

17.10.050 Uses and permit requirements.

A. Ratio of uses.

1. When a development is located on a project site that is located within 660 feet of an intersection of two major arterial streets, a minimum of 25 percent of the development shall be non-residential uses, as measured by ground floor area.
2. When a development is located on a project site that is located within 660 feet of an intersection of two secondary arterial streets, or an intersection of a major arterial with a secondary arterial, a minimum of 10 percent of the development shall be non-residential uses, as measured by ground floor area.
3. Single-family structures shall not face arterial streets.

B. Uses and permit requirements.

Mixed Use - Uses Matrix			
USES	MU-N	MU-C	MU-E
P = permitted use/D = director's review/C = conditional use			
N/A = not allowed			
Retail/Service:			
Retail store	P	P	P
Grocery store/mini mart/neighborhood market*	P	P	P
Personal services	P	P	P
Tattoo/body piercing	N/A	D	D
Pawn shops	N/A	D	D
Restaurants/café/bakery/deli*	P	P	P
Bar/nightclub/dance club*	N/A	C	C
Art gallery	P	P	P
Bank/credit union	P	P	P
Entertainment (theater, live music, karaoke, comedy, etc.)*	D	D	D
Health and fitness services	D	D	D
Automotive sales and services	N/A	C	C
Automotive repair	N/A	D	P
Gas station*	D	D	P
Car wash	C	C	C
Nightclub without alcohol	[C]	[C]	[C]
Office/Professional:			
Professional office	P	P	P
Medical/dental office	P	P	P
Light industrial uses	N/A	N/A	P
Lodging:			
Hotel/motel*	C	P	D
Bed and breakfast*	D	P	D
Conference/meeting room space	D	P	D

Public/Semi-Public:			
Government office	P	P	P
Day care center	P	P	P
Church/religious institution	C	P	D
Post office	P	P	P
Private school, trade and vocational schools	C	P	P
Recreation/museum/cultural	D	P	P
Residential:			
Detached single-family unit (4 or fewer subdivision)	P	N/A	N/A
Detached single-family unit (5 or more subdivision)	P	P	N/A
Condominium/apartment/studio/loft units (15 or fewer units)	P	P	P
Condominium/apartment/studio/loft units (16 or more units)	C	C	C
Assisted living facility (15 or fewer units)	P	P	P
Assisted living facility (16 or more units)	C	C	C
Live/Work units (new structure)	P	P	P
Live/Work units (conversion of existing structure)	D	D	D
Temporary/Accessory/Other uses:			
Home occupation/artist studio/home office	P	P	P
Day care as residential accessory use	D	D	D
Carriage unit (studio) located above detached garage	P	P	N/A
Outdoor sales and promotional activities	D	D	D
Carnivals and circuses ¹	D	D	D
Christmas tree lots	D	D	D
Automated banking, movie rental, food vending machines	P	P	P
Stealth wireless telecommunications facilities	N/A	D	D
Prohibited uses:			
Outdoor storage on private property			
Manufacturing/heavy industrial			
Adult only/sexually-oriented businesses			
Check cashing/payday loans/bail bonds			
Mini-storage			

*Alcohol uses require a CUP

¹Subject to the provisions of Chapter 9.46.

(Ord. No. 946, § 1, 7-13-2010; Ord. No. 999, § 4, 8-26-2014; Ord. No. 1007, § 5, 10-13-2015)