

Table 9-2.04.020-1: Nonresidential Allowed Land Uses and Entitlement Requirements

Nonresidential Zoning districts	A - Allowed Use CUP - Conditional Use Permit Required AUP - Administrative Use Permit Required -- Not Permitted				
	Permitted Uses by Zoning District				Special Regulation(s)
	C	CS	CI	I	
Accessory Storage	A/CUP ¹	A/CUP ¹	A/CUP ¹	A/CUP ¹	A/CUP: Accessory storage is an allowed use, unless it involves outdoor storage or sales areas of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage.)
Adult Oriented Business	A	A	--	A	See 9-4.06 (Adult Business Uses).
Agricultural Processing – Large Scale	--	CUP	--	A/CUP ¹	A/CUP: Large Scale Agricultural Processing is an allowed use in the I zoning district, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Animal Care Services – Kennel	CUP	CUP	CUP	CUP	See Section 9-4.10.020 (Kennels).
Animal Care Services – Grooming	A	A	A	A	
Animal Care Services – Veterinarian	CUP	A	CUP	A	See Section 9-4.10.020 (Animal Care Services – Veterinarian).
Assembly – Public and Entertainment	CUP	CUP	CUP	--	See Article 9-4.40 (Assembly Uses).
Assembly – Religious Facility	CUP	CUP	CUP	--	See Article 9-4.40 (Assembly Uses).
Assembly – Sports Facility	CUP	CUP	CUP	--	See Article 9-4.40 (Assembly Uses).
Bar/Tavern	A	--	A	--	
Brewery – Production	--	AUP	AUP	A/CUP ¹	A/CUP: Brewery – Production is an allowed use in the I zoning district, unless it involves outdoor storage or sales areas of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage.)
Brewery – Micro-Brewery/Brewpub	A	A	A	A	
Broadcasting Studio	A	A	A	--	

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Building Materials and Hardware Sales	A/CUP ¹	A/CUP ¹	A/CUP ¹	A/CUP ¹	A/CUP: Building Materials and Hardware Sales is an allowed use, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Business Support Services	A	A	A	A	
Car Wash	-	AUP	AUP	-	
Caretaker's Residence/Employee Unit	CUP	CUP	CUP	CUP	
Commercial Kitchen	A	A	A	A	
Commercial Recreation and Entertainment – Indoor	A	A	A	A	
Commercial Recreation and Entertainment – Outdoor	CUP	CUP	CUP	CUP	
Contract Construction Services – Indoor	--	A/CUP ¹	A/CUP ¹	A/CUP ¹	A/CUP: Contract Construction Services – Indoor is an allowed use as indicated, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Contract Construction Services – Outdoor	--	CUP	--	CUP	
Composting – Green Waste Facility	--	--	--	CUP	
Data and Computer Services Center	--	AUP	CUP	AUP	
Day Care Center	A	--	--	--	See Article 9-4.18 (Day Care).
Day Care – Family Day Care Home	--	--	--	--	As required by State law and in association with conforming and legal nonconforming residences.

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Drive-Through Sales or Services	CUP	CUP	AUP	--	Drive-through sales and services limited to retail (pharmacy) or Financial Services and Banks in CI zoning district. See 9-4.24 (Drive-In and Drive-Through Establishments).
Eating and Drinking Establishment	A	A	A	A	
Electricity Generation and Storage Facility	--	--	--	CUP	
Farm Equipment and Supplies	A/CUP ¹	A/CUP ¹	A/CUP ¹	A/CUP ¹	A/CUP: Farm Equipment and Supplies is an allowed use, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Financial Services and Banks	A	A	A	--	
Fitness Facility – Less than 4,000 SF	A	A	A	A	
Fitness Facility – 4,000 SF or Larger	CUP	CUP	AUP	CUP	
Fuel Sales (Propane)	-	A/CUP ¹	--	A/CUP ¹	See Article 9-4.32 (Fuel Sales [Propane]). A/CUP: Fuel Sales (Propane) is an allowed use as indicated, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Government Offices and Facilities	A	A	A	A	
Horticultural Specialties	A/CUP ¹	A/AUP ¹	A/AUP ¹	A/CUP ¹	See Section 9-4.08.040 (Horticultural Specialties).

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	C	CS	CI	I	
					A/CUP: Horticultural Specialties is an allowed use, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP. See Article 9-4.44 (Outdoor Sales and Storage).
Instructional Services	A	--	A	--	
Laundry and Dry-Cleaning Plants	--	A	A	A	
Laundromat/Coin-Operated Laundry	CUP	CUP	CUP	A	
Libraries and Museums	A	A	A	--	
Lodging – Bed and Breakfast	--	--	--	--	Allowed in Colony Home or other structures of local significance with a CUP.
Lodging – Hotel and Motel	A	A	AUP	--	
Manufacturing and Processing – Artisan	A	A	A	A	
Manufacturing, Repair, and Processing – High Intensity	--	CUP	--	AUP/ CUP ¹	A/CUP: Manufacturing, Repair, and Processing – High Intensity requires an AUP in the I zoning district, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Manufacturing, Repair, and Processing - Low Intensity	--	A/CUP ¹	A/CUP ¹	A/CUP ¹	A/CUP: Manufacturing, Repair, and Processing – Low Intensity is an allowed use as indicated, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Medical Services – Clinic	A	A	A	--	

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Medical Services – Doctors Office	A	A	A	--	
Medical Services – Extended Care	--	--	--	--	See Section 9-4.50.030 (Standards – Skilled Nursing).
Mixed-Use Development – Horizontal	--	--	--	--	Allowed in Colony Home or other structures of local significance with an AUP. See 9-3.331.
Mixed-Use Development – Vertical	--	--	--	--	Allowed in Colony Home or other structures of local significance with an AUP. See Article 9-4.40 (Mixed-Use Developments).
Mortuary Services	A	A	A	A	
Multi-Family Dwelling	--	--	--	--	Allowed in Colony Home or other structures of local significance with an AUP. See 9-2.02.060 (Multi-Family Development Standards).
Office	A	A	A	--	
Parking Facility	AUP	AUP	AUP	AUP	
Personal Services – General	A	A	A	--	
Personal Service – Restricted	--	AUP	CUP	--	
Recreational Vehicle Park	CUP	--	--	--	See Article 9-4.46 (Recreational Vehicle [RV] Parks).
Recycling Facility – Light Processing and Scrap	--	--	--	CUP	See Section 9-4.48.040 (Recycling Facilities – Light Processing and Scrap).
Recycling Facility – Small Collection	A	A	A	A	See Section 9-4.48.020 (Recycling Facilities – Small Collection).
Recycling Facility – Large Collection	--	--	--	CUP	See Section 9-4.48.030 (Recycling Facilities – Large Collection).
Research and Development	A	A	A	A	

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Residential Care – Limited	--	--	--	--	As required by State law and in association with conforming and legal nonconforming residences. See 9-6.135
Residential Care – Assisted Living	--	--	--	--	See Section 9-4.50.020 (Residential Care Standards)
Retail – General (50,000 SF or less)	A/CUP ¹	A/CUP ¹	A/CUP ¹	--	A/CUP: Retail – General (50,000 SF or less) is an allowed use as indicated, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Retail – General (Greater than 50,000 SF)	CUP	CUP	CUP	--	
Retail – Restricted	--	AUP	CUP	--	
Sales Lot	CUP	--	--	CUP	See Section 9-4.44.030 (Sales Lots Standards).
Schools	A	A	--	--	See Article 9-4.56 (Schools)
Schools – Business and Vocational	A	A	A	CUP	See Article 9-4.56 (Schools)
Self-Storage Facility	--	--	--	CUP	See Article 9-4.58 (Self Storage Facilities)
Showroom	A	A	A	A	
Studio/Creative Workshop	A	A	A	--	
Tasting Room	A	A	A	A	
Tattoo and Body Piercing Services	AUP	A	AUP	AUP	
Temporary Event	A/CUP ²	A/CUP ²	A/CUP ²	A/CUP ²	See Section 9-4.64.050 (Temporary Events in Nonresidential Zoning Districts)

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Temporary or Seasonal Retail Sales	A	A	A	A	See Section 9-4.64.020 (Temporary or Seasonal Retail Sales).
Towing Services	--	CUP	--	A/CUP ³	See Article 9-4.66 (Towing Services). A/CUP ³ : Towing Services is an allowed use in the I zoning district, unless it includes outdoor storage or sales area of 8,000 SF or greater, which requires a CUP as indicated in Note 3. See Article 9-4.44 (Outdoor Sales and Storage).
Transit Stations	CUP	CUP	CUP	CUP	
Utility Facility	--	CUP	CUP	CUP	
Vehicle and Equipment Storage – Indoor	--	A/CUP ¹	--	A/CUP ¹	A/CUP ¹ : Vehicle and Equipment Storage – Indoor is an allowed use as indicated, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Vehicle and Equipment Storage – Outdoor	--	CUP	--	CUP	
Vehicle Rental and Accessory Services	A	A	--	--	See Section 9-4.70.030 (Vehicle Rental and Accessory Services).
Vehicle Sales	CUP	CUP	CUP	--	See Section 9-4.70.020 (Vehicle Sales Standards).
Vehicle Services and Repair – Major Repair/Body Work	--	A	CUP	A	See Section 9-4.72.020 (Vehicle Services and Repair Standards).
Vehicle Services and Repair – Minor Repair/Maintenance	AUP	A	AUP	A	See Section 9-4.72.020 (Vehicle Services and Repair Standards).
Vehicle Service Station	CUP	CUP	-	-	See Article 9-4.74 (Vehicle Service Stations)

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Warehousing and Wholesaling	-	AUP	AUP	A/CUP ¹	A/CUP ¹ : Warehousing and Wholesaling is an allowed use as indicated, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Winery – Boutique	A/CUP ¹	A/CUP ¹	A/CUP ¹	A/CUP ¹	A/CUP ¹ : Winery - Boutique is an allowed use, unless it includes outdoor storage or sales area of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage).
Winery – Production	-	AUP	AUP	A/CUP ¹	A/CUP: Winery – Production is an allowed use in the I zoning district, unless it involves outdoor storage or sales areas of 10,000 SF or greater, which requires a CUP as indicated in Note 1. See Article 9-4.44 (Outdoor Sales and Storage.)
Telecommunication Facility	CUP	CUP	CUP	CUP	Wireless communication facilities are allowed with an administrative use permit in the public right-of-way. See Article 9-4.70 (Wireless Communications Facilities)

Notes: (These notes apply only to Table 9-2.04.020-1).

- 1 Outdoor commercial and industrial sales and/or storage of 10,000 square feet or more (either as a primary use or accessory use) require the approval of a conditional use permit or administrative use permit, even if such a development is listed as an allowable use in a particular zoning district. See Article 9-4.44 (Outdoor Sales and Storage).
- 2 Temporary events requiring more than 3 days for on-site setup and 3 days for teardown (not including event days) require the approval of a Conditional Use Permit. See Section 9-4.64.050 (Temporary Events in Nonresidential Zoning Districts).
- 3 Outdoor storage of towing related vehicles, towed vehicles, or accessory storage (other than an approved parking lot for employees or fleet vehicles) over eight thousand (8,000) square feet shall require approval of a conditional use permit, even if such a development is listed as an allowable use in a particular zoning district. See Article 9-4.66 (Towing Services).