

**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
	<b>A</b>											
	AGRICULTURAL - FARMING											17.08
A1	Beekeeping											
A2	Farmers' Market		P			P						
A3	Grain Elevators/Silos											
A4	Greenhouses (commercial growers)										P	
A5	Horse stables/Ranch (3 or more horses)											
A6	Limited Raising of Small Animals, Livestock, and fowl on a Domestic Noncommercial Scale (2 cows, 4 sheep, goats, no pigs)											
A7	Raising of Livestock and Fowl, except Stockyards (commercial)											
A8	Raising of Field, Truck or Orchard Crop & Horticultural Specialties											
A9	Riding Academies/Stables									C	C	
A10	Roadside Stands Selling Produce Grown on Site	T	T	T	T	T	T	T	T	T	T	
A11	Animal Shelters/Humane Societies									C	C	
	ADULT-ORIENTED BUSINESS											17.62
	AUDITORIUMS (see THEATERS)											
	AUTOMOTIVE (for gas stations see SERVICE STATIONS)											
A12	Auto Leasing/Renting			P	C	C						



**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
	<b>B</b>											
	<b>BANKS &amp; FINANCIAL INSTITUTIONS</b>											
B1	Stand-Alone Automatic Teller (ATM)	P	P	P	P	P	P	P	P	P	P	
B2	Office	P	P	P	P	P	P		P			
	<b>BARBERS, HAIRSTYLISTS, TANNING CENTERS, COSMETICIANS, &amp; DAY SPAS</b>											
B3	Stand Alone	P	P	P	P	P	C	C				
B4	Located within the Primary Permitted Use on the Site		P	P	C	P						
B5	Tattooist		P	P	C	P						
	<b>BED &amp; BREAKFAST ACCOMMODATIONS</b>											
B6	Traditional					C		C				17.32.150
B7	Inns					C		C				17.32.150
B8	Boarding/Rooming Houses					C						
	<b>BUS DEPOTS</b>											
B9	Station (passenger services)			C		C			C			
B10	Repair Yard & Shops			P						P	P	
B11	Public & Private Transfer Point		C	C	C	C			C	C	C	

**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
		C											
C1	Catering Services			P	P	P					P	P	
C2	Cemeteries & Mausoleums												17.52
C3	Christmas Tree Sales Lots/Other Seasonal Commercial Uses/Special Events	T	T	T	T	T							
	CHURCHES & OTHER RELIGIOUS INSTITUTIONS												
C4	Up to 200 Seats			C	C	C	C	C			C		
C5	More than 200 Seats					C	C	C					
C6	Clothing/Costume Rental		P		P	P							
	COMMUNICATIONS												
C7	Communications Equipment Building	C		P	P	C	C		C	P	P		
C8	Radio and TV Broadcasting Studios – with antenna off-site		P	P	P	P			C	P	P		
C9	Radio and TV Broadcasting Studios – with antenna on-site			C	C					P	P		
C10	Wireless telecommunication facilities – more than 100 feet away from property planned/zoned residential	C	C	C	C	C	C		C	P	P	17.32.163	
C11	Wireless telecommunication facilities – within 100-ft of property planned/zoned residential	C	C	C	C	C	C			C	C	17.32.163	



**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
E3	Micro-breweries/micro-wineries (with or without restaurants)	C	P	C	C	C			C	C	C	17.63
E4	Craft distilleries			P	C	C				C	C	Craft distilleries Permitted in 17.63 Overlay District
E5	Cafeterias	P	P	P	P	P	C		P	C	C	
E6	Fast Food Restaurants	P	P	P	P	P	C		P			See Lines D8 and D9 of Table 17.25.030 for Drive-thru lane zoning requirements.
E7	Fast Food Restaurants (Industrial Zone)									C	C	17.32.161
E8	Pizza/Sandwich Shops – serving wine/beer	C	P	P	P	P	C		P			
E9	Pizza/Sandwich Shops – no alcohol	P	P	P	P	P	C		P	C	C	
E10	Ice Cream Shop	P	P		P	P	C		P			
E11	Night Clubs/Discotheques		C			C						

**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
E12	Live Entertainment		C		C	C						17.04
E13	Sit-Down Restaurant/Café – with or without full bar using less than 25% of public area	P	P	P	P	P	P	P	P	P		
E14	Sit-Down Restaurant/Café – full bar using greater than 25% of public area	C	C	C	C	C	C	C	C			
E15	Enclosed Solid Waste Transfer Stations											
<b>F</b>												
F1	Florist	P	P	P	P	P		C				
F2	Fortunetelling/Palm Reader				P							5.20
<b>FUEL STORAGE</b>												
F4	Propane/Butane				P					P	P	
F5	Propane/Butane (maximum 2000 gallons)		P	P								
F6	Propane/Butane within 50 feet of Planned/zoned Residential				C					C	C	
F7	Propane/Butane within 50 feet of Planned/zoned Residential (maximum 2000 gallons)		C	C								
F8	Above Ground Tanks dispensing Class I, II, and III-A liquids – within 100 feet of a residential use or residential zoned property	C	C	C	C	C			C	C	C	17.32.025
F9	Above Ground Tanks dispensing Class I, II, and III-A liquids – more than 100 feet from a residential use or residential zoned property	P	P	P	P	P			P	P	P	17.32.025

**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
F10	Pump & Underground Storage Tank											
F11	Pump & Underground Storage Tank – 500 gallons or less									P	P	
F12	Pump & Underground Storage Tank – more than 500 gallons									P	P	
F13	Petroleum & Petroleum Products Storage									C	C	
	Public Fuel Dispensing (see Service Stations)											
F14	Funeral Home/Mortuary			C	C	C	C					
	<b>G</b>											
G1	Galleries – Art/Photography/Crafts	P	P	P	P	C						
	<b>H</b>											
H1	Home Occupation Businesses	P	P	P	P	P	P	P	P	P	P	17.32.030
H2	Hotels and Motels		C		C	C			C			
	<b>I</b>											
	<b>J</b>											
	<b>K</b>											
K1	Kennels (located 500 feet or more from a residential zone)			C						C		



**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
	<b>L</b>											
	<b>LAUNDRY/DRY CLEANERS</b>											
L1	Dry Cleaners (cleaning plant)	P	P	P	P	P			P			
L2	Dry Cleaners (cleaning plant including carpet/rug cleaning and dyeing)			P	P					P		
L3	Diaper Supply Service			P	P					P		
L4	Linen & Uniform Supply Service			P	P					P		
L5	Self service	P	P	P	P	P						
	<b>M</b>											
	<b>MANUFACTURING/ASSEMBLING</b>											
	<b>Building &amp; Construction Trade</b>											
M1	– building materials yards (storage & distribution)			P						P	P	
M2	– cabinetmaker/carpenter shops			P						P	P	
M3	– concrete & ready-mix manufacture & distribution									C	C	
M4	– contractor’s equipment storage yards			P						P	P	
M5	– drilling/dredging/ditching service			P							P	
M6	– lumberyard (see also RETAIL)			P						P		
M7	– sheet metal shop			P						P		

**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
	Chemical Products, except as more specifically described below (manufacturing, blending, compounding, packaging, bottling)											
M8	– laboratories (i.e., organic/inorganic)								P	P	P	
M9	– paint, dye & glue manufacturers									C	P	
M10	– pharmaceuticals						C		C	P	P	
M11	– manufacture of raw plastic materials, colorants, liquids, powders, resins									C	P	
M12	– soap detergent & other cleaning preparations									C	P	
	Food & Beverage – Preparation & Bottling/Packaging & Distribution											
M13	– animal & marine fats & oils (refining & rendering)										C	
M14	– beer & ale distributors			P						P	P	
M15	– breweries and wineries producing 60,000 barrels or less per year									P	P	
M16	– breweries and wineries producing more than 60,000 barrels per year										C	
M17	– commercial bakeries			C						P	P	
M17	– dairy products processing & packaging									C	C	
M18	– fruit & vegetable brokers & shippers									P	P	

**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
M19	– grain, feed & flour mills										P	
M20	– ice manufacturers & storage			P						P	P	
M21	– meat & poultry product processing including butchering/slaughtering										C	
M22	– meat and food locker, packaging			P						P	P	
M23	– nut processing (dehydrating, hulling & drying)										P	
M24	– packaging of previously prepared food items			P		P			P	P	P	
M25	– processing, canning & packing food products										P	
M26	– refinery for food products, i.e. sugar										C	
M27	– snack food preparation, packaging									P	P	
M28	– soft drink bottling & distribution									P	P	
M29	– vegetable oil mills										P	
M30	– water processing & bottling									P	P	
M31	Flammable/Combustible Liquids										C	13.32.027
M32	Heavy Equipment/Machine Manufacture/Assembly (welding & fabrication, i.e., agricultural equipment, aircraft equipment parts & supplies, large appliances, auto/truck manufacturing, industrial machinery)										C	
M33	Kiln works for clay and pottery products									P	P	

**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
M34	Light Manufacturing/Assembly (i.e., computer hardware & parts, electric supplies – coils, wire, cable, etc.)								C	P	P	
	Printing & Publishing Industry											
M35	– desktop, blueprint & photocopy		P	P		P			P	P		
M36	– publishing, printing &/or binding (newspapers, magazines, brochures, books, etc.)			P					P	P	P	
	Products Manufactured/Assembled from Previously Prepared Materials											
M37	– manufacture of paper & plastic packaging & cartons								C	P	P	
M38	– clothing assembly/imprinting			P						P	P	
M39	– metal fabrication & die cutting			P						P	P	
M40	– rubber & plastic product manufacturing									C	P	
M41	– textile mills (dyeing, weaving, knitting, cutting)										P	
M42	– packaging/distribution of prepared materials (non-food items)								P	P	P	
M43	Raw Materials Manufacture										C	17.04
M44	Stone mills/monument yards									C	P	
	Trucking, Warehousing, and Internet Fulfillment Centers											
M45	– combined office/warehouse-type buildings			P						P	P	
M46	– general warehousing & storage			P						P	P	

**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
M47	– local bus charter			P						P		
M48	– moving companies/trucking/storage			P						P	P	
M49	– refrigerated warehouses/storage			P						P	P	
M50	– school bus yards			P						P		
M51	– trucking & freight forwarding terminal			C						P	P	
M52	Massage Therapist	C	P		C	C	C	C				
	MEDICAL FACILITIES/SERVICES (for medical/dental offices see OFFICES)											
M53	Hospitals, Acute Care (general medical/surgical)					C	C					
M54	Ambulance Services/Medical Transport			C	C	C	C		C	C		
M55	Convalescent Hospitals/Senior Care Facilities/Nursing Homes				C	C	C					
M56	Clinics (medical group, urgent care/walk-ins, dental, rehabilitation, Outpatient Surgery Center)	C	C		C	C	C			C	C	
M57	Dialysis Centers and Blood Donation Centers		C	C	P	C	C			C		
M58	Hospices						C					
M59	Laboratories (medical testing & diagnostic)				P	C	C		P			
M60	Medical Equipment/supplies (oxygen, prosthetics, walkers, etc.)		P	P	P	P	P					
M61	Opticians – Dispensing	C			P	P	P					

**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
M62	Psychiatric Hospitals, including Treatment or Substance Abuse						C					
M63	Residential Alcohol/Substance Abuse Treatment Facility						C					
M64	Rehabilitation Hospitals				C	C	C					
M65	Museums (special interest/historical – public/private)		C			C	C					
	<b>N</b>											
	<b>O</b>											
	<b>OFFICES</b>											
	General Business and Professional (i.e., data processing services, employment agencies, insurance agencies, etc.)											
O1	– less than 2,000 sq. ft.	P	P	P	P	P	P	P	P			
O2	– 2,000 sq. ft. to 6,000 sq. ft.	C	P	C	P	P	P	P	P			
O3	– more than 6,000 sq. ft.	C	C	C	P	P	P	P	P			
O4	– up to 25% of total leased area for center	P	P				P	P	P			
O5	– more than 25% of total leased area for center	C	C				C	C	C			
O6	Medical (i.e., Physical therapists, physicians/surgeons, dentists/orthodontists, optometrists, chiropractors, etc.)	C	C		P	P	P	P				
O7	Counseling/psychologist – individuals	C	C		P	P	P	P				
O8	Counseling/psychologist – groups	C	C		P	C	P	C				

**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
O9	Offices Associated with Industrial Uses (not exceeding 25% of total building area)			P					P	P	P	
O10	Temporary Trailers (construction)	T	T	T	T	T	T	T	T	T	T	
<b>P</b>												
P1	Parcel Delivery Services/Parcel Distribution (UPS, Federal Express, etc.)			P	P		C			P	P	
P2	Parking Facilities For Off-Site Uses		C	P	P	C	C		C	C	C	
P3	Park & Ride	C				C			C	P	P	
PHOTOCOPY SERVICES/DESKTOP PUBLISHING												
P4	With Printing Press		P		C	C	C		P	P		
P5	Without Printing Press	P	P		P	P	P	P	P	P		
PHOTOGRAPHY/PHOTO SERVICES												
P6	Photography Studio	P	P	C	P	P	C	P				
P7	Photography Labs/Blue Printing/Microfilming (developing, printing – no retail on site)			P	P	C	C		P	P		
P8	Photography labs (developing, printing – no retail on site)			P	P	C			P	P		
P9	Photography Labs with Retail on Site	P	P	P	P	P						
P10	Planned Unit Developments	C	C	C	C	C	C	C	C	C	C	17.26
P11	Private Clubs and Lodges		C		C		C					17.32.115

**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
P12	Private Postal Service (Mail Boxes, Mailing Service) (See Also Parcel Delivery Services)	P				P				P		
	<b>PUBLIC COMMUNITY SERVICES</b>											
P13	Community & Recreation Centers	C			C	C						
P14	Community Gardens	C			C	C						
P15	Fire Stations	C	P	C	C	C	P		C	P	P	
P16	Police Stations & Substations	C	P	P	P	P	P		P	P	P	
P17	Post Offices					C	P					
P18	Public Buildings, Offices & Grounds	C	P		C	P	C		C			
P19	Public Golf Courses/Driving Ranges											
P20	Public Libraries	C			C	P	C		C			
P21	Public Parks/Playgrounds	C		C	C	P						
P22	Post Office Substations	C	P		P	P	P		P	P		
	<b>Q</b>											
	<b>R</b>											
R1	Freight Stations, Repair & Yards									C	C	
R2	Passenger Stations					C						



**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
	RECREATION FACILITIES											
R3	Athletic and Health Clubs (gymnasiums, fitness centers, racquet clubs)	C	C		C	C	C		C			
R4	Athletic and Health Clubs (gymnasiums, fitness centers, racquet clubs) less than 5,000 sq. ft.	P	P	P	P	P	P		P	P		
R5	Aquatic Centers	C	C		C	C	C		C			
R6	Private Libraries					P			C			
R7	Athletic/Playing Fields				C							
R8	Bowling Alleys		C		C	C						
R9	Circus, Carnivals, Fairs & Festivals, Revivals/Assemblies		T	T	T	T			T	T		
R10	Dance, Yoga & Music Studios	P	P	P	P	P	P		P	P		
R11	Martial Arts	P	P	P	P	P	P		P	P		
R12	Golf Courses & Driving Ranges				C							
R13	Miniature Golf Courses		C		C							
R14	Ice & Roller Skating Rinks		C		C							
R15	Pool Halls/Billiard Parlors	C	C		C	C						
R16	Video Machines/Coin-Operated Games – 1 to 4 machines	P	P		P	P			P			17.32.120
R17	Video Machines/Coin-Operated games – 5 or more machines	C	C		C	C						17.32.120
R18	Other Recreational Facilities	C	C	C	C	C			C	C		

**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
R19	Rifle and Pistol Range, indoor	C	C	C	C	C			C	C	C	
	RECYCLING FACILITIES											
R20	Heavy Processing			C						C	P	17.32.160
R21	Light Processing			C						P	P	17.32.160
R22	Large Collection			C						P	P	17.32.160
R23	Small Collection	C	C	C	C					P	P	17.32.160
R24	Reverse Vending Machines	P	P	P	P	P			P	P	P	17.32.160
R25	Temporary Facilities, i.e. recycling of Christmas trees, tree trimmings, etc.		T	T	T					T	T	17.32.160
R26	Household Hazardous Waste Collection Center			P						P		17.32.160
	RESIDENTIAL (see also Residential Zones)											
R27	Residential Units, New or Expansions	C	C	C	C	C	C	C	C	C	C	
R28	Residential Units, including units for senior citizens, as a mixed use in an existing building containing one or more commercial or office uses				P*	P		P				17.32.164 * In Micro-brewery/ Micro-winery Overlay District only
R29	Existing single-family dwelling				P	P	P	P				



**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
	RETAIL											
	General Merchandise											
R40	– less than 4,000 sq. ft.	P	P		P	P				C		
R41	– 4,000 to 6,000 sq. ft.	P	P		P	P						
R42	– 6,001 to 40,000 sq. ft.	C	P		P	P						
R43	– 40,001 to 60,000 sq. ft.		P		P	C						17.32.050
R44	– over 60,000 sq. ft.		P		C	C						
	Building/Landscape Materials											
	– lumberyards (See MANUFACTURING/ ASSEMBLING)											
R45	– fencing stores/yards			P						P		
R46	– floor & wall coverings	C	P	P	P	P						
R47	Garden Centers/Nurseries – located within primary use	P	P	P	P							
R48	Garden Centers/Nurseries – stand alone	C		P	C					P		
R49	Glass Stores (windows, etc. for auto, residential, commercial)			P	P							
R50	Hardware Stores including lumberyards			P								
R51	Hardware Stores 10,000 square feet or more					P						
R52	Hardware Stores less than 10,000 square feet	P		P	P	P						
R53	Paint Stores		P	P	P							
R54	Home Improvement		P	P	P							

**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
	Drugstore/Pharmacy											
R55	– including general retail merchandise	P	P		P	P	C					17.32.050 17.32.055
R56	– not including general retail merchandise, 1,500 sq. ft. or more	P	P		P	P	P		P			
R57	– not including general retail merchandise, up to 1,500 sq. ft.	P	P		P		P					
R58	Farm Equipment Sales			P						P		
R59	Feed Stores			P	C							
	Food Stores											
R60	– convenience store – 7000 sq. ft. or less	C	C	C	C	C			C	C	C	
R61	– liquor store within 300 feet of residential/public use		C		C	C						
R62	– liquor store not within 300 feet of residential/public use	C	C		C	P						In C-R zone, 5,000 sq. ft. minimum building area in per Ordinance 2012-08
R63	– specialty food stores (bakery, delicatessen, butcher shop, meat market, health food, gourmet/imported food, etc.)	P	P		P	P	C		C			17.32.050

**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
R64	– supermarkets/grocery stores	P			P	P						17.32.050
R65	– wine tasting with sales	C	P	C	C	C			C	C	C	
R66	Furniture & Furnishings – new		P	P	P	P						
R67	Furniture & Furnishings – secondhand *up to 10,000 square feet	P	P	P	P	P						
R68	Gun Shops – within primary use	P	P		P	P						
R69	Gun Shops – stand alone		P		P	P						
	Magazine/Newspaper Sales (Freestanding Booth/Stand/Kiosk)											
R70	– indoor	C	P	P	P	P	P		P			
R71	– outdoor	C	C	C	C	C	C		C			
	Outlet Stores											
R72	– bakery				P							
R73	– apparel		P		P							
R74	– furnishings				P							
R75	Pawnshops				C	C						
R76	Pet Stores	P	P		P	P						17.32.050
R77	Pool/Spa Supplies/Equipment	P	P	P	P	P				P		17.32.050

**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
R78	Secondhand Store/Thrift Shops – up to 2,000 square feet		P		P	P						
R79	Secondhand Store/Thrift Shops – greater than 2,000 square feet		P		P	C						
R80	Smoke Shops/Tobacco Stores				C	C						17.32.165
	SERVICE, COMMERCIAL											
	<b>S</b>											
	SCHOOLS, PUBLIC AND PRIVATE (see also Quasi-Public and Residential Zones)											
S1	Preschool/After-School Care	C			C	C	C	C				
S2	Elementary Schools, K-6 or K-8	C	C	C	C	C	C					
S3	Middle Schools	C	C	C	C	C	C					
S4	High Schools	C	C	C	C	C	C					
S5	Colleges/Universities (academic)		C		C	C			C			
S6	Business, Trade, Vocational, Charter or other Specialized Schools		C	C	C	C	C		C	C	C	
S7	After Hours Academic Education Facilities (After 6:00 p.m.)		C		C	C	P		P			
S8	Tutoring Centers	C	C		C	C	C					
S9	Air Conditioning Shops			P						P		
S10	Appliance, Electrical Equipment, Tools (disassemble & repair)	P		P	P	P						
S11	Check-Cashing Service	C	C		C	C						

**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
S12	Chemical Stripping/Powder Coating			P						P	P	
S13	Chrome & Anodizing Shops			P						P	P	
S14	Courier Services			P	P	P	C		P			
S15	Auction House			C						C		
S16	Bail Bonds				C	C	C					
S17	Equipment Rental – conducted outdoors			P	C					P		
S18	Equipment Rental – conducted indoors		P	P	P	P				P		
S19	Exterminators/Fumigators			P						P		
S20	Gunsmith Shops, including incidental retail			P	P	C				P		
S21	Heavy Machinery and Equipment (welding, cutting, grinding, casting, etc.)			P						P	P	
S22	Janitorial Service			P								
S23	Lawn Maintenance & Tree Trimming			P						P		
S24	Locksmiths	P	P	P	P	P						
S25	Other Household & Maintenance Services			P						C		
S26	Pet Grooming/Dog Training (conducted indoors)	P	P	P	P	P						
S27	Printing Service (see also Photocopy Services)	C			P	C						
S28	Repair Shops (tools, non-automotive, mechanical equipment)			P						P		
S29	Sharpening Service – tools, knives, saw blades, lawn mowers, etc.			P						P		



**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
S30	Sharpening Service – small tools not including saw blades and lawn mowers	P		P	P					P		
S31	Sheltered Workshops	C		P	C				C	P		
S32	Shoe Repair Shops	P	P	P	P	P						
S33	Sign Painting & Fabrication			P						P		
S34	Taxidermists			P						P		
S35	Tailor, Dressmaking, & Alterations	P	P	P	P	P						
S36	Upholstering Shops (furniture only)			P	P					P		
S37	Upholstering Shops – Showroom with minimum 35% of gross receipts to be retail sales					C						
SERVICE STATIONS												
S38	Fuel dispensing only – not including major auto repair services of any kind	C	C	P	C	C			C	P		
S39	Also including major auto repair services		C	P	C					C		
S40	Also including light servicing of trucks			P						C		
S41	Storage, Sorting, Collection, Or Bailing of Iron, Junk, Paper, Rags, Or Scrap (Not Including Auto Dismantling)											
S42	Storage Tanks, Non-Fuel									P	P	
T												
T1	Taxi/Limousine Service			P	P	P			P			

**Commercial, Mixed Use, Office, and Industrial Zones Use Matrix**

P = Use is Permitted by Right      C = Use Requires Conditional Use Permit  
 T = Use Requires Temporary Use Permit      Blank = Use is Not Allowed

	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
	<b>THEATERS</b>											
T2	Auditoriums		C			C						
T3	Drive-in				C							
T4	Movie		C		C	C						
T5	Live Performance		C		C	P						
	<b>U</b>											
U1	Unenclosed Solid Waste Transfer Stations										C	
	<b>UTILITIES</b>											
U2	Business Offices		P	P	P	P	P		P			
U3	Electric Distribution Substations	C	C	C	C		C	C	C	C	P	
U4	Elevated Pressure Tanks	C	C	P	P		C		C	P	P	
U5	Gas Regulator Stations	C	C	P	C	C	C		C	P	P	
U6	Public Service Pumping Stations	C	C	P	C		C		C	P	P	
U7	Payment Centers	P		P	P	P	P		P			
U8	Public Utility Service Yards			P	C					P		
	<b>V</b>											
	<b>VETERINARY SERVICES</b>											
V1	Animal Care Clinic (no boarding)	P	C	P	P		C			P		
V2	Hospitals/Clinics (located 500 ft. from a residential zone including short term boarding of animals)	C		C	C					P		

<b>Commercial, Mixed Use, Office, and Industrial Zones Use Matrix</b>														
P = Use is Permitted by Right			C = Use Requires Conditional Use Permit											
T = Use Requires Temporary Use Permit			Blank = Use is Not Allowed											
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)			
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I				
<b>W</b>														
W1	Wholesale Commercial Establishment							P				P		
WAREHOUSING STORAGE														
W2	– primary use											P	P	
W3	– not to exceed 20% of gross floor area of permitted use					P	P	P	P	P		P	P	
W4	– in excess of 20% of gross floor area of permitted use					C	C	C	C	C		C	P	C
W5	Mini Storage Facilities							P	C			P	C	
<b>X</b>														
<b>Y</b>														
<b>Z</b>														
<b>OTHER</b>														
OT1	Other Uses Similar in Nature and Intensity as Determined by the City Planner					P	P	P	P	P	P	P	P	
OT2	Other Uses Similar in Nature and Intensity as Determined by the City Planner Subject to the Granting of a Conditional Use Permit					C	C	C	C	C	C	C	C	

(Ord. 2022-06 (part), 2022; Ord. 2022-04 (part), 2022; Ord. 2021-09, 2021; Ord. 2020-09 (part), 2020; Ord. 2019-04, 2019; Ord. 2018-09, 2018; Ord. 2017-13 (part), 2017; Ord. 2017-01 (part), 2017; Ord. 2016-06, 2016; Ord. 2015-04 § 2, 2015; Ord. 2015-01 § 2, 2015; Ord. 2014-07 § 3 (part), 2014; Ord. 2012-10, 2012; Ord. 2012-08, 2012; Ord. 2012-02, 2012; Ord. 2011-07 § 2, 2011; Ord. 2010-16, 2010; Ord. 2009-02, 2009; Ord. 2006-17, 2006; Res. 2004-75 (part), 2004; Ord. 2004-08 § 3, 2004; Res. 2004-14 (part), 2004; Res. 2003-95 (part), 2003; Res. 2002-83, 2002; Res. 2002-26, 2002; Res. 2001-40, 2001; Res. 2001-29, 2001; Ord. 2000-01 § 6, 2000; Ord. 9903 § 3, 1999; Ord. 9717 § 2 (part), 1997; amended by council August 13, 1997; amended by council June 3, 1996 and May 20, 1996; prior code § 7328)