PART II - CODE OF ORDINANCES Title 19 - ZONING

ARTICLE V - BASE ZONES AND RELATED USE AND DEVELOPMENT PROVISIONS Chapter 19.150 BASE ZONES PERMITTED LAND USES

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)

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| | | | | | | | | | 19.1 | 50.020.A Pe | mitted Uses | Table | | | | | | | | | | | |
|--|---|---|---------------|-------------|---------------|-------------|--------------|-------------|-------------------|--|-----------------|-------------|---|--------------|------------|---|----------------------|--------------|-------------|--|------------------|---|--|
| | | | es and uses r | equiring ap | proval of otl | her permits | by zoning de | esignation. | In addition t | to these uses | , other incid | ental and t | emporary us | ses may also | be permitt | ed as noted | in the Incid | ental Uses T | able and th | ne Temporar | y Uses Table. | Location of | |
| Use | (R-1), Multiple Family Residential (R-3 and R-4)) | | | | | | | (Offi Co | ce, Com ommerc | nmercial mercial ial Gene egional CG | Retail, ral, | | ed Use z eighborh Village, Urban) MU- V* | ood, | (Busin | trial Zon ness Mar General rt Indust | nufactur Industri | ial, | (P | Other Zoublic Fac Railroa Reighbor mercial RWY | cilities, ad, | Required Standards in the Municipal Code | |
| Pawn Shop/Gold Buying | Х | Х | Х | Х | Х | X | Х | Х | MC | MC | Х | X | X | Х | Х | X | X | X | Х | X | Х | 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 | Р | X | X | X | X | Х | X | P | 5.52 - Massage For personal services as home occupations see Incidental Uses Table and Chapter 19.485-Home Occupations | |
| Planned Residential Development | PRD | Х | PRD | PRD | PRD | Х | Х | Х | Х | Х | Х | Х | Х | Х | Х | Х | Х | Х | Х | Х | Х | 19.780 - Planned Residential | |
| Minor Planned Residential Development | Х | Х | PRD | PRD | PRD | Х | Х | Х | X | Х | Х | Х | Х | Х | X | X | X | X | Х | X | Х | Development Permits | |
| Administrative Planned Residential Development | Х | Х | PRD | PRD | PRD | Х | Х | Х | Х | Х | Х | Х | Х | Х | Х | Х | Х | Х | Х | Х | Х | See 19.149 - Airport Land Use | |
| Small Lot Subdivision Planned Residential Development | Х | X | Х | X | X | PRD | X | Х | X | Х | X | X | X | X | X | X | X | X | Х | X | X | Compatibility*** | |

C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730 P = Permitted

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^{* =} For CRC, MU-U and MU-V Zones a Site Plan Review Permit (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

^{** =} For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030.A (RA-5 Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030.A and 19.100.030.B exists, the provisions of Sections 19.100.030.A and 19.100.030.B shall apply.

^{*** =} Refer to Chapter 19.149 - Airport Land Use Compatibility and applicable Airport Land Use Compatibility Plan for airport land use compatibility zones where use may be strictly prohibited.

PRD = Planned Residential Development Permit, Chapter 19.780

SP = Site Plan Review Permit, Chapter 19.770

sq. ft. = Square Feet

X = Prohibited

¹Commercial Storage Facilities are permitted in all zones with the Commercial Storage Overlay Zone (Chapter 19.190).

² Legal, existing duplexes built prior to the adoption of this Zoning Code are permitted in the R-1-7000 Zone see 19.100.060 D.

³ Allowed with a Planned Residential Development (PRD) Permit, Chapter 19.780.

⁴ One single-family detached dwelling allowed on one legal lot 0.25 acres in size or less in existence prior to January 1, 2018 subject to the development standards of the R-1-7000 Zone.

RCP = Recycling Center Permit, Chapter 19.870

⁵ Permitted or conditionally permitted on sites that do not include a residential use.

⁶ For Clean Energy Uses and associated Outdoor Storage (Chapter 19.510) and/or Indoor Vehicle Repair (Chapter 19.420), permitted with a Minor Conditional Use Permit.

⁷ Allowed for Two-Unit Developments pursuant to Chapter 19.443.

(Ord. 7683, § 9(Exh. F), 2024; Ord. 7660, § 1(Exh. A), 2024; Ord. 7652 § 3(Exh. B), 2023; Ord. 7630 § 4(Exh. A), 2023; Ord. 7592 § 4(Exh. D), 2022; Ord. 7587, § 2(Exh. A), 2022; Ord. 7573 § 1(Exh. A), 2021; Ord. 7552 §7(Exh. C), 2021; Ord. 7541, § 6(Exh. C), 2020; Ord. 7528 § 1(Exh. A), 2020; Ord. 7520 § 1(Exh. A), 2020; Ord. 7505 § 1(Exh. A), 2020; Ord. 7487 § 13(Exh. D), 11-5-2019; Ord. 7462, § 2(Exh. A), 2019; Ord. 7431 § 3(Exh. A), 2018)

10 150 020 R Incidental Uses Table

| | | | | | | | | | 19.150.0 |)20.B Incider | ntal Uses Tab | ole | | | | | | | | | | |
|--------------------------------|---|-----|----|----|-----|-----|------|----------|-----------|---------------|---------------|----------|----------|---------|-----------|-------------|------|------|------------|----------------|----------|----------------|
| | This table identifies uses which are generally only permitted as an incidental use to some other permitted use on the property. | | | | | | | | | | | | | | | Location of | | | | | | |
| Use | Zones | | | | | | | | | | | | | | | | | | | | | |
| | Residential Zones | | | | | | | | | mercial | | | ed Use Z | | | rial Zone | | | | Other Zo | Required | |
| | (Residential Conservation (RC), Residential | | | | | | | | mercial I | | - | ighborh | | (Busine | | | _ | (Pu | ıblic Faci | Standards in | | |
| | Agricultural (RA-5), Rural Residential (RR), Residential | | | | | | Co | ommerci | al Gene | ral, | Vill | age, Urk | | Park, G | | | | | Railroad | d, | the | |
| | Estate (RE), Single-Family Residential (R-1), Multiple | | | | | | Comm | ercial R | egional (| Center) | | | | Airpor | t Industr | ial, Airp | ort) | Ne | eighborh | Municipal Code | | |
| | Family Residential (R-3 and R-4)) | | | | | | | | | | | | | | | | | Comr | nercial C | | | |
| | RC** | RA- | RR | RE | R-1 | R-3 | R-4 | 0 | CR | CG | CRC* | MU- | MU- | MU- | BMP | 1 | Al | AIR | PF | RWY | NC | |
| | | 5** | | | | | | | | | | N | V* | U* | | | | | | | Overlay | |
| Mining/Mineral Extraction | Χ | Χ | С | С | С | С | С | Χ | С | С | Χ | Х | Χ | X | Χ | С | Χ | Х | Х | Х | Χ | 19.490 - |
| | | | | | | | | | | | | | | | | | | | | | | Mining/Mineral |
| | | | | | | | | | | | | | | | | | | | | | | Extraction |
| Monitored Electrified Security | Х | Х | Х | Х | Х | Х | Х | P/MC | P/MC | P/MC | P/MC | Х | Х | Х | P/MC | P/MC | P/MC | P/MC | Х | <u>P/</u> MC | P/MC | 19.550.025 - |
| Fence System | | | | | | | | _ | | | | | | | | | | | | | | Monitored |
| · | | | | | | | | | | | | | | | | | | | | | | Electrified |
| | | | | | | | | | | | | | | | | | | | | | | Security Fence |
| | | | | | | | | | | | | | | | | | | | | | | System |
| Outdoor Dining (Permanent) | Χ | Х | Х | Х | Х | Х | Х | Р | Р | Р | Р | Р | Р | Р | Р | Х | Х | Р | Х | Х | Р | 19.495 - |
| , | | | | | | | | | | | | | | | | | | | | | | Outdoor Dining |
| | | | | | | | | | | | | | | | | | | | | | | and Food |

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| | | | | | | | | | | Preparation |
|--|--|--|--|--|--|--|--|--|--|-------------|
| | | | | | | | | | | (Permanent) |

(Ord. 7660, § 1(Exh. A), 2024; Ord. 7652 § 4(Exh. C), 2023; Ord. 7630 § 5(Exh. B), 2023; Ord. 7617 § 1(Exh. A), 2020; Ord. 7528 §1(Exh. A), 2020; Ord. 7525 § 1(Exh. A), 2020; Ord. 7457 § 1(Exh. A), 2020; Ord. 7431 § 3(Exh. A), 2018; Ord. 7408 §1, 2018; Ord. 7316 §4, 2016; Ord. 7316 §4, 2016; Ord. 7273 §1, 2015; Ord. 7222 §3, 2013, Ord. 7110 §§2, 3, 4, 2011; 7064 §9, 2010; Ord. 6966 §1, 2007)

- * = For CRC, MU-U and MU-V Zones a Site Plan Review (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.
- ** = For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030.A (RA-5 Zone Permitted Uses) and 19.100.030.B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030.A and 19.100.030.B exists, the provisions of Sections 19.100.030.A and 19.100.030.B shall apply.
- *** = Accessory to an Assemblies of People Non-Entertainment and subject to the applicable standards identified in Chapter 19.255, Assemblies of People—Non-Entertainment.

P = Permitted C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730

RCP = Recycling Center Permit, Chapter 19.870.

TUP = Temporary Use Permit, Chapter 19.740

X = Prohibited

sq. ft. = Square Feet

SP = Site Plan Review Permit, Chapter 19.770

PRD = Planned Residential Development Permit, Chapter 19.780

RRP = Room Rental Permit

¹Accessory Dwelling Units (ADU) are permitted when an existing or proposed primary single-family or multi-family residential dwelling is located on the same property, pursuant to Chapter 19.422.

²See exemptions noted in 19.450 - Alcohol Sales

³Outdoor Sales and Display - Incidental are permitted on an intermittent basis with a TUP. See Section 19.740

⁴ Where play areas are proposed in conjunction with a new drive-thru restaurant, the play area can only be considered under the same conditional use permit required for the drive-thru business.

⁵ Non-domestic animal keeping in the RE and R-1 zones shall only permit chicken (poultry) keeping pursuant to Chapter 19.455 Animal Keeping. Expand