

Chapter 19.150 – BASE ZONES PERMITTED LAND USES

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19.150.020 Permitted land uses.

Table 19.150.020 A. (Permitted Uses Table), Table 19.150.020 B. (Incidental Uses Table) and Table 19.150.020 C. (Temporary Uses Table) in Chapter 19.150 (Base Zones Permitted land uses) identify permitted uses, permitted accessory uses, permitted temporary uses, and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 - Minor Conditional Use Permit), or conditional use permit (Chapter 19.760 - Conditional Use Permit), or uses requiring some other permit. Table 19.150.020 A. also identifies those uses that are specifically prohibited. Uses not listed in tables are prohibited unless the Community & Economic Development Department Director, or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.

Chapter 19.149 - Airport Land Use Compatibility includes additional Airport Land Use Compatibility Plan requirements for discretionary actions proposed on property located within an Airport Compatibility Zone. When located within an Airport Land Use Compatibility Zone, greater land use, restrictions for airport compatibility may apply per the applicable Airport Land Use Compatibility Plan.

(Ord. 7630 § 3, 2023; Ord. 7573 § 1(Exh. A), 2021; Ord. 7552 §6, 2021; Ord. 7431 , § 1(Exh. A), 2-20-2018; Ord. 7331 §12, 2016; Ord. 7273 §1, 2015; Ord. 7222 § 3, 2013; Ord. 7110 §§2, 3, 4, 2011; Ord. 7109 §§4, 5, 2010; Ord. 7072 §1, 2010; Ord. 7064 §9, 2010; Ord. 6966 §1, 2007)

19.150.020.A Permitted Uses Table																											
Use	This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.																		Location of Required Standards in the Municipal Code								
	Zones								Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))				Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay						
Outdoor Sales, Display and Storage																						See Incidental Uses Table					
Outdoor Storage Yard (including Contractor Storage Yards and Truck Terminals) - Primary Use	X	X	X	X	X	X	X	X	X	C	X	X	X	MC	P/MC	X	X	X	X	X	19.285 - Outdoor Storage Yard						
Parking Lot or Parking Structure (Stand Alone)	X	X	X	X	X	X	X	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	X	19.580 - Parking						
Pawn Shop/Gold Buying	X	X	X	X	X	X	X	MC	MC	X	X	X	X	X	X	X	X	X	X	X	For parking see Retail Sales - 19.58019.355 - Pawn Shop						
Personal Services (Barber, Beauty Salon, Spa, Tailor, Dry Cleaner, Self-service Laundry, Tattoo & Body Piercing Parlors, Etc.)	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	P	5.52 - Massage						
Planned Residential Development	PRD	X	PRD	PRD	PRD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.780 - Planned Residential Development Permit See 19.149 - Airport Land Use Compatibility***						
Restaurants (sit down and take-out)	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	P	P	X	X	P	6.08 - Regulation of Food Establishments and Food Facilities 6.09 - Regulation of Food Handlers Outdoor Dining - See Incidental Uses Table						
With Drive-thru Lanes	X	X	X	X	X	X	X	X	C	C	C	X	EX	EX	X	X	X	X	X	X	19.475 - Drive-Thru Businesses See 19.149 - Airport						

																				Land Use Compatibility***
Supportive Housing																				
2 to 6 occupants	P	P	P	P	P	P	MC	MC	MC	X	P	P	P	X	X	X	X	X	X	
more than 6 occupants	P	P	P	P	P	P	C	C	C	X	P	P	P	X	X	X	X	X	X	
<u>Tattoo and Body Piercing Parlors</u>	X	<u>19.405—Tattoo and Body Piercing Parlors For parking see Medical Services—19.580</u>																		
Taxi Company with Vehicle Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	
Transitional Housing																				
2 to 6 occupants	P	P	P	P	P	P	MC	MC	MC	X	P	P	P	X	X	X	X	X	X	
more than 6 occupants	P	P	P	P	P	P	C	C	C	X	P	P	P	X	X	X	X	X	X	
<u>Truck and Trailer Storage – Primary Use</u>	X	<u>Prohibited Use</u>																		
<u>Truck Terminal</u>	X	P	P	P	X	X	X	<u>19.285—Outdoor Storage Yard</u>												
Tutoring Center:																				
20 students or less	X	X	X	X	X	X	P	P	P	P	P	P	MC	X	X	X	X	X	MC	
21-40 students	X	X	X	X	X	X	MC	X	X	X	X	X	C							
40 or more students	X	X	X	X	X	X	C	C	C	C	C	C	C	X	X	X	X	X	X	