

14.05.022 - Land use regulations (4SRC, CSMU, HO, 2/3 MUE, 2/3 MUW, WEV, 5/M R/O).

P: Permitted by right; C: Conditional permit/planning commission; CZ: Conditional use permit/zoning administrator; A: Administrative use permit; Blank: Not allowed.

Table 14.05.022

Type of Land Use	4SRC	HO	CSMU	2/3 MUE	2/3 MUW	WEV	5/M R/O
Commercial Uses							
Animal sales and service, excluding exterior kennels, pens or runs (1)							
Animal care facilities	CZ	CZ	CZ	CZ	CZ	CZ	
Animal retail sales	P	P(27)	P	CZ		P	
Building materials and supplies							
Equipment rental businesses (2)			P(3)	P	P		
Hardware stores (2)	P	P	P	P	P	P	
Paint stores (2)	P	P	P	P	P		
Business sales and service							
Blueprint and photocopy shops	P	P	P	P	P	P	P(4)
Computer services	P	P	P	P	P	P	P(4)
Locksmith shop	P	P	P	P	P	P	P(4)
Office furniture sales and rentals	P	P	P	P	P	P	P(4)
Office supply and business machine shops	P	P	P	P	P	P	P(4)
Printing shops	CZ	CZ	CZ	CZ	CZ	CZ	CZ(4)
Card rooms (5)	C						

Coffee roasters	CZ	CZ	CZ	CZ	CZ	CZ	CZ(4)
Food and beverage service establishments							
Brew pubs	CZ	CZ	CZ	CZ	CZ	CZ	
Catering establishments	CZ	CZ	CZ	P	P	CZ	P(4)
Cocktail lounges (without food service)	C	C	C	C	C	C	C(4)
Fast food restaurants	C	C	C	C	C	C	
Food service establishment, high volume	C	C	C	C	C	C	
Food service establishment (with or without incidental serving of beer or wine or ancillary bar), but without a cocktail lounge, live entertainment as defined under Chapter 14.03, and/or dancing							
(1) 1,000 sq. ft. or less in size	P	P	P	P	P	P	P(4)
(2) More than 1,000 sq. ft. in size	P	P	P	P	P	P	CZ(4)
Food service establishment with a cocktail lounge, live entertainment, and/or dancing	CZ	CZ	CZ	CZ	CZ	CZ	CZ(4)
Live entertainment and/or dancing (without food and service)	C	C	C	C	C	C	C
Outdoor eating areas (6)	A	A	A	A	A	A	A(4)
Food and beverage stores							
Bakeries, retail (and ancillary food service)	P	P	P	P	P	P	P(4)
Candy stores and confectioneries	P	P	P	P	P	P	P(4)
Convenience markets (7)	CZ	CZ	CZ	CZ	CZ	CZ	CZ(4)

Grocery stores and supermarkets (7)	P	P	P	P	P	P	C(4)
Liquor stores							
(1) Less than 200 ft. from residential district	CZ	CZ	CZ	CZ	CZ	CZ	CZ(4)
(2) 200 or more ft. from residential district	P	P	P	P	P	P	CZ(4)
Fortunetelling (8)	A(9)	A(9)	A		A	A(9)	
Funeral and interment services (including mortuaries, but excluding crematories)					CZ		CZ
Kiosks (30)	A	A	A	A	A	A	A
Motor vehicle sales and service (including automobiles, motorcycles, trailers, trucks and recreational vehicles)							
Auto detailing				CZ	CZ		
Coin-op washing				C	C		
Gasoline stations (including mini-markets, and minor repair, such as tune-ups, brakes, batteries, tires, and mufflers) (10)		C		C	C		C
Rentals				CZ(2)	CZ(2)		
Repairs, major (engine work, painting, and body work) (11)							
Repairs, minor (tune-ups, brakes, batteries, tires, mufflers and upholstery) (11)		CZ	CZ(3)	CZ	CZ		CZ
Sales, new or used vehicles					C		
Sales, parts and supplies	P	P	P	P	P	P	P(4)
Sales, tires and ancillary service				CZ	CZ		

Music rehearsal/recording studios	CZ(9)	CZ	CZ	CZ	CZ	CZ(9)	CZ
Outdoor storage, including temporary or permanent storage containers					CZ		
Personal service establishments							
Artistic and photographic studios, without sale of equipment or supplies	P	P	P	P	P	P	P(4)
Barber shops/beauty salons	P	P	P	P	P	P	P(4)
Dry cleaning establishments, with no on-site processing	P	P	P	P	P	P	P(4)
Dry cleaning establishments, with on-site processing	CZ	CZ	CZ	CZ	CZ	CZ	CZ(4)
Laundromats (self-service) (7)	P	P	P		P	P	P(4)
Massage and/or bodywork offices or establishments (12)	P(9)	P(9)	P	P	P	P(9)	P
Nail salons	P	P	P	P	P	P	P(4)
Seamstress/tailor	P	P	P	P	P	P	P(4)
Shoe repair	P	P	P	P	P	P	P(4)
Recreational facilities (indoors)							
Bowling alleys (13)					C		
Game arcades (14)	C		C		C	C	
Fitness/recreation facility	CZ	CZ	CZ	CZ	CZ	CZ	CZ(4)
Poolhalls/billiards	C		C		C	C	
Theaters	C		C	C	C	C	C

Retail							
Antique stores	P	P(27)	P	P	P	P	P(4)
Apparel stores	P	P(27)	P	P	P	P	P(4)
Appliance stores (and ancillary repair)	P	P(27)	P	P	P	P	P(4)
Art, craft, music and photographic supply stores	P	P	P	P	P	P	P(4)
Auctions (15)	P	P	P	P	P	P	P(4)
Bicycle shops	P	P(27)	P	P	P	P	P(4)
Book, gift, stationery stores	P	P	P	P	P	P	P(4)
Department stores	P	P	P	P	P	P	P(4)
Discount stores	P	P	P	P(16)	P	P	P(4)
Drug stores and pharmacies (7)	P	P	P	P	P	P	P(4)
Electronics sales (televisions, radios, computers, etc.)	P	P	P	P	P	P	P(4)
Florist shops	P	P	P	P	P	P	P(4)
Furniture stores and upholstery shops (and ancillary repair)	P	P(27)	P	P	P	P	P(4)
Gun shops	C		C	C	C	C	
Jewelry stores	P	P(27)	P	P		P	P(4)
Plant nurseries and garden supply	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)(4)
Secondhand stores and pawnshops (17)	CZ	CZ	CZ	CZ	CZ	CZ	CZ(4)
Shoe stores	P	P(27)	P	P	P	P	P(4)

Shopping centers	C	C	C	C	C	C	C(4)
Sporting goods stores	P	P(27)	P	P	P	P	P(4)
Stamp and coin shops	P	P(27)	P	P	P	P	P(4)
Swimming pool supplies	P	P	P	P	P	P	
Tobacco retailer, significant	C(28)	C(28)	C(28)	C(28)	C(28)		
Toy stores	P	P(27)	P	P	P	P	P(4)
Variety stores (7)	P	P	P	P	P	P	P(4)
Video sales and rentals	P	P(27)	P	P/CZ(31)	P	P	P(4)
Offices and Related Uses							
Financial services and institutions	P(9), A(18)	P	P	P	P	P(9), A(18)	P
Medical services (medical, dental and health-related services, with sale of articles clearly incidental to the services provided)							
Clinics	C(9)	C	C	C	C	C(9), C(18)	C
Hospitals							
Major medical facilities, including extended care facilities (treatment and convalescent) and children's treatment facilities							C
Laboratories	CZ(9)	CZ	CZ	CZ	CZ	CZ(9, 18)	CZ
Medical offices	P(9)	P	P	P	P	P(9), A(18)	P

Offices, general	P(9), A(18)	P	P	P	P	P(9), A(18)	P
Public and Quasi-Public Uses							
Clubs and lodges, including youth groups	C(9)	C	C	C	C	C(9)	
Public facilities							
Administrative offices	P(9), A(18)	P	P	P	P	P(9), A(18)	P
Day services center				C			
Libraries, museums, and other cultural facilities	C	C	C	C	C	C	C
Public facilities, other (police, fire, paramedic, post office, etc.)	C	C	C	C	C	C	C
Public parks, playgrounds, and recreational facilities	P	P	P	P	P	P	P
Religious institutions	C	C	C	C	C	C	C
Schools							
Parochial, private	C(9)	C	C	C	C	C(9)	C
Public	P	P	P	P	P	P	P
Specialized education and training	CZ (9, 18)	CZ	CZ	CZ	CZ	CZ(9, 18)	CZ
Residential Uses							
Single-family residential							
Duplex residential					P		P

Multifamily residential (19)	A	A(29)	A	A(20)	A	A	P
Animal keeping	A	A	A	A	A	A	A
Caretaker's residence	A	A(29)	A	A(20)	A	A	A
Emergency shelters for the homeless							
Permanent							
Temporary or rotating	C	C	C	C	C	C	C
Home occupations (22)	P	P	P	P	P	P	P
Live/work quarters (19)	A	A(29)	A	A(20)	A	A	A
Residential care facilities for the handicapped in dwelling unit (19)							
Small (0—6 residents)	P	P(29)	P	P(20)	P	P	P
Large (7 or more residents)	P	P(29)	P	P(20)	P	P	P
Residential care facilities, other in dwelling unit (19)							
Small (0—6 residents)	P	P(29)	P	P(20)	P	P	P
Large (7 or more residents)	C	C(29)	C	C(20)	C	C	C
Rooming or boarding houses (19)	A	A(29)	A	A(20)	A	A	A
Day Care							
Day care facility, child or adult							
Family day care							
Small (0—8 children or adults)	P	P	P	P	P	P	P

Large (9—14 children) (31)	CZ	CZ	CZ	CZ	CZ	CZ	A
Large (9—14 adults)	C	C	C	C	C	C	C
Day care center (15 or more children or adults)	CZ(9)	CZ	CZ	CZ	CZ	CZ(9)	CZ
Visitor Accommodations							
Hotels, motels, or bed and breakfast inns	C	C	C	C	C	C	C
Transportation Facilities							
Bus stations		C		C			
"Park and ride" facilities		CZ		CZ	CZ		
Parking facilities, commercial or municipal	CZ	CZ	CZ(3)	CZ	CZ	CZ	CZ
Taxi stations (24)		C		C	C		
Transit stations or transitways		C		C	C		
Temporary Uses							
Temporary uses (25)	A	A	A	A	A	A	A
Accessory Structures and Uses							
Accessory structures and uses customarily incidental to a permitted use and contained on the same site (26)	P	P	P	P	P	P	P

- (1) See Chapter 10.24.
- (2) See "outdoor storage."
- (3) Use not allowed on lots which have frontage along "A" and "B" Streets.
- (4) Use allowed only on cross streets from "C" Street east between Fourth Street and Fifth Avenue.
- (5) See Chapter 10.36.

- (6) For outdoor eating areas on private property, see Section 14.17.110 standards. For outdoor seating areas located on city sidewalks or rights-of-way, see Section 14.16.277 standards.
- (7) Operating after eleven p.m. (11:00 p.m.) requires a use permit (CZ).
- (8) See Section 14.17.060 (Fortunetelling).
- (9) On Fourth Street frontage, use shall only be allowed in a rear ground level demised space behind a separate retail demised space with a separate entrance or on the second floor or above.
- (10) See Section 14.16.160 (Gasoline stations).
- (11) See Section 14.17.090 (Motor vehicle repair uses).
- (12) See Chapter 8.34.
- (13) See Chapter 10.32.
- (14) See Section 14.17.070 (Game arcades).
- (15) See Chapter 10.16.
- (16) Office-support retail only.
- (17) See Chapter 10.20.
- (18) Office use on the Fourth Street frontage is limited to customer-service office use only. See Section 14.17.050 (Offices and financial institutions in the Fourth Street retail core and the West End Village) of this title.
- (19) See Section 14.17.100 (Residential uses in commercial districts).
- (20) Residential use allowed if part of a mixed-use development.
- (21) Repealed April 2006.
- (22) See Section 14.16.220 (Home occupations).
- (23) See Section 14.17.040 (Family day care home, large).
- (24) See Chapter 10.60.
- (25) See Section 14.17.130 (Temporary uses).
- (26) See Section 14.16.020 (Accessory uses).
- (27) Use only allowed for parcels that have Fourth Street or Lincoln Avenue frontage.
- (28) Shall not be located within one thousand feet (1,000') from: schools (public and private elementary, junior high, and high schools), public parks, public libraries, arcades, youth/teen centers, community/recreation centers, licensed day care centers for children, shopping malls, and houses of worship with organized youth programs, as measured from the property lines of each parcel.
- (29) Residential use is allowed on the ground floor and above, except on lots facing Fourth Street where residential use is allowed on the rear ground level and second floor and above.
- (30) See Section 14.16.115.

(31) Permitted if less than two thousand (2,000) square feet in size, and conditionally permitted subject to zoning administrator approval if two thousand (2,000) square feet or more in size.

(Ord. 1838 § 22, 2005; Ord. 1831 § 1 (part), 2004; Ord. 1815 § 2, 2004; Ord. 1797 § 4, 2003; Ord. 1765 § 1 (Exh. B (part)), 2001; Ord. 1763 § 1 (part), 2001; Ord. 1757 § 2 (Exh. Z-1), 2000; Ord. 1751 § 2, 2000; Ord. 1742 § 2, 1999; Ord. 1725 § 1 (Exh. A), 1998; Ord. 1694 § 1 (Exh. A) (part), 1996).

(Ord. No. 1882, Exh. A, § 13, 6-21-10; Ord. No. 1923, § 2(Exh. A), 6-16-2014; [Ord. No. 1924, § 1, 9-15-2014](#))