

Permitted Uses Table 9.02.020-1

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	Residential Zones												Mixed Use Overlay			Commercial & Office Zones						Industrial Zones				
	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN (9,11)	MUC (9,11)	MUI (8,10,11)	NC	CC	VC	OC	O	P	I	LI	BP	BPX	OS

Adult Businesses																	A		A	A		A	A	A	A	
Agricultural Uses—Crops Only	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Agricultural (involving structures)																						X				
Aircraft Landing Facilities																	C		C	C	C	C				
Ambulance Service																	◆				◆	X	X	X	X	
Amusement Parks, Fairgrounds																	◆					X				
Animal Raising (see Section 9.09.090 of this title)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Appliance and Electronic Repair Shops													X	X	X	X	X					X	X			X
Arcades, Video Machines																◆	X	◆								
Athletic Clubs, Gymsnasiums and Spas													X	X	X	X	X		X			X	X	X	X	
Auction Houses																	X									X
Auditoriums													◆	◆	◆		◆	◆	◆	◆	◆	◆	◆	◆	◆	
Auto Electronic Accessories and Installation																	X					X	X			X
Automobile Fleet Storage																						X	X			
Automobile, Motorcycle, Truck, Golf Cart, Recreational Vehicle																	◆					X	X			

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and Boat Sales and Incidental Minor Repairs and Accessory Installations																											
Auto Service Stations Accessory uses include convenience store and car wash Minor repairs to include auto/boat/motorcycle/RV (excludes major repair, paint, body work)																◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	
Automotive, Boat, Motorcycle and RV Repair—Minor (includes brake, muffler and tire installation and repair)																◆	X						X	X		X	
Automotive Paint and Body Repair—Major Engine Overhaul																	◆						X				
Auto Rentals																		X						X	X	X	
Auto Supply Stores													X	X	X	X	X	X					X	X		X	
Bakery Shops													X	X	X	X	X	X								X	
Bakery—Commercial																						X					
Banks—Financial Institutions													X	X	X	X	X	X	X	X					X	X	
Barber and Beauty Colleges													X	X	X	X	X		X	X				X	X		

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Boat Sales New and Used Including Repairs and Accessory Installation																	♦						X				
Boarding and Rooming Houses								X	X	X	X	X	X														
Bowling Alley												♦	♦	♦	X	X											
Building Material Sales																	♦										
With outdoor storage																	♦						X	X			
Building Material Storage Yards																						X					
Bus, Rail and Taxi Stations														♦		♦											
Business Equipment Sales (includes repairs)												X	X	X	X	X	X	X	X								X
Business Schools												X	X	X	X	X	X	X	X	X			X	X	X	X	
Business Supply Stores												X	X	X	X	X		X					X	X			X
Cabinet Shop																							X	X	X	X	X
Caretakers Residence ¹																♦	♦	C	♦	♦	♦		♦	♦	♦	♦	♦
Car Wash																X	X						X				
Accessory to auto related use																♦	♦						X				
Catering Service												X	X	X	X	X	X	X								X	X
Cemetery (Human or Pet) With or Without Accessory Mortuary and Cremation Services (Minimum 10-acre site required)	C	C	C	C	C	C	C	C	C	C	C																
Churches ²	C	C	C	C	C	C	C	C	C	C	C	♦	♦	♦	♦	♦	♦	C	♦	♦	♦	♦	♦	♦	♦	♦	♦

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Clubs								♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦						C
Commercial Radio or Television Stations																										
With on-site antenna																						♦	♦	♦	♦	
Without on-site antenna																		X					X	X	X	X
Communications Facilities (See Section 9.09.040 of this title)																										
Computer Sales and Repairs												X	X	X	X	X			X			X	X	X	X	
Contractors Storage Yard																						X				
Convalescent Homes/Assisted Living							C	C	C	C	C	C	♦	♦	♦	♦	♦	♦	♦	♦	♦					
Convenience Stores																										
With drive-through																X	X									
Without drive-through												X	X	X	X	X										
With alcohol sales												♦	♦	♦	♦	♦										
Convention Hall, Trade Show, Exhibit Building with Incidental Food Services															C		♦		♦		♦			♦	♦	
Copy Shops												X	X	X	X	X	X	X	X	X		X	X	X	X	
Country Club	C	C	C	C	C	C	C	C	C	C	C															
Dancing, Art, Music and Similar Schools												X	X	X	X	X	X	X	X				X	X	X	
Day Care Centers	C	C	C	C	C	C	C	C	C	C	C	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	C
Delicatessens												X	X	X	X	X	X	X					X	X	X	
Diaper Supply Service																						X				
Laundry with fleet																						X				

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storage																										
Disposal company																						X				
Drapery Shops													X	X	X	X	X	X								
Dressmaking Shops													X	X	X	X	X	X								
Driving School													X	X	X	X	X			X	X			X	X	X
Drug Stores													X	X	X	X	X	X								
Dry Cleaning or Laundry																										
a. Dry Cleaning													X	X	X	X	X	X	X							X
b. Laundromat													X	X	X	X	X	X								
c. Laundry Commercial																						X	X			
Equestrian Centers, Riding Academies, Commercial Stables (including incidental sales of feed and tack)	C	C	C	C													♦									C
Exterminators																	C					X	X	X	X	
Feed and Grain Stores																X	X	X								
Fire and Police Stations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Floor Covering Stores (may include incidental repairs with installation service)													X	X	X	X	X					X				
Fraternity/Sorority								C	C	C	C	C														
Frozen Food Locker																						X	X			
Gasoline Dispensing - Non-retail accessory to an auto-related use																	X					X	X	X	X	
Glass Shops and Glass																X	X					X	X		X	

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Studios—Stained, etc.																											
Golf Courses or Golf Driving Ranges with Incidental Commercial Uses	C	C	C	C	C	C	C	C	C	C	C	C															♦
Handicapped Housing								X	X	X	X	X	X	X													
Heavy Equipment Sales and Rentals																	X						X	X			
Homeless Shelters																	C		C	C	X	C			C		
Hospitals																	♦		♦		♦	♦			C	C	C
Hotels																											
a. With 20% or less of the units containing kitchens													X	X	X		X		C				X	X	X		
b. With over 20% of the units containing kitchens													C	C	C		C		C				C	C	C		
Ice Cream Stores—Including Yogurt Sales													X	X	X	X	X	X	X							X	
Impound Yards																						X					
Jewelry Stores													X	X	X	X	X	X									
Kennel and Catteries	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		♦	♦	♦	♦	C				
Laboratories (medical and dental)													X	X	X	X	X		X	X		X	X	X	X		
Libraries	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	
Liquor Stores													♦	♦		♦	♦										
Live/Work Unit (12)													X	X	X												
Locksmith Shops													X	X	X	X	X	X				X	X	X	X		
Lodge Halls and Similar Facilities													♦	♦	♦	♦	♦		♦					♦	♦		
Lumberyards																	X					X					

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Mail Order House																	X						X	X	X	X	
Manufacturing and Assembly																											
a. Custom and light manufacturing indoor uses only (50,000 square feet or less), with light truck traffic, on-site and wholesaling of goods produced																							X	X	X	X	
b. Custom and light manufacturing indoor uses only (more than 50,000 square feet), with light truck traffic, on-site and wholesaling of goods produced																							X	X			
c. General manufacturing with frequent truck traffic and/or outdoor equipment or storage																							X	X			
d. Retail sales of goods produced or warehoused on-site ³																							X	X	X	X	
Medical Clinics/Medical Care																											
Inpatient care													X	X	X	X	X			X	X		X	X	X	X	
Urgent care													X	X	X	X	X			X	X						
Medical device services															X	X	X			X							

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and sales (retail), including, but not limited to, fittings for and sale of prosthetic and orthotic devices																										
Medical equipment supply, including retail sales for in-home medical care, such as wheelchairs, walkers, and respiratory equipment															X	X	X		X							
Mobile Home Parks	C	C	C	C	C	C	C	C	C	C	C	C														
Mobile Home Sales or Rentals (outdoor display)																	C									
Mortuaries																										
With cremation services																							X	X		
No cremation services			C	C	C	C	C	C	C	C	C	C			◆	◆	◆						X	X		
Museums	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Newspaper and Printing Shops													X	X	X	X	X					X	X	X	X	
Nursery, (Plant), Wholesale and Distribution	X	X	X	X																		X	X			X
Offices (administrative and professional)													X	X	X	X	X	X	X	X			X	X	X	
Open Air Theaters															C						C					C
Orphanages	C	C	C	C	C	C	C	C	C	C	C	C														
Painting Contractor																						X	X			

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Taxidermist																	X						X	X			
Theaters (excludes open air)													X	X	X	X	X	X									
Tire Recapping																							X				
Trade and Vocational Schools													X	X	X		X			X	X			X	X	X	
Transfer, Moving and Storage Facilities																							X	X			
Truck Wash																							X	X			
Upholstery Shops																	X						X	X		X	
Vehicle Storage Yards																											
Indoor																	X						X	X			
Outdoor																	C						X	X			
Vending Machine Service and Repair																							X	X	X	X	
Veterinarian (including animal hospital)																											
All activities within an enclosed structure													X	X	X	X	X									X	X
With outdoor activities																	♦								♦	♦	
Weight Reduction Center													X	X	X	X	X	X	X								
Wholesale, Storage, and Distribution																											
All activities indoors (50,000 square feet or less)																							X	X	X	X	
All activities indoors (more than 50,000 square feet)																							X	X			

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All activities outdoors																						X				
Retail sale of goods warehoused on-site ⁷																						X	X	X		
Wrecking Yard																						♦				

Notes:

- (1) Do not consider residential use per distance requirement.
- (2) The administrative plot plan process may be used to establish these uses in an existing building within any commercial or industrial zone, even if the project is located adjacent to residential uses or zones.
- (3) Retail is limited to fifteen (15) percent of gross floor area (see Section 9.05.040 of this title).
- (4) Permitted in the OC and VOR districts only as a support medical office facility.
- (5) Large collection facilities may be established within an existing building through the “tenant improvement” process if such building or tenant space occupied by the use is not located adjacent to a residential use or zone.
- (6) Sandwich shops shall not have cooking hoods, nor shall they exceed five percent of the gross floor area of the complex where they are located.
- (7) Retail is limited to fifteen (15) percent of gross floor area (see Section 9.05.040 of this title).
- (8) In the MUI district, mixed use (commercial uses on first floor with office uses or residential uses on upper floors) are (a) required to on lots at street intersections and within 300 feet in any direction from a street intersection, as measured from the corner formed by the lot’s property lines, and (b) are allowed, but not required on the other lots.
- (9) In the MUC and MUN districts, mixed use (commercial uses on first floor with office uses or residential uses on upper floors) are (a) required to on lots at street intersections and within 150 feet in any direction from a street intersection, as measured from the corner formed by the lot’s property lines, and (b) are allowed, but not required on the other lots.
- (10) See Section 9.07.40 (Medical Use Overlay District)
- (11) See Section 9.09.260 (Mixed Use Development)
- (12) See Section 9.09.250 (Live-Work Development)
- (13) See Section 9.09.270 (Outdoor Dining)

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Zoning District Key			
HR	Hillside Residential District	MU	Mixed Use Overlay District
RR	Rural Residential District	NC	Neighborhood Commercial District
R1	Residential 1 District (40,000 square feet minimum lot size)	CC	Community Commercial District
RA2	Residential Agriculture 2 (20,000 square feet minimum lot size)	VC	Village Commercial District
R2	Residential 2 District (20,000 square feet minimum lot size)	OC	Office Commercial District
R3	Residential 3 District (10,000 square feet minimum lot size)	O	Office District
R5	Residential 5 District (7,200 square feet minimum lot size)	P	Public District
RS10	Residential Single-Family 10 District (4,500 square feet minimum lot size)	I	Industrial District
R10	Residential 10 District (Up to 10 Dwelling Units per net acre)	LI	Light Industrial
R15	Residential 15 District (Up to 15 Dwelling Units per net acre)	BP	Business Park District
R20	Residential 20 District (Up to 20 Dwelling Units per net acre)	BPX	Business Park-Mixed Use District
R30	Residential 30 District (Up to 30 Dwelling Units per net acre)	OS	Open Space District