			P	P				
Wholesale						C	P				
Service Uses											
Animal Training / Therapy						C		C	C		
Animal Daycare / Recreation						C		C	C		
Bank / Financial Institution			P	C	P	P	P				
Funeral Parlor with Cremation Services						C			C		
Funeral Parlor without Cremation Services						P					
Day Care Center			P	C	P	P	P			C	
General Service			P	C	P	P	P				
Kennel / Boarding Facility / Shelter	17.0406(a)					C		C	C		
Neighborhood Service	17.0406(b)			P	C						
Private Emergency Service						C		C	C		
Self Service Laundry / Dry Cleaner						P	P				
Tattoo, Body Piercing, and Body Art Studios						C					
Veterinary Clinic / Animal Hospital	17.0406(c)					C		C	C		
Lodging Uses											
Hotel			P			P	P				
Hotel, Extended Stay			C			C	C				
Motel			C			C	C				
Eating and Drinking Uses											
Drinking Establishment			C			C	C				
Café	17.0408(a)		P	P	P	P	P				
Mobile Retail Food Establishment / Food Truck Park	17.0408(b)		P	P	P	P	P				
Microbrewery / Winery / Distillery			P			P	P	C	P		
Restaurant, Delivery / Carry Out Only			P	C		P	P				
Restaurant, Fast Casual			P	C		P	P				
Restaurant, Sit Down			P	C		P	P				
Tasting Room, Brewery, Winery, Distillery			P			P	P	P	P		

Table 17.0304(c) Permitted and Conditional Uses

Use	Additional Regulation	A-1	DTS	B-2	B-3	B-4	B-6	Lm-1	M-1	I-1	P-1
Vehicle Related Uses											
Autobody / Automotive Mechanical Repair						C	C	C	C		
Car Wash						C	C				
Electric Vehicle Charging Stations			P	P	P	P	P	P	P		
Equipment Sales and Rental	17.0414(l)	C						C	C		
Fuel Sales	17.0409(a)					C	C				
Fueling Plaza	17.0409(a)					C	C				
Service Station						C	C				
Vehicle Sales and Rental	17.0414(l)					C	C	C	C		
Office Uses											
Office, General				C	P	P	P	P	P		
Office, Above Ground Floor			P		P	P	P				
Office, Medical / Dental			P		P	P	P				
Industrial Uses											
Brewery / Winery / Distillery								P	P		
Contractor's Shop / Office									C		
Contractor's Yard	17.0414(m)								C		
Laboratory								P	P		
Manufacturing, Artisan	17.0411(a)		C			C	C	P	P		
Manufacturing, Heavy									C		
Manufacturing, Light								P	P		
Motor Freight Terminal									C		
Self Storage								C	P		
Warehouse, Distribution, Less than 200,000 sq ft									P		
Warehouse, Distribution, 200,000 sq ft or Greater									C		
Warehouse, Storage, Less than 200,000 sq ft									P		
Warehouse, Storage, 200,000 sq ft or Greater									C		
Medical Uses											
Hospital			C		C	C	C		C	P	
Acute Care Center			C		C	C	C		C	P	
Public / Institutional Uses											
College / University							P	P	P	P	
Essential Service		P	P	P	P	P	P	P	P	P	P
Governmental Use, Indoor		P	P	P	P	P	P	P	P	P	P
Governmental Use, Outdoor		C	C	C	C	C	C	C	C	C	C
Place of Assembly				P		P	P	P	C	P	P
Religious Institution		P								P	P

Table 17.0304(c) Permitted and Conditional Uses

Use	Additional Regulation	A-1	DTS	B-2	B-3	B-4	B-6	Lm-1	M-1	I-1	P-1
School, Private		C								C	C
School, Public		P								P	P
Vocational / Employment Training		C					P	P	P	P	
Utility, Minor		P	P	P	P	P	P	P	P	P	P
Utility, Major		C	C	C	C	C	C	C	C	C	C
Telecommunications Towers	17.0413(a)	C	C	C	C	C	C	C	C	C	C
Accessory Uses											
Accessory, Building	17.0414(a)	P	P	P	P	P	P	P	P	P	P
Accessory, Retail	17.0414(c)							C	C		
Accessory, Structure	17.0414(d)	P	P	P	P	P	P	P	P	P	P
Donation Drop Box	17.0414(f)									P	
Drive Through	17.0414(g)					C	C				
Home Occupation	17.0414(h)	P	P	P		P	P				
Outdoor Activity / Operation, Permanent	17.0414(j)					C		C	C	C	
Outdoor Dining	17.0414(k)		P	P		P	P				
Outdoor Display / Sale of Merchandise, Permanent	17.0414(l)				C	C					
Outdoor Storage, Permanent	17.0414(m)					C		C	C	C	C
Roadside Stand	17.0414(n)	P									
Solar Energy Collection System, Canopy	17.0414(o)		P			P	P	P	P	P	P
Solar Energy Collection System, Ground Mounted	17.0414(p)	P	P	P	P	P	P	P	P	P	P
Solar Energy Collection System, Roof Mounted	17.0414(q)	P	P	P	P	P	P	P	P	P	P
Truck and Trailer Parking	17.0505							C	C		
Temporary Uses											
Carnival		T	T	T		T		T	T	T	T
Circus / Animal Show		T	T	T		T		T	T	T	T
Seasonal Sales	17.0415(b)		T	T		T		T	T		
Construction Related		T	T	T	T	T	T	T	T	T	T
Farmers Market			T	T		T	T	T	T	T	T
Flea Market											
Mobile Retail Food Establishment / Food Truck	17.0415(c)		T	T	T	T	T	T	T	T	T
Outdoor Activity / Operation, Temporary			T	T	T	T		T	T	T	
Outdoor Display / Sale of Merchandise, Temporary	17.0415(d)		T	T		T		T	T	T	
Truck and Trailer Parking								T	T		