

Article 21. Uses Allowed by Zone

Editor's note: Former Article 21. Airport Planned Development was repealed by Ord. 1555-NS, eff. May 13, 2011

Sec. 9-4.2101. Purpose.

This article lists in matrix form the various land uses permitted within the City, the specific zones in which they are permitted, the entitlement permit type and approval authority required, and any specific limitations on individual permitted uses not specified elsewhere in this chapter. All permit applications associated with the listed uses shall be processed in accordance with Article 28 of this chapter and with the provisions of the applicable article within this chapter for the zone in which the use is located.

(§ 38, Ord. 1620-NS, eff. August 12, 2016)

Sec. 9-4.2102. Permitted uses in specific plan areas.

(a) General. For property located within an adopted specific plan area, the specific plan will govern permitted uses. In its regulation of permitted uses, a specific plan may regulate permitted land uses as follows:

(1) Specific Plan as Zoning. Where the City's zoning maps established pursuant to Sec. 9-4.304 of this chapter only show the applicable specific plan label and do not show the property as being within one or more zoning districts established by this chapter, or where the land is zoned R-P-D with the SP (Specific Plan) subzone, then the specific plan shall define the permitted uses within that specific plan area. This listing may also reference the permitted uses within one or more zoning districts established pursuant to this chapter as the permitted use regulations within the specific plan or a portion thereof.

(2) Specific Plan Overlaying Zoning Districts. Where the land within the specific plan is also designated on the City's zoning maps established pursuant to Sec. 9-4.304 of this chapter as being within one or more underlying zoning districts (e.g., M-1 or C-3), then the permitted use regulations of the applicable zoning district set forth in this article shall apply unless provided otherwise by the specific plan.

(3) Specific Plan No. 15. Appendix A of this Title sets forth regulations for Specific Plan 15, including permitted uses in addition to those shown in this article for the applicable City zoning district.

(§ 38, Ord. 1620-NS, eff. August 12, 2016)

Sec. 9-4.2103. Matrix key.

The following designations within the cells of the matrices presented in Sections 9-4.2104 and 9-4.2105 denote whether a listed use is permitted in a given zone and if so, what type of entitlement application is required and the level of authority that is required in order to render a decision on the application.

Symbol	Type of Entitlement Required	Discretionary authority
P	N/A - use is permitted without a discretionary entitlement, subject to applicable Municipal Code provisions	N/A
DP	Development Permit	Planning Commission, or CD Director per Sec. 9- 4.2804(a)(1)
EFR	Eligible Facilities Request Permit	CD Director or City Engineer
FAP	Farm Animal Permit	CD Director ¹

HOP	Home Occupation Permit	CD Director ¹
HPD	Hillside Planned Development Permit	Planning Commission
PPD	Precise Plan of Design Permit	CD Director ¹
RPD	Residential Planned Development Permit	Planning Commission, or CD Director ¹ per Sec. 9- 4.2804(a)(2)
SUP	Special Use Permit (Planning Commission)	Planning Commission
SUPA	Special Use Permit (Administrative)	CD Director ¹
SWF	Small Wireless Facility Permit	CD Director or City Engineer
TPD	Trailer Park Development Permit	Planning Commission
Blank cell	Use is not permitted in that zone	N/A

1 “CD Director” = Community Development Director or designee.

(§ 38, Ord. 1620-NS, eff. August 12, 2016, as amended by § 5, Ord. 1661-NS, eff. March 5, 2019)

Sec. 9-4.2104. Permitted use matrix - Residential zones.

For easy to print, PDF version of Section 9-4.2104, click [HERE](#)

Land Use Category	Residential Zoning Classifications										
	R-A	R-E	R-O	R-1	R-2	R-3	RPD	RPD - SFD	HPD	HPD - SFD	TPD
Agricultural and Extractive Uses											
Agriculture - crop production	P	P	P	P					P	P	
Apiculture and honey extraction, per limitations in Sec. 9-4.2106(a)	P										
Commercial farms with up to 500 chickens and rabbits	P	SUP									
Commercial farms with 500 or more chickens and rabbits	SUP	SUP									
Commercial farms with up to 12 small animals other than rabbits	P	SUP									
Commercial farms with up to 24 fowl other than chickens (turkeys, pea fowl or guinea fowl)	P	SUP									

Commercial farms for turkey, pea fowl or guinea fowl	SUP	SUP									
Commercial farms for horses, bovines, sheep or goats	P	SUP									
Horticulture and floriculture	P	P									
Animal Care Uses											
Commercial stables and riding academies	SUP	SUP					SUP	SUP	SUP	SUP	
Dog kennels	P										
Horse stables, per limitations in Sec. 9-4.2106(b)	P	P					RPD	RPD	HPD	HPD	
Veterinary hospitals and clinics, small animals (includes boarding), subject to limitations of Sec. 9-4.2106(o)	SUP										
Commercial Uses											
Limited commercial uses of existing buildings, per limitations in Sec. 9-4.2106(c)						SUP					
Commercial uses pursuant to approved specific plan in RPD- SP sub-zone only							SUP				
Community Care Uses											
Day nurseries (child care centers)	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA			SUPA
Assisted living facilities	Not permitted in residential zones. See Non-Residential Zoning Classifications matrix in Sec. 9-4.2105.										
Residential Care Facilities (Large) per limitations in Sec. 9-4.2106(d)		SUP							SUP	SUP	

Residential Care Facilities (Small)	P	P	P	P	P	P	P	P	P	P	P
Substance abuse treatment facilities per limitations in Sec. 9-4.2106(e)		SUP							SUP	SUP	
Continuing care communities (includes both independent and assisted living facilities and may also include convalescent hospitals)	Not permitted in residential zones. See Non-Residential Zoning Classifications matrix in Sec. 9-4.2105.										
Institutional and Civic Uses											
Places of worship (religious facilities)	SUP	SUP		SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Fraternal lodges and clubs						SUP	SUP				
Park and recreational facilities									HPD	HPD	
Protected Ridgeline Overlay (PR) Zone Standards											
Waiver or modification of PR overlay zone standards, per limitations of Sec. 9-4.2106(f)	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Residential Uses											
Farm cottages, per limitations of Sec. 9-4.2106(g)	PPD	PPD									
Mobile homes											TPD
One-family dwelling per Sec. 9-4.2106(h)	PPD	PPD	PPD	PPD	PPD	PPD	RPD ¹	RPD ¹	HPD	HPD	
Two-family dwellings per Sec. 9-4.2106(h)					PPD	RPD	RPD		HPD		
Multiple family dwellings (apartments including single						RPD	RPD		HPD		

room occupancy units, condos, townhouses) per Sec. 9-4.2106(h)												
Fraternity and sorority houses						RPD	SUP					
Processing Note	¹ Per Sec. 9-4.2804(a)(2), applications for residential planned development permits for the approval of four (4) or fewer single family detached dwellings within the RPD zone are processed administratively.											
Residential Zone Accessory Uses												
Accessory dwelling units, per Sec. 9-4.2521 and 9-4.2521.1	P	P	P	P	P	P	P	P	P	P	P	P
Dish antennas over 18 inches in diameter	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	
Food cooperatives, per Sec. 9-4.2520	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA				
Guest houses, per limitations of Sec. 9-4.2106(i)	PPD	PPD										
Ham radio towers	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	
Home occupations, per Sec. 9-4.2518	HOP	HOP	HOP	HOP	HOP	HOP	HOP	HOP	HOP	HOP	HOP	HOP
Incidental and accessory uses and structures, per limitations of Sec. 9-4.2106(j)	P	P	P	P	P	P	P	P	P	P	P	P
Keeping of bovines, sheep and/or goats etc. per limitations of Sec. 9-4.2106(k)	P	P		P								
Keeping of horses per limitations of Sec. 9-4.2106(k)	P	P	P	P				P	P	P	P	
Keeping of racing homing pigeons, not to exceed 48 birds per lot or parcel at one time		P		P								
Keeping of small animals for family use per limitations of Sec. 9-4.2106(l)	P	P	P	FAP								
Large family day	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	

care											
Residential sports facilities, per Sec. 9-4.2524	PPD	PPD	PPD	PPD	PPD	PPD	PPD	PPD	PPD	PPD	
Stands for sale of agricultural products grown on premises, per Sec. 9-4.2106(m)	P										
Temporary model home and real estate sales complexes, per limitations of Sec. 9-4.2106(n)	P	P	P	P	P	P	P	P	P	P	
Water supply, per limitations of Sec. 9-4.2106(o)	P	P	P	P	P	P	P	P	P	P	P
Utility & Communication Uses											
Wireless communications facilities ²	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Small wireless facilities	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF
Eligible facilities requests (6409(a))	EFR	EFR	EFR	EFR	EFR	EFR	EFR	EFR	EFR	EFR	EFR
Footnote	² Wireless communications facilities that do not meet the definition of small wireless facilities or eligible facilities requests.										

(§ 38, Ord. 1620-NS, eff. August 12, 2016, as amended by § 7, Ord. 1631-NS, eff. July 14, 2017, § 6, Ord. 1661-NS, eff. March 5, 2019, and Part 6, Ord. 1678-NS, eff. February 28, 2020)

Sec. 9-4.2105. Permitted use matrix - Non- residential zones.

	Non-Residential Zoning Classifications									
Land Use Category	C-O	C-1	C-2	C-3	C-4	C-2/AM	M-1	M-2	P-L	O-S
							For meaning of DP/SUP ¹ see footnote at end of matrix			
Agricultural and Extractive Uses										
Agriculture - crop production only; no animals				P	P		P			
Horticulture and floriculture of all types		DP	DP	P	P	DP	P	SUP		

Horticulture and floriculture structures				DP	DP		DP/ SUP ¹			
Animal Care Uses										
Dog kennels							SUP	SUP		
Horse stables and riding academies							SUP			
Veterinary offices in enclosed building with no boarding		DP	DP	DP	DP					
Veterinary hospitals and clinics, small animals (includes boarding), subject to limitations of Sec. 9-4.2106(p)			SUP	SUP	SUP		DP/ SUP ¹	DP/ SUP ¹		
Veterinary hospitals and clinics, large animals (includes boarding) subject to limitations of Sec. 9-4.2106(q)							SUP	SUP		
Blacksmith shops							DP/ SUP ¹	DP/ SUP ¹		
Community Care Uses										
Assisted living facilities	SUP								SUP	
Continuing care communities (includes both independent and assisted living facilities and may also include convalescent hospitals)									SUP	
Day nurseries (child care centers)	SUPA	SUPA	SUPA	SUPA	SUPA		SUPA	SUPA	SUPA	
Emergency shelters, subject to limitations of Sec. 9-4.2106(r)			SUP				SUP	SUP	SUP	
Residential Care Facilities (Large) per limitations in Sec. 9-4.2106(d)	SUP								SUP	

Substance Abuse Treatment Facilities per limitations in Sec. 9-4.2106(e)	SUP								SUP	

Eating & Drinking Establishments¹

Coffee shops accessory to an office building, per limitation of Sec. 9-4.2106(s)	SUPA									
Nightclubs		SUP	SUP	SUP	SUP		SUP	SUP		
Restaurants, cafes, coffee shops, and other specialized food and beverage service establishments (e.g., beverages, pastry, desserts, fast food) without alcoholic beverage consumption (up to 0.5% alcohol by volume)		DP	DP	DP	DP	DP	SUP	SUP		
Restaurants, cafes, and other specialized food service establishments with alcoholic beverage consumption (greater than 0.5% alcohol by volume)		SUPA /SUP ²	SUP	SUP						
Restaurants, cafes, and other specialized food service establishments, with dancing or live entertainment		SUP								
Notwithstanding any other provision to the contrary, any business otherwise permitted in the zone that is wholly or incidentally engaged in the on-premises sale and consumption of alcoholic beverages		SUPA /SUP ²	SUPA /SUP ²	SUPA /SUP ²	SUPA /SUP ²		SUPA /SUP ²	SUPA /SUP ²	SUPA /SUP ²	

Footnote	² SUPA if no live entertainment is to be conducted on the premises; if live entertainment is to be conducted, then the SUP requires Planning Commission review (SUP).
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Educational Uses

College and university extension classrooms and offices, per	DP		DP	DP	DP					
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limitations of Sec. 9-4.2106(t)										
College and universities									SUP	
Dancing schools and studios										
Less than 10,000 sq. ft.		DP	DP	DP	DP	DP	SUPA			
10,000 sq. ft. or more		DP	DP	DP	DP	DP	SUP			
Martial arts studios (karate, judo, self defense)										
Less than 10,000 sq. ft.		DP	DP	DP	DP	DP	SUPA			
10,000 sq. ft. or more		DP	DP	DP	DP	DP	SUP			
Music schools		DP	DP	DP	DP	DP				
Public and private schools serving grades K-12									SUP	
Trade and training schools, per limitations of Sec. 9-4.2106(t) if in C-4 zone		SUPA	DP	DP	DP	DP	DP/ SUPA ¹	DP/ SUPA ¹		
Industrial Uses										
Alcoholic beverage production and storage - no tasting or retail sales							DP/ SUP ¹			
Alcoholic beverage production and storage - with incidental tasting, food service and retail sales							SUPA/ SUP ³			
Bakery plants							DP/ SUP ¹	DP/ SUP ¹		
Bottling plants							DP/ SUP ¹	DP/ SUP ¹		

Boatbuilding, except ships							DP/ SUP ¹	DP/ SUP ¹		
Cabinet and carpenter shops							DP/ SUP ¹	DP/ SUP ¹		
Cannabis testing laboratory							DP Subject to permit pursuant to Title 5, Chapter 29			
Carpet cleaning							DP/ SUP ¹	DP/ SUP ¹		
Concrete mix and transport plants							SUP			
Concrete products manufacturing							SUP			
Creameries, dairy product manufacturing and distribution							DP/ SUP ¹	DP/ SUP ¹		
Dry cleaning and laundry plants							DP/ SUP ¹	DP/ SUP ¹		
Electric and neon sign manufacturing							DP/ SUP ¹	DP/ SUP ¹		
Flour mills							SUP			
Garment manufacture							DP/ SUP ¹	DP/ SUP ¹		
Industrial uses not otherwise listed								DP/ SUP ¹		
Laboratories, experimental							DP/ SUP ¹	DP/ SUP ¹		
Manufacturing not otherwise listed, which is not offensive or obnoxious by reason of the emission of odor, dust, smoke, gas, noise, or other causes							DP/ SUP ¹	DP/ SUP ¹		
Machine shops							DP/ SUP ¹	DP/ SUP ¹		

							SUP ¹	SUP ¹		
Motion picture studios							DP/ SUP ¹	DP/ SUP ¹		
Newspaper and publishing plants							DP/ SUP ¹	DP/ SUP ¹		
Paint mixing plants, but not including the manufacture of paint ingredients or the use of any boiling process							DP/ SUP ¹	DP/ SUP ¹		
Paper and paper products manufacturing, but not including pulp manufacturing							DP/ SUP ¹	DP/ SUP ¹		
Planing mills							DP/ SUP ¹	DP/ SUP ¹		
Plastic manufacturing							SUP			
Research and development (design, development and testing of products)							DP/ SUP ¹	DP/ SUP ¹		
Resource collection centers (recycling)							SUP	SUP		
Sheet metal shops							DP/ SUP ¹	DP/ SUP ¹		
Shoe manufacturing							DP/ SUP ¹	DP/ SUP ¹		
Technology and life sciences							DP			
Textile manufacturing							DP/ SUP ¹	DP/ SUP ¹		
Tire rebuilding, recapping and retreading							DP/ SUP ¹	DP/ SUP ¹		
Footnote	³ The entry SUPA/SUP means that if the use is located more than four hundred (400') feet from any existing residentially zoned property, then the use requires an administrative special use permit. Otherwise, a special use permit with Planning Commission review is required.									

Institutional and Civic Uses

Cemeteries, mausoleums, and columbariums								SUP		
Civic centers									DP	
Clubs and lodges, private		DP	DP	DP	DP	DP				
Convents, monasteries	SUP									
Crematoriums			SUP	SUP	SUP		SUP	SUP		
Historical landmarks, sites, memorials, and monuments									DP	DP
Libraries, branch, operated by a public agency	DP	DP	DP	DP	DP	DP				
Libraries, main									DP	
Mortuaries	SUP		DP			DP				
Places of worship (religious facilities)	SUP	DP	DP	DP	DP	DP	SUPA			
Police and fire stations and training facilities									DP	
Public administration buildings									DP	
Medical Care Uses										
Ambulance services			DP			DP				
Cannabis retailer-medical							DP Subject to permit pursuant to Title 5, Chapter 29			
Hospitals, convalescent hospitals (skilled nursing facilities), mental hygiene facilities and other medical facilities									SUP	
Medical and dental offices, including urgent care	DP	DP	DP	DP	DP	DP	SUP	SUP		
Medical and dental laboratories	DP	DP	DP	DP	DP	DP	DP/	DP/		

								SUP ¹	SUP ¹		
Miscellaneous Uses											
Any other use determined by Planning Commission to be within general purpose and intent of the applicable zone	SUP									SUP	SUP
Non-Residential Accessory Uses Accessory uses are those activities clearly secondary to the main use of the land. They are directly related to and support the main use. These uses typically involve only a small portion of the site or floor area of structures, and do not impose any additional impacts or materially affect site planning or building design.											
Alcoholic beverages - limited incidental tasting in conjunction with retail sales for off-premises consumption		SUPA	SUPA	SUPA	SUPA	SUPA					
Barber shops and beauty shops in an office building, per limitations of Sec. 9-4.2106(u)	DP ³										
Caretaker or proprietor living quarters	DP	DP	DP	P	P	DP	P	DP/ SUP ¹			
Coffee shops in office buildings, per limitations of Sec. 9-4.2106(s)	SUPA ³										
Dwellings for agricultural workers on a farm				P	P		P				
Fire roads, helipads and other facilities necessary to provide emergency access to open space											SUP
Incidental and accessory uses and structures, per limitations of Sec. 9-4.2106(j)		DP	DP	DP	DP	DP	DP/ SUP ¹	DP/ SUP ¹	DP	DP	
Manufacturing, processing, or treating of products sold on the premises of a retail commercial use, and clearly incidental to the retail sales use,		DP	DP	DP	DP	DP					

per limitations in Sec. 9-4.2106(v)										
Newsstands in an office building, per limitations of Sec. 9-4.2106(w)	DP ³									
Outdoor barbeques in conjunction with a permitted and related commercial operation (e.g. restaurants, meat markets)		DP	DP	DP	DP	DP				
Pharmacy in office building, per limitation of Sec. 9-4.2106(x)	DP									
Resource collection receptacles (recyclables)		DP	DP	DP	DP	DP	DP/ SUP ¹	DP/ SUP ¹	DP	
Vehicle repair and reconditioning accessory to a vehicle sales and/or leasing establishment, per limitations of Sec. 9-4.2106(y)			DP			DP				
Water supply - development of wells for on-site use of water only		DP	DP	P	P	DP	P			
Footnote	³ These uses are allowed within office buildings in the C-O zone as accessory uses, per the limitations cited. They are also allowed in other zones as primary or accessory uses. See applicable land use category for other zones in which the uses are permitted.									
Other Uses (Non-Medical)										
Administrative, business and professional offices	DP	DP	DP	DP	DP	DP	SUP	SUP		
Banks and similar financial services	DP	DP	DP	DP	DP	DP	SUP			
Telephone exchanges without outdoor storage		DP	DP			DP				
Newspaper offices and plants			DP	DP		DP				
Personal and General Services										
Appliance and		DP	DP	DP	DP	DP				

electronic repair										
Baths, Turkish and similar types			DP	DP	DP	DP				
Copying and reproduction services, including print shops			DP	DP	DP	DP	DP/ SUP ¹	DP/ SUP ¹		
Health clubs, fitness studios, gymnasiums										
Less than 10,000 sq. ft. gross floor area (GFA)		SUPA	DP	DP	DP		SUPA			
10,000 sq. ft. GFA or more		SUP	SUP	DP	DP		SUP			
Household maintenance and repair services (e.g., shoe repair, tailor shop, locksmith, framing, watch repair)		DP	DP	DP	DP	DP				
Laundry (including laundromats) and dry cleaning establishments, per limitation of Sec. 9-4.2106(z)		DP	DP	DP	DP	DP				
Personal care establishments (e.g., barbershops, beauty shops, nail salons, tanning salons, day spa), per limitation of Sec. 9-4.2106(u)	DP ⁴	DP	DP	DP	DP	DP				
Postal box and mailing services		DP	DP	DP	DP	DP				
Taxidermists			DP	DP	DP	DP				
Wedding chapels			DP	DP	DP	DP				
Footnote	⁴ In the C-O zone, only barbershops and beauty shops are allowed and then as accessory uses, per limitation of Sec. 9-4.2106(t).									
Protected Ridgeline Overlay (PR) Zone Standards										
Waiver or modification of PR overlay zone standards, per limitations of Sec. 9-4.2106(f)	SUP	SUP	SUP	SUP	SUP		SUP	SUP		

Recreational and Open Space Uses										
Arcades			SUP	SUPA	SUPA					
Auditoriums, excluding tents and temporary structures			DP	DP	DP	DP				
Billiard and pool halls			DP	DP	DP	DP				
Bowling alleys			SUP	DP	DP					
Dancing establishments		SUP	SUP	SUP	SUP		SUP	SUP		
Golf courses									SUP	
Live entertainment venues		SUP	SUP	SUP	SUP		SUP	SUP		
Natural open space, with only limited compatible improvements, per limitations of Sec. 9-4.2106(aa)										DP
Nature preserves and wildlife refuges										DP
Parks and playgrounds									DP	
Recreation areas and facilities									DP	
Recreational facilities, commercial, per limitations in Sec. 9-4.2106(bb)		SUP	SUP	SUP						
Skating rinks, indoor			SUP	SUP	SUP		SUP	SUP		
Theaters, indoor			DP	DP	DP	DP				
Retail Commercial Uses										
Antique stores		DP	DP	DP	DP	DP				
Apparel stores		DP	DP	DP	DP	DP				
Art and crafts studios and galleries		DP	DP	DP	DP	DP				
Auction businesses conducted within a building, excluding livestock sales			DP	DP	DP	DP	DP/ SUP ¹	DP/ SUP ¹		

Bakeries, per limitation of Sec. 9-4.2106(z)		DP	DP	DP	DP	DP				
Bookstores		DP	DP	DP	DP	DP				
Building materials storage and sales yards							DP/ SUP ¹	DP/ SUP ¹		
Confectionary stores		DP	DP	DP	DP	DP				
Consumer electronics and appliances sales and services		DP	DP	DP	DP	DP				
Department stores					DP					
Dress-making shops, per limitation of Sec. 9-4.2106(z)		DP	DP	DP	DP	DP				
Drugstores, pharmacies	DP	DP	DP	DP	DP	DP				
Food markets (e.g., grocery store, supermarket, meat markets and other specialty types)		DP	DP	DP	DP	DP				
Florist shops		DP	DP	DP	DP	DP				
Furniture stores		DP	DP	DP	DP	DP				
Garden centers		DP	DP	DP	DP	DP				
Hardware stores		DP	DP	DP	DP	DP				
Home decor shops and studios		DP	DP	DP	DP	DP				
Home improvement centers				SUP						
Jewelry stores		DP	DP	DP	DP	DP				
Junior department stores		SUP		DP	DP					
Liquor stores		DP	DP	DP	DP	DP				
Newsstands, per limitation of Sec. 9-4.2106(w)	DP	DP	DP	DP	DP	DP				
Pet shops, including grooming services		DP	DP	DP	DP	DP				
Plumbing supply stores			DP	DP	DP	DP	DP/ SUP ¹	DP/ SUP ¹		

Retail stores with large showrooms for display of bulk goods (e.g., furniture, carpet, major appliance and similar products)		DP	DP	DP	DP	DP	DP/ SUP ¹				
Retail stores not otherwise listed, per limitations of Sec. 9-4.2106(v)		DP	DP	DP	DP	DP					
Stationery stores		DP	DP	DP	DP	DP					
Variety stores		DP	DP	DP	DP	DP					
Transient Lodging Uses											
Hotels and motels			DP	DP	DP	DP					
Utility & Communication Uses											
Flood control facilities									DP	SUP	
Public utility facilities (e.g., electric power substations, water reservoirs, sewage treatment plants, easements for electric transmission lines in excess of 16kv)									DP	SUP	
Radio or television transmitters or stations								SUP			
Steam-electric generation stations							DP/ SUP ¹				
Wireless communications facilities ⁵	DP	DP	DP	DP	DP	DP	DP/ SUP ¹	DP/ SUP ¹	SUP	SUP	
Small wireless facilities	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF	SWF
Eligible facilities requests (6409(a))	EFR	EFR	EFR	EFR	EFR	EFR	EFR	EFR	EFR	EFR	EFR
Footnote	⁵ Wireless communications facilities that do not meet the definition of small wireless facilities or eligible facilities requests.										
Vehicle Related Uses											
Automobile washing facilities			SUP	SUP			SUP	SUP			

Automobile service stations (gas & other fuels)		SUP	SUP	SUP	SUP		SUP			
Vehicle repair and maintenance, excluding auto body repair and painting			DP				DP			
Vehicle sales and leasing, new and used, including automobile, light truck, boat, trailer sales, per limitations of Sec. 9-4.2106(y)			DP				DP	SUP		
Vehicle body repair and painting not associated with an auto dealership, per limitations of Sec. 9-4.2106(cc)							SUP		SUP	
Transportation facilities										SUP
Drayage, freight and trucking terminals							DP/ SUP ¹	DP/ SUP ¹		
Warehousing, storage and distribution										
Contractor storage yards							DP/ SUP ¹	DP/ SUP ¹		
Equipment rental, repair and storage businesses, per limitation in Sec. 9-4.2106(dd)			SUP				DP/ SUP ¹	DP/ SUP ¹		
Ice and cold storage plants								DP/ SUP ¹		
Public maintenance and storage yards										SUP
Self-storage (mini-storage) warehouses, per limitation of Sec. 9-4.2106(ee)			SUP				DP/ SUP ¹	DP/ SUP ¹		
Storage garages							DP/ SUP ¹	DP/ SUP ¹		
Storage yards for transit and							DP/ SUP ¹	DP/ SUP ¹		

transportation equipment										
Wholesale businesses, storage buildings and warehouses							DP/ SUP ¹	DP/ SUP ¹		

General Note:

1 In the M-1 and M-2 zones, the entry " DP/SUP¹" means that a development permit is required if the use is located more than four hundred (400') feet from any existing residentially zoned property.

Otherwise, a special use permit with Planning Commission review is required. The entry SUPA/SUP¹ means that if the use is located more than four hundred (400') feet from any existing residentially zoned property, then the use requires an administrative special use permit. Otherwise, a special use permit with Planning Commission review is required.

(§ 38, Ord. 1620-NS, eff. August 12, 2016; § 4, Ord. 1636-NS, eff. December 29, 2017, § 7, Ord. 1661-NS, eff. March 5, 2019, § 3, Ord. 1664-NS, eff. October 25, 2019)

Sec. 9-4.2106. Limitations on specific uses.

Where indicated in the matrix, a specific use is limited in size, scope or nature pursuant to the following provisions:

(a) Apiculture and honey extraction. Apiaries are subject to the following limitations:

- (1) No occupied hive shall be located or maintained within one hundred fifty (150') feet of any public road, street or highway.
- (2) No occupied hive shall be located or maintained within four hundred (400') feet of any dwelling, unless the owner of said dwelling(s) has consented.
- (3) No occupied hive shall be located or maintained within fifty (50') feet of any property line common to other property, except when such other property also contains an apiary.

(4) Adequate water supply shall be available and maintained on the property to serve the bees.

(b) Boarding and care of horses. Boarding and care of horses is allowed subject to the following:

- (1) A minimum lot size of ten (10) acres is required.
- (2) Accommodations for grooms and caretakers are permitted within the same building.
- (3) In the R-P-D and R-P-D-SFD zones, no more than four (4) horses per acre may be stabled within such a boarding facility, unless otherwise waived by the Planning Commission.

(c) Commercial uses in R-3 zone. Commercial uses are allowed only as follows:

- (1) The property is located along a major roadway and within two hundred (200') feet of existing commercially zoned property.
- (2) The property is already improved with a non-conforming building, and no expansion of the building shall be permitted.
- (3) A special use permit may be approved by the Community Development Director upon a finding that residents within three hundred (300') feet of the subject property do not object. Otherwise, the

Planning Commission shall be the decision-making body.

(4) Permits shall be granted for a maximum of three (3) years.

(d) Residential care facilities, large.

(1) In the R-E zone, a minimum subzone of 5 acres is required, or a minimum parcel size of 5 acres is required.

(2) In the H-P-D zone, a minimum parcel size of 5 acres is required.

(3) No large residential care facility shall be located within five hundred (500') feet of another existing or entitled large residential care facility based on the rebuttable presumption that the location of such a facility within five hundred (500') feet of another residential care facility will result in an overconcentration of residential care facilities in the neighborhood.

(e) Substance abuse treatment facilities.

(1) In the R-E zone, a minimum subzone of 5 acres is required, or a minimum lot size of 5 acres is required.

(2) In the H-P-D zone, a minimum parcel size of 5 acres is required.

(3) No substance abuse treatment facility shall be located within five hundred (500') feet of another existing or entitled substance abuse treatment facility based on the rebuttable presumption that the location of such a facility within five hundred (500') feet of another residential care facility will result in an overconcentration of substance abuse treatment facilities in the neighborhood.

(f) Protected Ridgeline Overlay (PR) zone standards. For any property within the PR Overlay zone, a request to waive or modify one or more development standards set forth in Sections 9-4.3502(a) and (b) of this chapter requires filing and consideration of a special use permit application by the Planning Commission. The criteria and findings for approving said special use permit are as set forth in Sections 9-4.3502(c) and (d) of this chapter.

(g) Farm cottages. Where permitted, farm cottages are limited as follows:

(1) They shall be single-family one-story dwellings, leased to and occupied only by persons employed and working exclusively on the farm premises or premises under the same ownership, and their dependents.

(2) The parcel of land on which the farm cottage is located is at least ten (10) acres in size.

(3) There shall be not more than one farm cottage per ten (10) acres of land of said parcel.

(4) There shall be no more than two (2) farm cottages on any parcel of land.

(5) A farm cottage may not be located closer than fifty (50') feet to a public street, nor less than twenty-five (25') feet from another farm cottage, main dwelling or guest house.

(6) No additional parking space is required for a farm cottage.

(h) Residential development limitations. Residential development is limited as follows:

(1) In the R-A, R-E, R-O, and R-1 zones, one single-family dwelling is permitted per lot.

(2) In the R-2 zone, either two single-family dwellings or a duplex is permitted per lot.

(3) In the R-3 zone, any housing type is permitted, and the density of development on a lot is limited to a maximum of thirty (30) dwelling units per net acre.

(4) In the R-P-D Zone, any housing type is permitted and the maximum density is as designated by the density subzone (e.g., RPD-7U is limited to seven (7) dwellings per net acre).

(5) In the R-P-D-SFD Zone, only single-family dwellings are permitted.

(6) Pursuant to Sec. 9-4.2527, transitional and supportive housing, as defined in Sec. 9-4.202, are permitted in the respective zones as residential uses based on their type and density of dwelling units.

(i) Guest houses. Where permitted, guest houses are limited as follows:

(1) A guest house shall be a one-story single-family structure for the exclusive use of bona fide guests.

(2) A guest house is limited to a maximum of 600 square feet floor area.

(3) The parcel of land on which a guest house is located shall be at least one (1) acre in size and contain a main residence.

(4) There shall not be more than one (1) guest house per acre of parcel size.

(5) There shall be no more than two (2) guest houses on any parcel of land.

(6) A guest house may not be located closer than fifty (50') feet to a public street, nor less than twenty-five (25') feet from another guest house, main dwelling or farm cottage.

(7) No additional parking space is required for a guest house.

(j) Incidental uses and structures. Uses clearly incidental or accessory to the main permitted use and compatible with the area; construction of structures may require a discretionary permit per Article 18 of this chapter.

(k) Keeping of Horses, Bovines, Goats, and/or Sheep. Horses, bovines, goats, and sheep may be maintained as an accessory use to a single family dwelling where permitted in a zone subject to the following limitations:

(1) The lot size must be at least 20,000 square feet.

(2) Two horses, bovines, goats, or sheep, or a combination of animals equaling two (2) total animals may be kept.

(3) For each additional 20,000 square feet of lot size above the 20,000 square foot minimum, an additional one animal may be kept. In the R-O zone, a maximum of three (3) animals may be permitted, no matter how large the lot is.

(4) No horse may be housed, kept, pastured, stabled, or confined within forty (40') feet of any habitable dwelling, religious facility, school, or other place of human habitation, except the dwelling of the owner thereof.

(l) Small animals for family use. Permitted as follows:

(1) No more than twenty-four (24) birds and twelve (12) rabbits if the lot area is more than 10,000 square feet. No more than twelve (12) birds and six (6) rabbits where the lot area is 7,000 to 10,000 square feet and the property is located in the R-1 zone.

(2) In the R-E and R-1 zones, one calf, pig, sheep or goat raised as a 4-H or school project, provided that the lot area is not less than 10,000 square feet.

(3) In the R-O zone, up to two (2) calves, pigs, sheep, or goats, or combination thereof, raised as a 4-H or school project when the lot area is not less than 10,000 square feet, plus an additional calf, pig, sheep, or goat for each additional 10,000 square feet of lot size.

(4) In the R-1 zone, a Farm Animal Permit is required per Sec. 9-4.703.

(m) Stands for sale of products. Stands for the sale of agricultural products grown or produced on the premises as permitted by this chapter are allowed, subject to the following limitations:

(1) The floor area of such stands may not exceed four hundred (400') square feet.

(2) Such stands shall not be located or maintained within twenty (20') feet of any public road, street, or highway.

(n) Temporary model home and real estate sales complexes. Allowed for the limited purpose of conducting sales only of lots in the subdivision as follows:

(1) May be permitted in advance of the filing of the final map after road plans have been submitted to the Public Works Department for approval.

(2) May be maintained for a period of eighteen (18) months or until all the lots in the subdivision have been sold, whichever is earlier.

(o) Water supply. Water wells are permitted only for purposes of providing water to the lot or parcel upon which the well is located.

(p) Veterinary hospitals and clinics, small animals. Treatment rooms, cages, pens, and kennels shall be maintained within a completely enclosed soundproof building. The hospital or clinic shall be operated in such a way as to produce no objectionable odors outside the building.

(q) Veterinary hospitals and clinics, large animals. No treatment rooms, open kennels, or pens shall be maintained nearer than two hundred (200') feet from any other property.

(r) Emergency shelters. Subject to the special standards in Sec. 9-4.2525 of this chapter. Except for such special standards, emergency shelters shall be subject to the same development and management standards that apply to commercial development in the underlying zone where permitted.

(s) Coffee shops in C-O zone. There shall be no entrance directly from the street to such businesses, no signs or other evidence indicating the existence of such business visible from the outside of the building, and the office building shall be of sufficient size and character so that the patronage of such businesses may be expected to be furnished substantially or wholly by the occupants of the building.

(t) Trade and training schools and college and university extension classrooms and associated offices in the C-4 zone. Said uses are permitted only as an accessory use within an existing office or commercial building.

(u) Personal care uses in C-O zone. In the C-O zone, only barber shops and beauty shops are permitted, provided they are located within an office building and have no entrances directly from the street. There shall be no signs or other evidence indicating the existence of such businesses visible from the outside of the building, and the office building shall be of sufficient size and character such that the patronage of such businesses may be expected to be furnished substantially or wholly by the occupants of the building.

(v) Incidental manufacturing and processing accessory to retail use. Limited manufacture, treatment, and treatment of products integral to a retail business and conducted on the same premises is permitted subject to the following limitations:

(1) Not more than five (5) persons shall be employed in the permitted manufacturing, processing, or treating of products; and,

(2) The operations and products shall not unreasonably emit noise, odor, dust, smoke, vibration, or other objectionable effects.

(w) Newsstands in C-O zone. In the C-O zone, newsstands are permitted, provided they are located within an office building and have no entrances directly from the street. There shall be no signs or other evidence indicating the existence of such businesses visible from the outside of the building, and the office building shall be of sufficient size and character such that the patronage of such businesses may be expected to be furnished substantially or wholly by the occupants of the building.

(x) Pharmacies in C-O zone. In the C-O zone, pharmacies are permitted provided they are located within an office building and have no entrances directly from the street. There shall be no signs or other evidence indicating the existence of such businesses visible from the outside of the building, and the office building shall be of sufficient size and character such that the patronage of such businesses may be expected to be furnished substantially or wholly by the occupants of the building. Provided further that they are limited to the preparation, dispensing, and retailing of drugs and the dispensing and retailing of orthopedic and medical appliances clearly incidental to, and as an accessory use to, the permitted uses of this article, and specifically excluding the retailing or dispensing of non-related pharmaceutical commodities, products, or articles.

(y) Vehicle sales and leasing. Vehicles sales and leasing businesses where permitted shall be subject to the following limitations:

(1) No repair or reconditioning of automobiles, trailers, or boats shall be permitted unless such work is done entirely within an enclosed building; and,

(2) The entire area of the premises is improved with paved surfaces, landscaping and structures.

(z) Limitations on manufacturing, processing, and treating of products for certain uses in C-1 zone. No more than (5) persons shall be employed in the manufacturing, processing and treating of products involved with the retail use, if located in the C-1 zone.

(aa) Natural Open Space in OS zone. In the OS zone, improvements associated with natural open space are limited to (1) pathways for recreational travel (trails); (2) parking facilities at ingress and egress points for pathways for recreational travel; (3) natural minimally landscaped park areas; (4) minimal regulatory and directional signs along pathways for recreational travel and at ingress and egress sites to open space; (5) structures and fencing which prevent access to open space, sensitive habitats, or endangered archaeological sites; (6) drinking stations or permanent impoundments for wildlife habitat enhancement purposes; and (7) limited recreational structures, such as bridges, campsites, fire pits, hitching racks, information kiosks, and structures designed for the education of the public.

(bb) Limitations on commercial recreation facilities in C-1 zone. Commercial recreation facilities allowable within the C-1 zone are limited to tennis and handball/racquetball courts.

(cc) Independent auto body repair in C-2/AM zone. Any special use permit issued for an independent auto body repair use in the C-2/AM zone shall be reviewed administratively through a minor modification one year from the first day of occupancy to ensure that the operation does not create any adverse effects to surrounding properties.

(dd) Equipment rental in C-2 zone. In the C-2 zone, the following limitations regarding the rental and storage of equipment apply:

(1) Concrete mixers limited to one-half (1/2) sack size;

(2) Small tractors limited to the operation of a five-eighths (5/8) cubic yard skip loader of a five (5') foot blade attachment;

- (3) Rototillers;
- (4) Home improvement or maintenance equipment;
- (5) Trailers limited to one ton capacity;
- (6) Hand tools and garden equipment;
- (7) Trucks not exceeding one and one half (1-1/2) tons capacity;
- (8) Any outdoor storage area shall have an improved surface (e.g., concrete or asphalt).

(ee) Self storage facilities in C-2 zone. In the C-2 zone, self-storage buildings limited to public use and rental are subject to the following conditions and limitations:

- (1) Office and/or retail development shall be a component of the same development and shall be located on the street frontage;
- (2) Self-storage buildings shall be located behind the office and/or retail building(s) with a minimum setback of one hundred (100') feet from the property line along the street frontage;
- (3) The maximum size of the self storage facility shall not exceed five (5) acres, and no individual rental storage space shall exceed five hundred (500) square feet;
- (4) Self-storage buildings shall be permissible only on parcels legally created prior to July 1, 2011, which as of that date have a lot depth that is more than four (4) times the lot width.

(§ 38, Ord. 1620-NS, eff. August 12, 2016)

Sec. 9-4.2107. Findings for approval of entitlements for permitted uses.

It is presumed that a use allowable by development permit, hillside planned development permit, residential planned development permit, or trailer park development permit is appropriate at any location within a zone in which it is permitted, subject to the limitations of the applicable sub-zone (e.g., density subzone in the RPD zone) and overlay zone (e.g. Protected Ridgeline), and if the applicable findings set forth in Section 9-4.2803(c) of this chapter are made.

Such a presumption is not applicable to special use permits. It is recognized that uses listed as special uses may not be appropriate at every location within a given zone because of the nature of the use. A special use permit may only be approved if the decision-making body makes all of the applicable findings in Section 9-4.2803(c) of this chapter.

(§ 38, Ord. 1620-NS, eff. August 12, 2016)