

24S.203

ALLOWABLE LAND USES

24S.203.010 Purpose

This Section identifies the land use types allowed in each zone established by the Regulating Plan and determines the type of City approval required for each use.

24S.203.020 Applicability

A lot or building shall be occupied by only the land uses allowed by Table B within the zone applied to the site by the Regulating Plan.

24M.203.030 Land Use Tables

A. ALLOWED LAND USES

1. Establishment of an allowed use. Any one or more land uses identified by Table C as being allowed within a specific zone may be established on any lot within that zone, subject to the planning permit requirement listed in the Table C, and in compliance with all applicable requirements of this Development Code.
2. Use not listed
 - a. A land use that is not listed in Table B, and is determined by the Director to not be included in Section 24S.300 (Glossary) under the definition of a listed land use, is not allowed, except as otherwise provided in Subsection A.3.
 - b. A land use that is listed in the table, but not within a particular zone is not allowed within that zone, except as otherwise provided in Subsection A.3.
3. Similar and compatible use may be allowed. The Director may determine that a proposed use not listed in Table B is allowable in compliance with the procedure in Zoning Ordinance Chapter 24.115.130.
4. Permit requirements and development standards. When the Director determines that a proposed, but unlisted, use is similar to

a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other standards and requirements of this Development Code apply.

5. Temporary uses. Temporary uses are allowed in compliance with the Temporary Use Permit requirements of the Zoning Ordinance.

B. PERMIT REQUIREMENTS

Table B provides for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this Development Code. These are shown as “P” uses in the table;
2. Allowed subject to the approval of a Use Permit (Zoning Ordinance Chapter 24.520), and shown as “UP” uses in the table;
3. Not allowed in particular zones, and shown as a “—” in the table.

C. STANDARDS FOR SPECIFIC LAND USES

Where the last column in Table B (“Additional Regulations”) includes a Section number, the regulation in the referenced section also applies to the use. Requirements in other sections of this Development Code or the Zoning Ordinance may also apply.

D. ADDITIONAL CITY APPROVAL REQUIREMENTS

Where the last column in Table B (“Additional Regulations”) includes a Section number, the regulation in the referenced section also applies to the use. Requirements in other sections of this Development Code or the Zoning Ordinance may also apply.

24M.203.031 Land Use Tables

TABLE C: Specific Function.

This table expands the Building Function categories of Table A to delegate specific functions within the Transect Zones.

Allowed Land Uses and Permit Requirements	P = Permitted Use						
	UP = Use Permit Req.						
	-- Not Allowed						
Land Use Types	T3.3	T4.10	T4.10 S/F	T.5.4	T5.4 S/F Overlay	OS Res. Overlay	Additional Regs
Industry, Manufacturing & Processing, Wholesale							
Lab – Med Analytics	---	UP	UP(1)	UP	UP(1)	---	
Printing/Publishing	---	UP	UP	UP	UP	---	
Research & Develop	---	UP	UP(1)	UP	UP(1)	---	
Recreation, Education & Public Safety							
Adult Bus.	---	---	---	---	---	---	ZO 24.480
Community Meeting	---	UP	UP	UP	UP	---	
Health/Fitness	---	UP	P	P	P	---	
Cultural & Library Services	---	---	P	P	P	---	
Live Entertainment	---	---	UP	---	UP	--	
School, Public	P	P	P	P	P	P	
School, Private	---	UP	UP	UP	UP	---	
Studio –Art, dance, martial arts, music etc.	---	P	P	P	P	---	Use Permit req. for uses generating external impacts such as noise or odors
Residential							
Dwelling - Multi Unit	---	P	P	P	P	---	
Dwelling – Second unit/carriage House	P	P	P	P	P	---	
Dwelling –Single	P	P	P	---	---	P	
Home Occupation	P	P	P	P	P	P	
Live/Work	---	P	P	P	P	---	
Residential accessory use or structure	P	P	P	P	P	P	
Special Residential	UP	UP	UP	UP	UP	---	
Retail							
Bar, tavern, night club,	---	---	---	UP	UP	---	ZO 24.460
Gas Stations	---	UP	UP	UP	UP	---	
General Retail, except any of the following features	---	P	P	P	P	---	
Alcoholic beverage sales	---	UP	UP	UP	UP	---	ZO 24.460
Auto or motor vehicle related sales and service	---	---	---	---	---	---	
Drive-through facility	--	---	---	---	---	---	
Restaurant	---	---	P	P	P	---	

Land Use Types	T3.3	T4.10	T4.10 S/F	T.5.4	T5.4 S/F Overlay	OS Res. Overlay	Additional Regs
Service- Business, Financial, Professional							
Bank, financial services	---	---	P	P	P	---	
Business support services	---	---	P	P	P	---	
Medical/Dental	---	---	P(1)	P	P(1)	---	
Office	---	---	P(1)	P	P(1)	---	
Services- General							
Catering service	---	---	---	---	---	---	
Day Care	UP	UP	UP	UP	UP	---	
Drive-through service	---	---	---	---	---	---	
Lodging	---	---	UP	UP	UP	---	
Mortuary, funeral home	---	---	UP	UP	UP	---	
Personal Services	---	---	P	P	P	---	
Transportation, Communications, Infrastructure							
Parking facility, public or commercial							
Wireless telecommunications facility	---	---	---	UP	UP	---	Refer to Municipal Code Section ZO24.497
Transit station or terminal	---	---	---	UP	UP	---	

Key to Zone Symbols

T3.3	Neighborhood General	T5.4	Urban Center
T4.10	Urban General	T5-4-SF	Urban General-Shopfront Overlay
T4.10-SF	Urban General Shopfront Overlay	OS Res Overlay	Open Space Residential Overlay

Notes:

- (1) Use allowed only on second or upper floor, or behind ground floor street frontage use.
- (2) In Industrial Special Districts areas designated as "M-1" per Chapter 24.260 of the Municipal Code, shall remain subject to the zoning standards and other requirements of that chapter.
- (3) In Mobile Home Park Special Districts, areas designated as "MHP" per Chapter 24.220 of the Municipal Code shall remain subject to the zoning standards and other requirements of that chapter.