

4.6 Land Uses

4.6A Allowable Land Uses

A parcel or building within the specific plan area shall be occupied by only the land uses allowed by Table 4.3 within the zones specified within the Regulating Plan. Land uses are defined in Section 4.10B.ii (Glossary).

- a Use not listed. When a use is not specifically listed in Table 4.3, the Community Development Director or his/her designee, shall have the authority to determine whether the proposed use is permitted based on the finding that the use is similar to, and no more detrimental than, those permitted in the zone. Uses not listed, or otherwise determined by the Community Development Director or his/her designee to be permitted, are prohibited.

4.6.B Permit Requirements

- a Permitted subject to compliance with all applicable provisions of this Development Code, and a Site Plan in compliance with Zoning Code Chapter 153. These are shown as “P” uses in the tables;
- b Allowed subject to the approval of a Conditional Use Permit in compliance with Zoning Code Chapter 153.210, and shown as “CUP” uses in the tables; and
- c Not allowed in particular zones, and shown as a “—” in the tables.

		Downtown Core	Downtown Corridor	Downtown Edge
1	Commerce, Manufacturing, Processing			
	Artisan/craft manufacturing, commercial kitchen printing and publishing	P	P	—
	Research and Development	P	P	—
	Warehouse and Distribution	—	—	—
	Personal storage facility	—	—	—
2	Retail			
	Supermarket, home improvement center	P	P	—
	Neighborhood market, pharmacy	P	P	P
	Restaurants	P	P	P
	Retail businesses	P	P	P
	Restaurant with dancing, live entertainment, craft brewery and winery (including retail sales), nightclub	CUP ¹	CUP ¹	CUP ¹
	Medical Marijuana cultivation, manufacturing, sales, delivery, and distribution	—	—	—
3	Services			
	Personal Services: Personal Services, such as barber and beauty shops, dry cleaning pick-up stores, home electronics and small appliance repair, nail shops - manicure, pedicure, tailors, and tanning salons	P	P	P
	Personal Services (restricted): Banquet facility/catering, accessory massage (licensed, therapeutic, and in conjunction with primary businesses such as day spa, beauty salon, barber shop or similar uses) and tanning salons	CUP	CUP	CUP
	Professional Services: Includes professional offices for banks, commercial art and design, counseling services, scientific and research organizations, media post production and news services, urgent care clinic, and medical clinic (doctor, dentist)	P	P	P
4	Accessory Commercial Uses			
	Drive-through facility	—	—	—
	Incidental entertainment	P	P	—
	Outdoor cafe (Dining)	P	P	P
	Outdoor display	CUP	CUP	CUP
	Outdoor storage	—	CUP	—

Table 4.3 Land Use Table

		Downtown- Core	Downtown Corridor	Downtown Edge
5	Automobile Related			
	Vehicle maintenance or repair, detailing, painting, boat sales, service stations	—	—	—
	Drive-through establishments including car wash	CUP	CUP	CUP
6	Utility, Transportation			
	Mobility hub	P	P	P
	Parking facility (public or commercial)	—	CUP	—
	Utility Facilities and Infrastructure	—	CUP	CUP
	Wireless telecommunication facility	CUP	CUP	CUP
7	Residential Uses			
	Dwelling, single-family attached	—	—	P
	Dwelling, multi-family	P	P	P
	Live/work Unit	P	P	P
	Emergency shelter, transitional housing	P	P	P
	Lodging: Hotel, B&B inn	CUP ²	CUP ²	—
8	Accessory Residential Uses			
	Accessory dwelling unit	P	P	P
	Home occupation	P ³	P ³	P ³
9	Recreation, Education, Public Assembly			
	Museums, art galleries, and libraries, athletic club/gymnasium, religious facility, and recreational centers	CUP	CUP	CUP
	Open Space	P	P	P
	Studios for arts, dance, music, martial arts	P	P	P
	Health/fitness facility	CUP	CUP	CUP
	Community garden	—	P	P
	School, public	P	P	P
	School, private (trade schools, colleges)	CUP	CUP	CUP
	Theater, cinema, performing arts, outdoor community events	CUP	CUP	CUP
	Art lounges or theaters with alcohol sales	CUP	CUP	—
	Recreation, entertainment uses	CUP	CUP	—
	Farmers market, certified	P	P	P

		Downtown- Core	Downtown Corridor	Downtown Edge
10	Other Uses			
	Alcohol sales (on-and off-sale outlets)	CUP ¹	CUP ¹	CUP ¹
	Vending machine (regular and reverse)	P ⁴	P ⁴	P ⁴
	Secondhand stores	—	—	—
	Day care center — child	CUP ⁵	CUP ⁵	CUP ⁵

Key to Table

P Permitted

CUP Conditional Use Permit

— Not Permitted

¹ Zoning Code 153.120 Part 2

² Zoning Code 153.120 Part 9

³ Zoning Code 153.120 Part 8. A home occupation permit must be obtained from the Business License Department

⁴ Zoning Code 153.050.040

⁵ Zoning Code 153.120 Part 6