

[illegible]

Table 17.30.020-1 supersede and replace the allowed use provisions of the underlying Base Zoning District of applicable property. Similar uses may be determined as identified in this Title. Definitions for the land uses listed herein (Use classifications) are provided in Chapter [17.24](#) (Allowed Use Definitions).

In Table 17.30.020-1, an “A” indicates that the land use is permitted by right, a “C” indicates that the land use is permitted in the designated Zoning District upon issuance of a Conditional Use Permit (pursuant to Section [17.10.130](#) (Conditional Use Permit)), an “M” indicates that the land use is permitted in the designated Zoning District upon issuance of a Minor Use Permit, and an “N” indicates that the use is not allowed.

**TABLE 17.30.020-1
ALLOWED USES AND PERMIT REQUIREMENTS IN THE CENTRAL BUSINESS DISTRICT
OVERLAY ZONES**

Land Use Category	CBD Zone 1	CBD Zone 2
Residential Uses		
Dwelling, Multifamily	N	A
Group Residential	N	C
Live-Work Facility	N	A
Residential Care Home	N	A
Supportive Housing ¹	N	A
Transitional Housing ¹	N	A
Agricultural and Animal-Related Uses		
Agricultural Tourism	C	N
Animal Keeping, Domestic Pet	A	A
Animal Sales and Grooming	A	A
Recreation, Resource Preservation, Open Space, Education, and Public Assembly Uses		
Assembly Uses	A	A
Church/Place of Worship	A	A
Community Garden	C	N
Indoor Amusement/Entertainment Facility	C	A
Indoor Fitness and Sports Facility	C	A
Library and Museum	C	A
School, Specialized Education and Training/Studio	C	A

Land Use Category	CBD Zone 1	CBD Zone 2
Theater/Auditorium	A	A
Utility, Transportation, Public Facility, and Communication Uses		
Broadcasting and Recording Studio	N	C
Park and Ride Facility	A	A
Parking Facility	A	A
Public Safety Facility	A	A
Transit Station/Terminal	C	C
Utility Facility and Infrastructure	A	A
Wireless Telecommunication Facility – Minor ²	A	A
Retail, Service, and Office Uses		
Adult-Oriented Business ⁴	N	N
Alcoholic Beverage Sales	N	A
Bar	C ⁵	C
Brew Pub	M	M
Business Support Services	A	A
Child Day Care Center	C	C
Convenience Store	A	N
Drive-In and Drive-Through Use	C	N
Equipment Sales and Rental	C	C
Grocery Store/Supermarket	C	N
Hotel and Motel	N	A
Maintenance and Repair of Small Equipment	C	C
Massage Therapy ³	C	A
Medical Service, General	A	A
Mortuary/Funeral Home	N	A
Nightclub	N	N
Office, Business and Professional	A	A
Personal Services	A ⁶	A

Land Use Category	CBD Zone 1	CBD Zone 2
Restaurant	A	A
Retail, General	A	A
Tasting Room	M	M
Automobile and Vehicle Uses		
Auto Parts Sales	A	A
Car Washing and Detailing	N	A
Industrial, Manufacturing, and Processing Uses		
Recycling Facility – Collection ⁷	N	C

Notes:

1. See additional regulations for Emergency Shelters and Transitional Housing Facilities in Chapter [17.76](#).
2. See additional regulations for Wireless Telecommunication Facilities in Chapter [17.88](#).
3. See additional regulations for Massage Therapy in Chapter [17.86](#).
4. See additional regulations for Adult-Oriented Businesses in Chapter [17.70](#).
5. At least 300 feet from similar use.
6. Laundromat is not included with the definition of Personal Services within CBD Zone 1.
7. Facilities located within 150 feet of a property zoned or used residential shall operate only during the hours of 9 a.m. and 5 p.m.

D. **Development Standards.** The standards listed in Table 17.30.020-2 (Development Standards in the Central Business District Overlay Zones) are the development standards applicable to the Central Business District Overlay Zones. These standards are in addition to other standards and requirements found in this Title (e.g., signs). Where site development standards listed herein are in conflict with the site development standards in other parts of this Title or the underlying Base Zoning District, these standards shall apply.

TABLE 17.30.020-2

DEVELOPMENT STANDARDS IN THE CENTRAL BUSINESS DISTRICT OVERLAY ZONES

Development Standard	Measurement
Setback (minimum distance between structure and property line in feet)*	
• Front Yard	0 ft
• Side Yard	0 ft
• Street Side Yard	0 ft
• Rear Yard	0 ft
Building Height (maximum)	
• Building Height	3 stories and 45 feet

Floor Area Ratio (maximum ratio of building to lot square footage)	
• Floor Area Ratio	1.0

Note:

* Setbacks shall be the minimum required under the City's adopted Building Code.

E. **Parking Standards.** Parking requirements for uses in the Central Business District Overlay Zone shall be as provided in Chapter [17.52](#) (Parking), except that existing and new uses occupying existing building within the Central Business District are exempt from parking requirements. New construction within the Central Business District shall not locate required parking between the new structure and the street.