

10-3.101 - Land Use Table.

The following Land Use Table identifies those uses that are permitted, conditional, and not permitted for each listed zoning district.

- (a) The land use symbols shown on Table 3.1-1 have the following meaning:
 - (1) "P" indicates that the use is permitted
 - (2) "C" indicates that the use is conditional (A conditional use permit is required)
 - (3) "-" indicates that the use is not permitted
 - (4) The zoning district symbols and corresponding zoning district names are as follows:

R-1	Low Density Residential
R-2	Medium Density Residential
R-3	Medium-High Density Residential
P-O	Professional Office
C-1	Neighborhood Commercial
C-2	General Commercial
C-3	Highway Commercial
C-M	Commercial-Industrial
M-1	Light Industrial
M-2	Heavy Industrial

See Chapter 4, Land Use Regulations, for the definition and purpose and intent of the zoning districts.

- (b) Refer to the Chapter 9, Administration, to determine the required application and process for permitted and conditional uses.
- (c) Refer to the notes column for additional information.

Table 3.1-1 Permitted and Conditional Land Uses

Land Use	Zoning Districts										Notes
	R-1	R-2	R-3	P-O	C-1	C-2	C-3	C-M	M-1	M-2	
AGRICULTURAL											
Community Gardens	P	P	P	P	P	P	P	P	P	P	See Section 10-2.114
Fruit and nut trees, vines, row crops, horticulture stock	P	P	P	P	P	P	P	P	P	P	
RESIDENTIAL											
Accessory Uses											
Animals and Fowl	P	P	P	-	-	-	-	-	-	-	See Section 10-3.202
Garage Sales	P	P	P	-	-	-	-	-	-	-	See Section 10-3.206
Home Business	P	P	P	-	-	-	-	-	-	-	See Section 10-3.207
Personal Cannabis Cultivation	P	P	P	P	P	P	P	P	P	P	See Section 10-3.601 et seq.
Dwellings											
Accessory Buildings	P	P	P	P	P	P	P	P	P	P	See Section 10-4.114

Accessory Dwelling Unit, Junior Accessory Dwelling Unit	P	P	P	-	-	-	-	-	-	-	See Section 10-4.115
Single Family Dwelling	P	P	P	-	-	-	-	-	-	-	In R-1, 1 unit per lot. For corner lots, see Section 10-3.217
Manufactured Homes	P	P	P	-	-	-	-	-	-	-	See Section 10-3.209
Multiple Family	-	P	P	C	C	C	C	-	-	-	See Sections 10-9.1002 b 3 , 10-9.1002 b 5 , and 10-4.115 . ADUs and JADUs are allowed in conjunction with multiple family development on commercial properties for which a CUP has been issued in accordance with Section 10-4.115 .

Mobile Home Parks	-	-	-	-	-	-	-	-	-	-	See Section 10-7.103 b 2
Other Residential Uses within Dwellings											
Lodging and Boarding (3 or fewer persons, 1 dwelling)	P	P	P	-	-	-	-	-	-	-	See Section 10-3.208
Lodging and Boarding (4 or more persons, 1 dwelling)	C	C	P	-	-	-	-	-	-	-	See Section 10-3.208
Lodging and Boarding (3 or fewer persons, 2 dwellings on a lot)	-	P	P	C	C	C	C	-	-	-	See Section 10-3.208
Lodging and Boarding (4 or more persons, 2 dwellings on a lot)	-	C	P	C	C	C	C	-	-	-	See Section 10-3.208
CIVIC/INSTITUTIONAL											
Educational Facilities											
School - Private (including charter schools)	C	C	C	P	P	P	P	C	C	C	
School - Public (including charter schools)	C	C	C	P	P	P	P	C	C	C	
School - Vocational	-	-	-	P	P	P	P	P	P	P	

Healthcare Facilities											
Hospital	-	-	-	-	-	P	P	P	P	P	
Substance Abuse Clinic/Facility	-	-	-	P	P	P	P	P	P	P	
Veterinary Hospital (large animals)	-	-	-	-	-	-	-	P	P	P	See <u>Section 10-2.1100</u>
Veterinary Hospital (small animals)	-	-	-	P	P	P	P	P	P	P	See <u>Section 10-2.1101</u>
Non-Profit Organization											
No Retail (office, classroom, meeting hall)	C	C	C	P	P	P	P	P	P	P	
Retail	-	-	-	-	P	P	P	P	P	P	
Public Facilities											
Library	-	-	-	P	P	P	P	P	P	P	
Museum	-	-	-	P	P	P	P	P	P	P	
Public Buildings and Grounds (i.e. corporation yard)	C	C	C	C	C	C	C	P	P	P	
Public Facilities, Minor (wells, pumps)	P	P	P	P	P	P	P	P	P	P	
Public Parks	P	P	P	P	P	P	P	P	P	P	

Storm Drainage Facilities	P	P	P	P	P	P	P	P	P	P	
Quasi-Public Facilities											
Cemetery	-	-	-	-	-	-	-	-	-	-	See Section 10-7.103 b 3
Church (place of worship)	C	C	C	P	P	P	P	P	P	P	
Utilities											
Solar Energy Systems (accessory use)	P	P	P	P	P	P	P	P	P	P	See Section 10-2.187
Solar Energy Farm	-	-	-	-	-	-	-	-	P	P	See Section 10-2.186
Utility Company Buildings, Facilities, and Grounds	C	C	C	C	C	C	C	P	P	P	
Utilities and Railroads											See Section 10-3.221
COMMERCIAL											
Communication											
Broadcasting Studio (radio or television)	-	-	-	-	-	P	P	P	P	P	
Radio or Television Transmitter	-	-	-	-	C	C	C	P	P	P	

Wireless Telecommunication Facilities											See Chapter 3, Article 4
Entertainment											
Adult Entertainment Business	-	-	-	-	-	-	-	-	P	P	See Chapter 3, Article 3
Carnival (entertainment permit required)	-	-	-	-	-	P	P	P	P	P	See <u>Title 4</u> , Chapter 1, Article 4
Circus (entertainment permit required)	-	-	-	-	-	P	P	P	P	P	See <u>Title 4</u> , Chapter 1, Article 4
Entertainment Establishment (entertainment permit required)	-	-	-	-	-	P	P	P	P	P	See <u>Title 4</u> , Chapter 1, Article 4
Theater, Motion Picture (indoor)	-	-	-	-	-	P	P	P	P	P	
Commercial Cannabis Uses											See Chapter 3, Article 7
Commercial Marijuana Activity	-	-		-	-	-	-	-	-	-	See <u>Section 10-3.210</u>
Lodging											
Motel, Hotel	-	-	-	P	P	P	P	P	P	P	

Bed and Breakfast (2 rooms for lodging, owner resides on site)	P	P	P	-	-	-	-	-	-	-	
Office											
General	-	-	-	P	P	P	P	P	P	P	See Section 10-2.159
Medical	-	-	-	P	P	P	P	P	P	P	See Section 10-2.160
Outdoor Sales and Activities											
Auction Yard	-	-	-	-	-	-	-	-	P	P	
Commercial											
Certified Farmers' Market	-	-	-	-	P	P	P	P	P	P	See Section 10-3.212 a
Food and Drink Stands	-	-	-	-	P	P	P	P	P	P	See Section 10-3.212 b
Fund Raisers (nonprofit organizations)	P	P	P	P	P	P	P	P	P	P	See Section 10-3.212 c
Outdoor Dining Areas	-	-	-	-	P	P	P	P	P	P	See Section 10-3.212 d
Outdoor Display, major	-	-	-	-	-	P	P	P	P	P	See Section 10-3.212 e (2)

Outdoor Display, minor	-	-	-	-	P	P	P	P	P	P	See <u>Section 10-3.212 e (1)</u>
Outdoor Sales (products customarily sold indoor)	-	-	-	-	P	P	P	P	P	P	See <u>Section 10-3.212 f</u>
Promotions	P	P	P	P	P	P	P	P	P	P	See <u>Section 10-3.212 g</u>
Seasonal Sales (fireworks, pumpkins, Christmas trees)	P	P	P	P	P	P	P	P	P	P	See <u>Section 10-3.212 h</u>
Mobile Food Facilities	-	-	-	-	P	P	P	P	P	P	See Sections <u>10-3.210</u> and <u>10-3.212 i</u>
Flea Market - Indoor	-	-	-	-	-	P	P	P	P	P	
Flea Market - Outdoor	-	-	-	-	-	-	-	-	P	P	
Industrial	-	-	-	-	-	-	-	P	P	P	See <u>Section 10-3.213</u>
Recreational											
Campground, Recreation Vehicle Overnight Park	-	-	-	-	-	-	C	P	P	P	
Health Club	-	-	-	-	P	P	P	P	P	P	

Private Club, Lodge, Social Club, Cultural Center	-	-	-	-	P	P	P	P	P	P	
Recreation Facility - Indoor	-	-	-	-	C	P	P	P	P	P	See Section 10-2.165
Recreation Facility - Outdoor	-	-	-	-	-	C	C	P	P	P	See Section 10-2.166
Recycling (Collection)											
Recycling Facility, Large (more than 500 SF area)	-	-	-	-	-	C	C	P	P	P	
Recycling Facility, Small (500 SF max area)	-	-	-	-	P	P	P	P	P	P	See Section 10-3.215 b
Unattended Containers no more than 50 SF area (in residential zones w/ school, church, or government use)	P	P	P	-	-	-	-	-	-	-	See Section 10-3.215 a
Unattended Containers/Reverse Vending Machine no more than 50 SF area (w/ permitted or conditional use)	-	-	-	P	P	P	P	P	P	P	
Restaurants											
Banquet Hall	-	-	-	-	-	C/P	C/P	C/P	C/P	C/P	See Section 10-3.203

Bar, Cocktail Lounge, Tavern	-	-	-	-	-	C/P	C/P	C/P	C/P	C/P	See Section 10-3.203
Restaurants (w/ alcohol)	-	-	-	-	C/P	C/P	C/P	C/P	C/P	C/P	See Section 10-3.203
Restaurants (w/o alcohol)	-	-	-	-	P	P	P	P	P	P	
Retail											
General Retail	-	-	-	-	-	P	P	P	P	P	See Section 10-2.174
Neighborhood Retail	-	-	-	-	P	P	P	P	P	P	See Section 10-2.175
Services											
General Services											
Ambulance Service	-	-	-	-	-	P	P	P	P	P	
Armored Car Service	-	-	-	-	-	P	P	P	P	P	
Business Services	-	-	-	P	P	P	P	P	P	P	See Section 10-2.178
Car Wash	-	-	-	-	-	C/P	C/P	C/P	C/P	C/P	See Section 10-3.222
Equipment Rental (indoors)	-	-	-	-	-	P	P	P	P	P	
Exterminating Service	-	-	-	-	-	P	P	P	P	P	

Fortune Telling	-	-	-	-	-	P	P	P	P	P	
Funeral Home (includes cremation)	-	-	-	-	-	C	C	P	P	P	
Janitor Service	-	-	-	-	-	P	P	P	P	P	
Kennel	-	-	-	-	-	C	C	P	P	P	
Laboratory (research and testing)	-	-	-	-	-	P	P	P	P	P	
Package Delivery Service	-	-	-	-	-	-	C	P	P	P	
Personal Services	-	-	-	P	P	P	P	P	P	P	See Section 10-2.179
Security Company	-	-	-	-	-	P	P	P	P	P	
Self Storage	-	-	-	-	-	-	C	P	P	P	
Sign Painting Shop	-	-	-	-	-	P	P	P	P	P	
Stone Monument	-	-	-	-	C	C	C	P	P	P	
Taxicab Service	-	-	-	-	-	P	P	P	P	P	
Taxidermist Shop	-	-	-	-	-	P	P	P	P	P	
Towing Services (no impound yard)	-	-	-	-	-	P	P	P	P	P	
Trade Services	-	-	-	-	-	P	P	P	P	P	See Section 10-2.182

Repair Services											
Major Repair	-	-	-	-	-	P	P	P	P	P	See <u>Section 10-2.180</u>
Minor Repair	-	-	-	-	P	P	P	P	P	P	See <u>Section 10-2.181</u>
Social Assistance Services											
Assisted Living Facility	C	C	P	P	P	P	P	-	-	-	
Adult Day Care (3 or fewer clients, 1 unit per lot)	P	P	P	-	-	-	-	-	-	-	Residential dwelling. Clients plus family members
Adult Day Care (4 or more clients, 1 unit per lot)	C	C	C	-	-	-	-	-	-	-	
Adult Day Care (3 or fewer clients, 2 units per lot)	C	C	C	-	-	-	-	-	-	-	
Adult Day Care	C	C	C	C	P	P	P	P	P	P	Commercial facility
Day Care Home - Small Family (6 or fewer children)	P	P	P	-	-	-	-	-	-	-	See <u>Section 10-3.204</u> a 1

Day Care Home - Large Family (7-14 children)	P	P	P	-	-	-	-	-	-	-	See Section 10-3.204 a 2
Child Day Care Home (15 or more children)	C	C	C	-	-	-	-	-	-	-	See Section 10-3.204 a 3
Child Day Care Center	C	C	C	C	P	P	P	P	P	P	See Section 10-3.204 b
Convalescent and Other Care Facility	C	C	C	C	P	P	P	P	P	P	Commercial facility
Emergency Shelter	-	-	-	-	C	C	C	C	C	C	See Section 10-3.205
Homeless Shelter	-	-	-	-	C	C	C	C	C	C	
Residential Care Facility (6 or fewer persons)	P	P	P	-	-	-	-	-	-	-	
Residential Care Facility (7 or more persons)	C	C	C	-	-	-	-	-	-	-	
Residential Care Facility (2 or more care facilities)	C	C	C	-	-	-	-	-	-	-	See Section 10-3.216
Residential Service Facility (not State licensed)	C	C	C	-	-	-	-	-	-	-	

Supportive Housing	P	P	P	P	P	P	P	-	-	-	See Section 10-2.192
Transitional Housing	P	P	P	P	P	P	P	-	-	-	See Section 10-2.194
Vehicle Related											
Heavy Vehicles											See Section 10-2.198
Farm Equipment Sales, Rental, Repair, & Service	-	-	-	-	-	-	C	P	P	P	
Truck & Trailer Sales, Rental, Repair, & Service	-	-	-	-	-	-	C	P	P	P	
Light Vehicles											See Section 10-2.199
Minor Maintenance (minor tune up, smog check)	-	-	-	-	C/P	C/P	C/P	C/P	C/P	C/P	See Section 10-3.222
Parts Store	-	-	-	-	P	P	P	P	P	P	
Rental and Sales	-	-	-	-	-	P	P	P	P	P	
Repair and Service, Major	-	-	-	-	-	-	-	C/P	C/P	C/P	See Sections 10-2.199 a and 10-3.222

Repair and Service, Minor	-	-	-	-	-	C/P	C/P	C/P	C/P	C/P	See Sections 10-2.199 b and 10-3.222
Service Station	-	-	-	-	P	P	P	P	P	P	
Stereo Installation	-	-	-	-	-	C/P	C/P	C/P	C/P	C/P	See Section 10-3.222
INDUSTRIAL											
Manufacturing											
Heavy	-	-	-	-	-	-	-	-	-	P	See Section 10-2.150
Light	-	-	-	-	-	-	-	-	P	P	See Section 10-2.151
Other Manufacturing Involving:											
Chemical Products (Hazardous)	-	-	-	-	-	-	-	-	-	C	
Explosives	-	-	-	-	-	-	-	-	-	C	
Natural Gas and Gas Products	-	-	-	-	-	-	-	-	-	C	
Paper, Pulp, and Wood (no burning operation)	-	-	-	-	-	-	-	-	-	C	
Other Industrial											

Animal Slaughter Facility	-	-	-	-	-	-	-	-	-	C	
Brewery	-	-	-	-	-	-	-	-	P	P	
Microbrewery	-	-	-	-	-	C/P	C/P	C/P	C/P	C/P	See <u>Section 10-3.203</u>
Bulk Fuel Storage (Class II flammable liquids for the power needs of food processing plants)	-	-	-	-	-	-	-	-	P	P	
Cabinet Shop	-	-	-	-	-	-	-	P	P	P	
Contracting Business (with equipment and materials yard)	-	-	-	-	-	-	-	P	P	P	
Distributing, Freighting or Trucking Yard	-	-	-	-	-	-	-	-	P	P	
Equipment Rental Yard	-	-	-	-	-	-	-	P	P	P	
Laundry and Dry Cleaning Plant	-	-	-	-	-	-	-	P	P	P	
Machine Shop	-	-	-	-	-	-	-	P	P	P	
Power Plant	-	-	-	-	-	-	-	-	C	P	
Rock Crushing	-	-	-	-	-	-	-	-	-	C	

Sand, Gravel, Brick, and Building Block Yard (no concrete mixing, manufacture or rock crushing)	-	-	-	-	-	-	-	-	P	P	
Sheet Metal Shop	-	-	-	-	-	-	-	P	P	P	
Tire Rebuilding, Recapping, Retreading	-	-	-	-	-	-	-	P	P	P	
Transit and Transportation Equipment Storage Yard	-	-	-	-	-	-	-	-	P	P	
Vehicle Impound Yard	-	-	-	-	-	-	-	P	P	P	
Warehousing	-	-	-	-	-	-	-	P	P	P	
Waste Disposal or Transfer Station	-	-	-	-	-	-	-	-	-	C	
Welding Shop	-	-	-	-	-	-	-	P	P	P	
Wholesale Business	-	-	-	-	-	-	-	P	P	P	
Winery	-	-	-	-	-	-	-	-	-	P	
Recycling Facilities											
Recycling, Junk Handling, Processing and Storage, Heavy	-	-	-	-	-	-	-	-	-	C	

Recycling Processing Facility, Light	-	-	-	-	-	-	-	-	P	P	
Vehicle Salvage, Wrecking	-	-	-	-	-	-	-	-	-	C	
Miscellaneous											
Accessory Uses and Buildings											
Customarily incidental to permitted & conditional uses	P	P	P	P	P	P	P	P	P	P	See <u>Section 10-3.201 a</u>
Incidental Manufacturing, Processing, Packaging, Storage, or Wholesale Sales	-	-	-	-	P	P	P	P			See <u>Section 10-3.201 b</u>
Parking											
Parking Area in residential zone for adjacent nonresidential use in nonresidential zone	C	C	C	-	-	-	-	-	-	-	
Parking Area in P-O zone for adjacent commercial use in commercial zone	-	-	-	P	-	-	-	-	-	-	
Parking Lot or Garage	-	-	-	-	P	P	P	P	P	P	

Recreational Vehicles	P	P	P	P	P	P	P	P	P	P	See Section 10-3.214
Trucks and Truck Trailers in residential zones	-	-	-								See Section 10-3.220
Temporary Buildings											
Construction Buildings	P	P	P	P	P	P	P	P	P	P	See Section 10-3.218
Mobile Living Quarters	P	P	P	-	-	-	-	-	-	-	See Section 10-3.211
Sales Offices and Model Homes	P	P	P	P	P	P	P	P	P	P	See Section 10-3.219
Legend											
P Permitted Use — Not Permitted C Conditional Use Note: A blank box means the land use is not applicable and/or refer to notes.											

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