

24V.203

ALLOWABLE LAND USES

24V.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.

24V.203.020 Applicability

A lot or building shall be occupied by only the land uses allowed by Table C within the zone applied to the site by the Regulating Plan. Each land use listed in Table C is defined in Section 24V.400 (Definitions).

24V.203.030 Land Use Table

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 B, 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 C, and is determined by the Director to not be included in Section 24V.400 (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 C 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 “0” in the table.

Table C: Allowable Land Uses. This table expands the Building Function categories of Table A to delegate specific functions within the Transect Zones.

	T4.5	T4.8	T4.9	T5.3
	General Urban 5	General Urban 8	General Urban 9	Urban Center 3
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING				
Laboratory - medical & analytical	0	UP	UP	UP (2)
Printing & Publishing	0	UP	UP	UP (2)
Research & Development	0	UP	UP	UP (2)
Recreation, Education, Public Safety				
Adult-Oriented Business	0	0	0	0
Community Meeting	UP	P	P	P
Health/fitness facility of 10,000 sq. ft. or greater	0	0	0	P
Health/fitness facility <10,000 sq. ft.	0	0	UP	P
Libraries, Museums	P	P	P	P
School, public or private	UP	UP	UP	UP
Studio - Art, dance, martial arts, music, etc.	P	P	P	P
Safety Services	UP	P	P	P
RESIDENTIAL				
Dwelling: Multi-family	P	0	P	P
Dwelling - Second Unit/Carriage House	P	0	0	0
Dwelling: Single-family	P	0	0	0
Home Occupation	P	0	P	P
Live/Work	UP	0	P	P
Residential Accessory Use or Structure	P	0	P	P
Special Residence	UP	0	UP	UP
RETAIL				
Bars, Taverns & Night Clubs	0	0	UP	UP
General Retail - except with following features	P	P	P	P
alcoholic beverage sales	UP	UP	UP	UP
Auto- or motor vehicle related sales or services	0	0	0	0
drive-through facility	0	0	0	0
Gross floor area over 20,000 s.f.	0	UP	P	P
Gross floor area over 100,000 s.f.	0	0	0	0
operating btw. 11pm & 7am	0	UP	UP	UP
Restaurant	UP	UP	P	P
SERVICES - GENERAL				
Gas Stations	0	UP	UP	0
Lodging Services	UP	P	P	P
Personal Services	P	0	P	P
Mortuary, Funeral Home	UP	UP	UP	UP
Property Maintenance Services	0	P	0	0
Repair Services	0	P	P	P
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL				
Banking & Financial Services	P	P	P	P
Business Support Services	0	P	P	P
Medical/Dental	P	P	P	P (2)
Office	P	P	P	P
TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE				
Parking facility, public or commercial	0	P	P	P
Wireless telecommunications facility	UP	UP	UP	UP
Transit Facilities, Terminals & Stations	UP	UP	UP	UP
P: Permitted				
UP: Use Permit				
0: Not Allowed				
(2): Permitted on the 2nd floor or above				
Prohibited in all T Zones				
Adult oriented businesses				
General retail with a gross floor area of 100,000 sq. ft. or greater				
Dining Establishments: Fast Service, Drive-Up				
Auto or motor vehicle related sales or services				