

D2-19 - Commercial, Office and Industrial Land Uses and Permit Requirements

Table 2-8 identifies the uses of land allowed by this Zoning Ordinance in the Commercial, Office and Industrial zones, and the land use permit required to establish each use, in compliance with Section D2-3 (Allowable Land Uses and Permit Requirements).

Note: Where the last column in the table ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this Zoning Ordinance may also apply.

TABLE 2-8 Allowed Land Uses and Permit Requirements for Commercial, Office & Industrial Zones	Permitted Use, Zoning Clearance may be required prior to operation							Specific Use Regulations
	MUP Minor Use Permit required							
	UP Use Permit required							
	S Permit requirement set by Specific Use Regulations							
	ZC Zoning Clearance required							
	Use not allowed							
LAND USE (1)	PERMIT REQUIRED BY DISTRICT						MC	
	OA	OL	CC	CT	CR			
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING								
Alcoholic Beverage Manufacturing, Micro-Brewery	—	—	UP	UP	—	—	—	
Alcoholic Beverage Manufacturing, Distillery	—	—	UP	UP	—	—	—	
Construction contractor base - Indoor	—	—	MUP	—	—	—	—	
Industry, custom	—	—	MUP	—	—	—	—	
Media production	MUP	MUP	MUP	—	—	—	ZC	
Recycling facility	—	—	S	S	S	—	—	D4-37
Research and development, general	MUP	MUP	—	—	—	—	MUP	
Research and development, limited	ZC	ZC	—	—	—	—	ZC	
Laboratory, non-medical	MUP	MUP	—	—	—	—	MUP	
Storage - Outdoor	—	—	MUP	MUP	—	—	—	D4-35
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES								
Adult business	—	—	—	—	—	—	UP	D4-I
Commercial recreation facility - Indoor	—	UP	UP	MUP	P	—	UP	
Commercial recreation facility - Outdoor	—	—	—	—	UP	—	—	
Conference/convention facility	UP	UP	—	UP	UP	—	UP	
Equestrian facility	—	—	—	—	MUP	—	—	
Fitness/Health facility	UP	—	MUP	MUP	UP	—	MUP	
Golf course	—	—	—	—	UP	—	—	
Library, museum, art gallery	UP	P	UP	—	UP	—	P	
Meeting facility, public or private	MUP	MUP	UP	UP	—	—	MUP	
Club	—	—	—	—	—	—	MUP	
Park and recreation facility - Site of 2 acres or less	P	—	P	—	P	—	P	
School - Elementary, Middle, Secondary	UP	UP	—	—	—	—	UP	
School – Specialized education or training	MUP	MUP	MUP	MUP	MUP	—	MUP	
Sports and entertainment assembly facility	—	—	—	UP	UP	—	UP	
Studio - Art, dance, martial arts, music, etc. (ground floor)	MUP	MUP	ZC	ZC	MUP	—	ZC	
Studio - Art, dance, martial arts, music, etc. (upper floors)	MUP	MUP	P	MUP	MUP	—	P	
Theater, movies or performing arts	UP	—	UP	UP	UP	—	UP	
RESIDENTIAL USES								
Emergency shelter	P	P	P	P	P	—	P	
Homeless shelter	—	—	—	P	—	—	—	D4-55
Live/work unit	—	—	—	UP	—	—	—	
Residential care, 7 or more clients	—	—	UP	—	—	—	—	
Supportive housing	UP	UP	UP	UP	UP	—	UP	
Notes:								
1. See Division D8 for land use definitions.								
2. Use allowed only on second or upper floors with a Minor Use Permit.								
3. Accessory use only, limited to 1,000 sf, or to 10% of the total gross floor area on site (whichever is greater).								
4. Not permitted on the upper floors.								

TABLE 2-8 Allowed Land Uses and Permit Requirements for Commercial, Office & Industrial Zones	P	Permitted Use, Zoning Clearance may be required prior to operation						
	MUP	Minor Use Permit required						
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	S	Permit requirement set by Specific Use Regulations						
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	—	Use not allowed						
LAND USE (1)	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations	
	OA	OL	CC	CT	CR	MC		
Transitional housing	UP	UP	UP	UP	UP	UP		
RETAIL TRADE								
Accessory retail and services	P	P	P	P	P	P		
Alcoholic Beverage Manufacturing, Brew Pub	—	—	P	P	—	UP		
Auto and vehicle sales and rental	—	—	MUP	MUP	—	MUP		
Building/landscape materials sales - Indoor showroom	—	—	ZC	—	—	ZC		
Building/landscape materials sales - Outdoor	—	—	MUP	—	—	MUP		
Convenience store	—	—	P	P	—	P		
Drive-through retail	—	—	MUP	MUP	—	MUP		
Eating and drinking establishments	ZC ⁴	ZC ⁴	P	P	MUP	P		
With wine and beer	ZC ⁴	ZC ⁴	P	P	—	P		
With full alcoholic beverage service	MUP ⁴	MUP ⁴	MUP	MUP	—	MUP ⁴		
Alcoholic Beverage Manufacturing, Brew Pub	—	—	P	P	—	P		
With drive-through service	—	—	MUP	MUP	—	MUP		
With live entertainment	MUP ⁴	MUP ⁴	MUP	MUP	—	MUP	D4-34	
With up to 12 outdoor seats or stools	ZC ⁴	ZC ⁴	P	P	—	P		
With 13 or more outdoor seats or stools	MUP ⁴	MUP ⁴	MUP	MUP	—	MUP	Table 3-8	
Farmer's market, Ongoing	MUP	MUP	MUP	—	—	MUP		
Food and beverage sales - Chain grocery	—	—	P	P	—	P		
Food and beverage sales - Specialty food store	—	—	P	P	—	P		
Fuel dealer (propane for home and farm use, etc.)	—	—	MUP ⁴	MUP ⁴	—	—		
Furniture, furnishings, and appliance store	—	—	P	P	—	P		
Mobile home, boat, or RV sales	—	—	MUP	MUP	—	—		
Outdoor display and sales	—	—	ZC	MUP	MUP	MUP	D4-35	
Outdoor vendor	MUP	MUP	MUP	MUP	MUP	MUP	D4-35	
Pharmacy, medical supplies	P	P	P	P	—	P		
Plant nursery	—	—	MUP	—	—	—		
Retail, general - 50,000 sf or less floor area	—	—	P	P	—	P		
Retail, general - over 50,000 sf of floor area	—	—	UP	UP	—	P		
Second hand store	—	—	P	—	—	MUP		
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL								
ATM	P	P	P	P	P	P		
Bank, financial services	P	P	ZC	ZC	—	P		
Business support service	P	P	P	—	—	P		
Medical services - Clinic, lab., urgent care (ground floor)	MUP	MUP	MUP	MUP	—	MUP		
Medical services - Clinic, lab., urgent care (upper floors)	MUP	MUP	MUP	MUP	—	MUP		
Medical services - Doctor office (ground floor)	P	P	ZC	—	—	ZC		
Medical services - Doctor office (upper floors)	P	P	P	—	—	P		
Medical services - Extended care	UP	UP	—	—	—	UP		
Office – Accessory	P	P	p ³	p ³	p ³	P		
Office - Business/service (ground floor)	P	P	ZC	ZC	—	ZC		
Office - Business/service (upper floors)	P	P	P	P	—	P		
Office - Government (ground floor)	P	P	ZC	ZC	—	ZC		
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	LAND USE (1)	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	OA	OL	CC	CT	CR	MC		
Office - Government (upper floors)	P	P	P	P	—	P		
Office - Processing (ground floor)	MUP	MUP	MUP	MUP	—	MUP		
Office - Processing (upper floors)	MUP	MUP	MUP	MUP	—	MUP		
Office - Professional/administrative (ground floor)	P	P	ZC	ZC	—	ZC		
Office - Professional/administrative (upper floors)	P	P	P	P	—	P		
SERVICES – GENERAL								
Adult day care	MUP	MUP	MUP	—	—	UP		
Animal services - Boarding/training	—	MUP	MUP	—	—	MUP		
Animal services – Grooming	—	MUP	P	—	—	ZC		
Animal services - Veterinary clinic, animal hospital	MUP	MUP	MUP	—	—	ZC		
Catering service	ZC	ZC	ZC	—	—	MUP		
Child day care center	MUP	MUP	MUP	MUP	—	UP		
Child day care center - Accessory to on-site employer	ZC	ZC	MUP	MUP	—	UP		
Drive-through service	MUP	MUP	MUP	MUP	—	—		
Equipment rental - Indoor only	P	P	P	—	—	—		
Equipment rental - With outdoor storage	MUP	MUP	MUP	—	—	—		
Laundry, dry cleaning plant	—	—	MUP	MUP	—	—		
Lodging - Bed & breakfast inn (B&B)	—	—	UP	UP	—	—		
Lodging - Hotel or motel	—	—	UP	UP	—	UP		
Maintenance and repair service - No outdoor storage	—	—	P	—	—	—		
Mortuary, funeral home - Full service	—	—	UP	—	—	—		
Mortuary, funeral home - Partial service	—	—	MUP	—	—	—		
Personal services	ZC	ZC	P	P	—	ZC		
Personal services – Restricted	—	—	ZC	ZC	—	—		
Public safety facility	P	P	P	P	P	P		
Printing and publishing	P	P	—	—	—	—		
Vehicle services - Minor maintenance/repair	—	—	MUP ⁴	MUP ⁴	—	—		
Vehicle services - Service station	—	—	MUP ⁴	MUP ⁴	—	MUP ⁴	D4-40	
Vehicle services - Washing, attended	—	—	MUP ⁴	MUP ⁴	—	—	D4-40	
Vehicle services - Washing, unattended	—	—	MUP ⁴	MUP ⁴	—	—	D4-40	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE								
Broadcasting studio	MUP	MUP	P	—	—	MUP		
Cogeneration facilities	UP	UP	UP	UP	UP	UP		
Heliport	UP	—	—	—	—	—	D4-32	
Parking facility, public or commercial	MUP	MUP	MUP	MUP	—	UP		
Solid waste transfer station	—	—	—	—	—	—		
Transit station	UP	—	—	—	—	P		
Utility facility	UP	UP	UP	UP	UP	UP		
Utility infrastructure	P	P	P	P	P	P		
Wireless telecommunications facility	S	S	S	S	S	S	D4 Chapter IV	
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Key to Zone Symbols			
OA	Administrative Office	CC	Community Commercial

CR	Commercial Recreation	MC	Mixed Commercial
CT	Thoroughfare Commercial	OL	Limited Office

(Ord. No. 522, § 6, 12/12/2023; Ord. No. 534, § 1 (Exh. A-1), 10/14/2025)

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