

"P" = Permitted; "A" = Zoning Administrator Permit; "C" = Conditional Use Permit

	Residential					Downtown				Mixed Use							Commercial		Employment		Public			
	R-L	N-P	R-LM	R-M	R-H	DX-1	DX-2	DX-3	DX-4	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	RC-F	RC	IF	IG	PF	OS	FSA	
<b>Residential</b>																								
Single-Family																								
<i>Detached</i>	P	P	P	—	—	—	—	P	—	—	A	A <sup>1</sup>	A	—	—	—								
<i>Attached</i>	P	P	P	—	—	—	—	P	—	—	A	A <sup>1</sup>	A	—	—	—								
Duplex	P	P	P	—	—	—	—	P	—	—	A	—	A	—	—	—								
SB 9 Project	P	P	P	—	—																			
Small Lot Subdivision	C	C	A	P	P	A	A	A	—	P	P	A <sup>1</sup>	A	—	A <sup>2</sup>									
Multi-Unit Dwelling	—	—	A	P	P	A <sup>1</sup>	A	A	A <sup>1</sup>	P	P	P <sup>1</sup>	P	—	P <sup>2</sup>	P								
Accessory Dwelling Unit	See Section 17.84.030, Accessory Dwelling Units					See Section 17.84.030, Accessory Dwelling Units																		
Family Day Care																								
<i>Small</i>	P	P	P	P	P	P	P	P	P	P	P	P	P	—	P	P								
<i>Large</i>	A	A	A	A	A	P <sup>1</sup>	C	A	P	P	A	—	A	—	—	—								
Live/Work	—	—	A	A	P	A <sup>1</sup>	P	P	A <sup>1</sup>	P <sup>2</sup>	P	P <sup>1</sup>	A	A	A	P								
Manufactured Home	—	—	C	C	—																			
Manufactured Home Park										—	C	—	—	—	—	—								
Residential Care Facilities																								
<i>Small</i>	P	P	P	P	P	—	—	P	—	P	P	P	P	—	—	A								
<i>Large</i>	P	P	P	P	P	—	A <sup>2</sup>	A	—	A	A	P	A	—	—	—								
Single-Room Occupancy										—	C	—	—	C	—	—								
Supportive Housing	Subject only to those restrictions that apply to other residential uses of the same type in the same district																							
Transitional Housing	Subject only to those restrictions that apply to other residential uses of the same type in the same district																							
<b>Commercial</b>																								
Adult Business										—	—	—	—	C	—	—			C	—				
Animal Care, Sales and Services																								
<i>Animal Boarding Kennel/Pet Day Care</i>										C	C	C	—	C	C	—	C	—	A	A				
<i>Grooming</i>						A	P	A	P	P	P	P	P	P	P	A	P	P	A	—				
<i>Pet Store</i>						P	P	A	P	P	P	P	P	P	P	P	P	P	A	—				
<i>Veterinary Services</i>						P <sup>2</sup>	A	A	C <sup>2</sup>	P	P	P	P	—	P	A	P	A	A	—				
Automobile/Vehicle Sales and Services																								
<i>Automobile Rental Office</i>						P	P	P	P	P	P	P	P	P	P	—	A	P	A	—				
<i>Automobile/Vehicle Sales and Leasing, New</i>						C	—	—	—	A <sup>3</sup>	A <sup>3</sup>	A <sup>3</sup>	—	—	—	—	P	P	A	—				

"P" = Permitted; "A" = Zoning Administrator Permit; "C" = Conditional Use Permit

	Residential					Downtown				Mixed Use							Commercial		Employment		Public		
	R-L	N-P	R-LM	R-M	R-H	DX-1	DX-2	DX-3	DX-4	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	RC-F	RC	IF	IG	PF	OS	FSA
Automobile/Vehicle Service and Repair, Major										—	C	C	—	C	—	—	C	—	C	A			
Automobile/Vehicle Service and Repair, Minor						—	—	—	—	P <sup>4</sup>	A	—	A	C	A	A							
Farm/Agricultural Equipment Sales, Service and Rental										P	P	P	A	P	—	—	P	P	A	P			
Fueling Station										C <sup>5</sup>	C <sup>5</sup>	C <sup>5</sup>	—	—	C <sup>5</sup>	—	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	—			
Large Vehicle and Equipment Sales, Service and Rental										—	—	—	—	C	—	—	A	—	A <sup>2</sup>	P			
Tire Retreading and Capping																			—	C			
Washing (full service)										—	C <sup>6</sup>	—	—	—	—	—							
Washing (self-serve)										A <sup>6</sup>	A <sup>6</sup>	A <sup>6</sup>	—	A <sup>6</sup>	C <sup>6</sup>	—	A <sup>2</sup>	A	A <sup>3</sup>	—			
Banks and Financial Institutions																							
Bail Bonds						—	C <sup>4</sup>	—	—														
Bank and Savings and Loan						P	P	—	P	P	P	P	P	—	P	P	P	P					
Nontraditional Financial Institution										A	A	—	—	—	A	—							
Business and Communication Services																							
General Business Services						P	P	A	P	P	P	P	P	P	P	P	P	P	P	—			
Printing and Copy Services						P	P	A	P	P	P	P	P	P	P	P	P	P	P	—			
Cemetery																					C	C	—
Drive-Through Facility																							
Drive-Through, Food Establishment										—	—	—	—	—	C	—	C	C					
Drive-Through, Limited										C	—	—	—	—	C	—	C	C					
Eating and Drinking Establishments																							
Bar/Night Club/Lounge						C	C	—	C	C	C	C	C	C	C	—	C	C	C	—			
Brewpub						A	A	—	A	A	A	A	A	A	A	—	A	A	C	—			
Microbrewery						A	A	—	A	A	A	A	A	A	A	—	A	A	C	—			
Micro-Distillery						—	A	—	A	A	A	A	A	A	C	—	A	A	C	—			
Restaurant, Full-service						P	P	A	P	P	P	P	P	P	P	P	P	P	A	—			
Restaurant, Limited Counter Service/Fast Casual Food	—	—	—	A <sup>1</sup>	A <sup>1</sup>	P	P	A	P	P	P	P	P	P	P	P	P	P	P	P			
Tasting Room	—	—	—	A <sup>1</sup>	A <sup>1</sup>	P	P	A	P	P	P	P	P	P	P	P	P	P	A	A			
Funeral and Internment Service						P <sup>2</sup>	P	A	—	—	P	P	—	—	—	—	A	—	A	C			

"P" = Permitted; "A" = Zoning Administrator Permit; "C" = Conditional Use Permit

	Residential					Downtown				Mixed Use							Commercial		Employment		Public			
	R-L	N-P	R-LM	R-M	R-H	DX-1	DX-2	DX-3	DX-4	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	RC-F	RC	IF	IG	PF	OS	FSA	
Hookah Lounge										C	C	—	—	—	—	—	C	C						
Lodging																								
<i>Bed and Breakfast</i>	—	C	—	A	A	A	A	A	A	A	A	—	A	—	—	A								
<i>Boarding House</i>						—	C	—	—	A	A	—	A	—	—	—								
<i>Hotel and Motel</i>						C	C	—	C	A	A	—	A	—	A	—	A	A						
<i>RV Park Resort</i>										—	—	—	—	C	—	—					C	—	—	
<i>Short-Term Rental</i>	—	—	—	—	—	C	—	C	—	C	C	—	—	—	—	—								
Maintenance and Repair Services						P	P	A	P	P	P	P	P	P	P	P	P	P	P	P				
Office Uses																								
<i>Business, Professional, and Technology</i>	—	—	—	A <sup>1</sup>	P <sup>1</sup>	P	P	A	P	P	P	P	P	P	P	P	P	P	P	P <sup>4</sup>				
<i>Medical or Dental Offices</i>	—	—	—	C	—	P <sup>1</sup>	P	A	P	P	P	P	P	A	P	P	P	P						
Personal Services																								
<i>Dry Cleaner/Self Service Laundry</i>						P <sup>1,2</sup>	P <sup>1,2</sup>	—	—															
<i>General Personal Services</i>	—	—	—	A <sup>1</sup>	P <sup>1</sup>	P	P	A	P	P	P	P	P	P	P	P	P	P						
<i>Instructional Services</i>	—	—	—	A <sup>1</sup>	P <sup>1</sup>	P	P	P	P	P	P	P	P	P	P	P	P	—						
<i>Massage Establishments</i>	—	—	—	A <sup>1</sup>	A <sup>1</sup>	C	C	C	C	A	A	C	C	—	A	C	—	C						
<i>Tattoo/Body Modification Parlor</i>						A	A	—	A	A	A	A	A	A	A	C	A	A						
Recreation, Fitness and Entertainment																								
<i>Cinema/Theaters</i>						P	—	—	—	—	—	—	—	—	—	—								
<i>Indoor Entertainment Facility</i>	—	—	—	—	—	P	A	—	A	P	P	P	A	A	A	A								
<i>Indoor Sports and Recreation, Large-scale Facility</i>										A	A	C	—	C	A	—	A	A	C	C	A	—	—	
<i>Indoor Sports and Recreation, Small-scale Facility</i>	—	—	—	C	C <sup>1</sup>	P	P	—	P	P	P	P	P	A	P	P	P	P	C	C				
<i>Outdoor Sports and Recreation Facility</i>	C	C	C	C	—					—	—	—	A	A	—	—	A	C	A	—	A	A	—	
Retail																								
<i>Artisan Shop</i>						P	P	P	P	P	P	P	P	P	P	P	P	P	P	A				
<i>Convenience/Small Grocery Market</i>						P	P	A	P	P	P	P	P	P	P	P	P	—	P	—				
<i>Firearm Sales and Servicing</i>										A	A	A	A	A	A	—	A	A						
<i>General Retail Sales</i>						P	P	P	P	P	P	P	P	P	P	P	P	P	P <sup>4</sup>	P <sup>4</sup>				
<i>Grocery Store</i>										P	P	P	A	A	P	P	A	P						
<i>Large Format Retail Sales</i>																	P	P						

"P" = Permitted; "A" = Zoning Administrator Permit; "C" = Conditional Use Permit

	Residential					Downtown				Mixed Use							Commercial		Employment		Public			
	R-L	N-P	R-LM	R-M	R-H	DX-1	DX-2	DX-3	DX-4	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	RC-F	RC	IF	IG	PF	OS	FSA	
Liquor Sales as Primary Use						C	C	—	—	C	C	C	C	C	C	C	C	C						
Liquor Sales as Accessory Use, Small						A	A	A	A	A	A	A	C	C	A	A	A	A						
Liquor Sales as Accessory Use, Large						A	A	—	A	A	A	A	C	C	A	—	A	A						
Nursery and Garden Center										P	P	P	A	P	P	P	P	A	P	—				
Residential Limited Retail	A	A	A	A	—																			
Pawn Shop										A	A	A	—	A	—	—								
Secondhand/Consignement Store						P	P	P	P	P	P	P	P	—	P	P	P	—						
Smoke Shop										A	A	—	—	A	—	—								
<b>Public/Institutional</b>																								
College and Trade School	—	—	—	A <sup>1</sup>	A <sup>1</sup>	P	P	—	P	P	P	P	P	A	P	—	A	P			P	—	—	
Community and Religious Assembly	C	C	C	C	A	A	A	A	C	A	A	A	A	A	A	A	A	A	A	—	A	—	—	
Community Garden	A	A	A	A <sup>1</sup>	A <sup>1</sup>	—	—	A	—	—	—	A	A	—	—	A					A	C	—	
Cultural Facility	—	—	C	C	A <sup>1</sup>	P	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>7</sup>	P <sup>7</sup>	P	P <sup>7</sup>	P <sup>7</sup>	—	P <sup>7</sup>	P	P	A	—	P	C	—	
Day Care Center	—	C	C	A	A	A <sup>2</sup>	A	C	—	A	A	A	C	C	A	A	C	A	C	—	C	—	—	
Emergency Shelter						—	C	A	A	P	P	P	P	P	P	—			—	C				
Government Buildings	C	C	C	C	C	P	P	C	P	P	P	P	P	—	P	—	P	P	P	—	P	C		
Hospitals and Clinics																								
Hospital										C	C	C	—	—	—	—	—	C			C	—	—	
Skilled Nursing Facility	A	A	A	A	—	—	C	C	—	A	A	A	A	—	—	—								
Clinic	—	—	—	C	A <sup>1</sup>					A	A	A	A	—	A	A	A	A			P	—	—	
Park and Recreation Facility, Public	P	P	P	P	—	P	P	P	P	P	P	—	P	A	P	—	A	P	A	—	P	P	C	
Parking Facility (privately-owned)										—	C	—	—	C	—	—			—	A				
School	C	C	C	C	—	C	C	C	C	—	C	—	C	—	C	—					P	—	—	
Social Service Centers/Daytime Service Facility										C	C	A	—	C	—	—			—	C	A	—	—	
<b>Industrial</b>																								
Agricultural Production, Light										—	—	A	—	A	—	—			P	P	—	C	C	
Artisan/Small-scale Manufacturing						A	A	A	P	P	P	P	P	P	—	—	P	—	P	—				
Artist's Studio						P	P	P	P	P	P	P	P	P	P	P	P	—	P	—				
Brewery																	A	A	C	C				
Building Materials and Supply										A	A	A	A	A	A	—	A	—	P	P				
Crematorium																			—	C				

"P" = Permitted; "A" = Zoning Administrator Permit; "C" = Conditional Use Permit

	Residential					Downtown				Mixed Use						Commercial		Employment		Public					
	R-L	N-P	R-LM	R-M	R-H	DX-1	DX-2	DX-3	DX-4	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	RC-F	RC	IF	IG	PF	OS	FSA		
Food and Beverage Manufacturing																									
<i>Small Scale</i>						P <sup>1</sup>	P	P <sup>1</sup>	—	A	A	A	—	P	A	—	P	—	P	P					
<i>Large Scale</i>										—	—	—	—	P	—	—	P	—	P	P					
Food Preparation						P	P	A	P	P	P	P	P	P	P	A	P	—	P	A					
Hazardous Waste Management Facilities																			—	C					
Laundry and Dry-Cleaning Plants																			A	A					
Industrial, Heavy																			—	A					
Industrial, Light										—	A	A	—	p <sup>8</sup>	—	—	p <sup>3</sup>	—	p <sup>5</sup>	P					
Industrial, Medium																			A	P					
Recycling Facilities																									
<i>Collection</i>																			—	C					
<i>Processing</i>																			—	C					
<i>Reverse Vending Machine</i>										A	A	A	A	A	A	—	A	—	A	—					
Research and Development						p <sup>5</sup>	p <sup>5</sup>	—	p <sup>5</sup>	P/A <sup>9</sup>	P/A <sup>9</sup>	P/A <sup>9</sup>	P/A <sup>9</sup>	P	P/A <sup>9</sup>	—	p <sup>4</sup>	p <sup>4</sup>	P	P					
Storage Yard										—	p <sup>10</sup>	p <sup>10</sup>	—	p <sup>10</sup>	—	—	p <sup>5</sup>	—	p <sup>6,7</sup>	p <sup>6,7</sup>					
Vehicle Impound and Tow Yard																			—	—					
Warehousing, Storage, Logistics and Distribution																									
<i>Chemical or Mineral Storage</i>										—	—	—	—	—	—	—	C	—	—	C <sup>6</sup>					
<i>Indoor Warehousing and Storage</i>										p <sup>11</sup>	p <sup>11</sup>	p <sup>11</sup>	p <sup>11</sup>	p <sup>11</sup>	—	—	p <sup>6</sup>	—	C <sup>6</sup>	C <sup>6</sup>					
<i>Logistics and Distribution</i>										p <sup>11</sup>	p <sup>11</sup>	p <sup>11</sup>	p <sup>11</sup>	p <sup>11</sup>	—	—	p <sup>6</sup>	—	p <sup>4</sup>	P					
<i>Personal Storage Facility</i>																	—	—	—	—					
<i>Personal Storage Warehouse Facility</i>										—	—	—	—	—	—	—									
Wholesale Nursery and Garden Center																	A	—	A	A					
<b>Transportation, Communications, and Utilities</b>																									
Communications Facilities																									
<i>Antennas and Transmission Towers</i>	See Chapter 17.84, Telecommunication Facilities					See Chapter 17.84, Telecommunication Facilities				See Chapter 17.84, Telecommunication Facilities						See Chapter 17.84, Telecommunication Facilities		See Section 17.84.360, Telecommunication Facilities							
<i>Equipment within Buildings</i>	See Chapter 17.84, Telecommunication Facilities					See Chapter 17.84, Telecommunication Facilities				See Chapter 17.84, Telecommunication Facilities								See Section 17.84.360, Telecommunication Facilities							

"P" = Permitted; "A" = Zoning Administrator Permit; "C" = Conditional Use Permit

	Residential					Downtown				Mixed Use						Commercial		Employment		Public			
	R-L	N-P	R-LM	R-M	R-H	DX-1	DX-2	DX-3	DX-4	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	RC-F	RC	IF	IG	PF	OS	FSA
Emergency Services						P	P	P	P	P	P	P	P	P	P	P	P	P	P	—			
Helicopter																			—	C	C	C	—
Light Fleet Based Services																	A	—	A	A			
Public Services, Major																			P	C			
Public Services, Minor																	P	P	P	P	P	—	—
Transportation Passenger Facility										—	C	—	C	—	—	—					P	—	—
<b>Cannabis Uses</b>																							
Cannabis Distribution																			C	C			
Cannabis Retail						C	—	—	—	C	C	C	C	C	C	C							
Cannabis Manufacturing, Volatile and Non-Volatile																			C	C			
Cannabis Testing, Research and Development																			C	C			
Indoor Personal Cannabis Cultivation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	—	—							
<b>Temporary/Other Uses</b>																							
Farmers Market										P	P	P	P	—	P	P							
Swap Market/Flea Market										—	C	—	C	—	—	—	C	—					
Accessory Uses	See Section 17.84.020, Accessory Uses					See Section 17.84.020, Accessory Uses																	
Mobile Vendor										See Section 17.84.250, Mobile Vendors						—	—	See Section 17.84.250, Mobile Vendors	See Section 17.84.250, Mobile Vendors				
Home Occupations	See Section 17.84.200, Home Occupations and Cottage Food Operations					See Section 17.84.200, Home Occupations and Cottage Food																	
Temporary Uses	See Section 17.84.370, Temporary Uses					See Section 17.84.370, Temporary Uses																	
<b>FOOTNOTES</b>																							
	1. Use shall be considered as accessory to a primary use only.					1. Not permitted on the ground floor facing Main Street.					1. Residential uses are allowed only on the south side of Kentucky Avenue unless part of an adopted Specific Plan.						1. Liquor sales associated with a fueling station is subject to a CUP. The sale of hard alcohol is not permitted.		1. Beer and wine sales associated with a fueling station is subject to a CUP. The sale of hard alcohol is not permitted.				
						2. Not permitted on properties fronting/adjacent to Main Street.					2. Residential not permitted on the ground floor facing Main Street.						2. Only allowed as an accessory use to a gas station or car dealership, typically on the same parcel. See Section 17.84.090.D.2.		2. Not permitted on properties facing Main Street or adjacent to a Main Street-facing property.				

"P" = Permitted; "A" = Zoning Administrator Permit; "C" = Conditional Use Permit

Residential					Downtown				Mixed Use							Commercial		Employment		Public		
R-L	N-P	R-LM	R-M	R-H	DX-1	DX-2	DX-3	DX-4	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	RC-F	RC	IF	IG	PF	OS	FSA
					3. <b>[Applies to Automobile/Vehicle Services and Repair, Minor only, which is not permitted in any DX zone]</b> Existing auto repair businesses, established prior to the Effective Date of this Code may remain. Any proposed expansion or modification shall be subject to a Conditional Use Permit and shall be subject to the standards of Chapter 17.80, Nonconforming Provisions).				3. Used Car Sales must be associated with a new car dealership, except for a large format used car dealership. A single use, used car lot is not permitted. See subsection 17.84.090.B, Auto/Vehicles Sales, New and Used.							3. A ZAP is required for outdoor processing and storage.		3. Only allowed as an accessory use to a gas station or car dealership, typically on the same parcel. See Section 17.84.090.D.2.				
					4. Bail bonds are subject to the same design and operational standards as non-traditional financial institution; see Section 17.84.260, Non-Traditional Financial Institutions.				4. A ZAP is required where adjacent to an R-L, N-P, or R-LM zone.							4. A ZAP is required for establishments greater than 10,000 gross square feet.		4. Permitted as accessory use only and shall not exceed 20% percent of the site area. Greater percentage subject to ZAP and not more than 50% of the site.				
					5. A ZAP is required for establishments greater than 5,000 gross square feet.				5. Beer and wine sales associated with a fueling station is subject to a CUP. The sale of hard alcohol is not permitted.							5. Must be located on the rear half of the lot or screened from view from the right-of-way and must be accessory to a primary use.		5. A ZAP is required for outdoor processing and storage.				
									6. Only allowed as an accessory use to a gas station or car dealership, typically on the same parcel. See subsection 17.84.090.D.2.							6. Outdoor pallet storage is prohibited, except as an accessory use in support of an existing business. Pallets must be stored below the fence line or otherwise screened from public view.		6. Must be located on the rear half of the lot or screened from view from the right-of-way and must be accessory to a primary use.				
									7. A ZAP is required for establishments greater than 2,000 gross square feet.									7. Outdoor pallet storage is prohibited, except as an accessory use in support of an existing business. Pallets must be stored below the fence line or otherwise screened from public view.				

"P" = Permitted; "A" = Zoning Administrator Permit; "C" = Conditional Use Permit

Residential					Downtown				Mixed Use							Commercial		Employment		Public				
R-L	N-P	R-LM	R-M	R-H	DX-1	DX-2	DX-3	DX-4	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	RC-F	RC	IF	IG	PF	OS	FSA		
									8. A ZAP is required for outdoor processing and storage.															
									9. A ZAP is required for establishments greater than 5,000 gross square feet.															
									10. May not exceed 5,000 gross square feet. Must be located on the rear half of the lot or screened from view from the right-of-way and must be accessory to a primary use.															
									11. May not exceed 5,000 gross square feet and must be accessory to a primary use. See Chapter 17.84.020 Accessory Uses.															