

APPENDIX A USES BY ZONING DISTRICT

The following matrix provides a listing of land uses which are permitted by right, subject to the conditional use permit review, subject to a temporary use permit review, permitted as an accessory use, and prohibited within each of the city's zoning districts. The following symbols are used to describe the relationship of the listed uses to each zoning district:

P	The use is permitted by right subject to the requirements of this code and other city ordinances and codes.
C	The use requires a conditional use permit.
S	The use requires site plan review approval.
A	The use is permitted as an accessory use only, subject to specific conditions outlined in this development code.
T	The use is permitted only as a temporary use, subject to the specific conditions contained in article 75 of this chapter.

Uses not shown as permitted, conditionally permitted, site plan review approval, accessory, or temporary are prohibited in the zoning district.

If a proposed use is not listed in the following table, the director of community development shall make a determination of which listed use most closely corresponds, or if a conditional use permit is required.

Zoning Districts:

R-1	=	Single-family residential
R-2	=	Townhouse, cluster and two-family residential
R-3	=	Multi-family residential
PRD	=	Planned residential development
P-1	=	Automobile parking
C-2	=	Light commercial
C-2A	=	Medium commercial
C-3	=	Heavy commercial
PCD	=	Planned commercial development
CB-1	=	Controlled business
M	=	Manufacturing
HMD	=	Hospital-medical-dental
PF	=	Public facilities
OS	=	Open space
SPA	=	Specific plan area
CCOA	=	Civic center overlay area

* RETAIL

Land Use	R-1	R-2	R-3	PRD	P-1	C-2	C-2A	C-3	PCD	CB-1	M	HMD	PF	OS	SPA	CCOA
Adult business											C					
Affordable housing			P													
Alcoholic beverage off site sales in any store other than a supermarket or drugstore (see article 200 of this chapter)							C	C	C	C	C					
Alcoholic beverage off site sales within a supermarket or drugstore (see article 200 of this chapter)						C	C	C	C	C						
Alcoholic beverage on site sales as part of a family (non-age-restricted)						P	P	P	P	P						
Alcoholic beverage on site sales in establishments open to persons over the legal drinking age exclusively, 200 feet or closer to any residential zoning district	Prohibited in any zoning district															
Alcoholic beverage on site sales in establishments open to persons over the legal drinking age exclusively, more than 200 feet from any residential zoning district							C	C	C	C						
Ambulance services											S	S				
Amusement park								C	C	C			C	C		
Animal keeping	A	A	A	A												
Animal shelter											C					
Antique restoration						P	P	P	P	P	P					
Antique sales (refinished)						P	P	P	P	P	P					
Appliance assembly											P					
Appliance sales/repairs (household)						P	P	P	P	P						
Appliance sales/repairs (small appliance)						P	P	P	P	P						
Arcade						C	C	C	C	C						
Art gallery						P	P	P	P	P						

[illegible]

Land Use	R-1	R-2	R-3	PRD	P-1	C-2	C-2A	C-3	PCD	CB-1	M	HMD	PF	OS	SPA	CCOA
Bail bond establishment ¹										C						
Bakery goods distributor											P					
Bakery, retail						P	P	P	P	P	P					
Bakery thrift store							P	P	P		P					
Bakery, wholesale											P					
Barber or beauty shop						P	P	P	P	P						
Batting cages, indoor or outdoor							P	P	P		P					
Bed and breakfast			C			P	P	P								
Beverage production											P					
Bicycle rentals						P	P	P	P	P	P					
Bicycle sales and service						P	P	P			P					
Billiard parlor, family							C	C								
Billiard/pool hall							C	C			C					
Blueprinting and photocopying							P	P	P		P					
Boat repairs											P					
Boat sales								P			P					
Boat storage											S					
Bookstore						P	P	P	P		P					
Bookbinding							P	P	P	P	P					
Bowling alley								P	P		P					
Building materials sales							P	P	P		P					
Building materials storage yard											P					
Butcher shop, retail							P	P	P		P					
Candy/confectionery manufacturing							P	P			P					
Candy/confectionery sales, retail						P	P	P	P		P					
Cannabis retailer							p ⁵	p ⁵			p ⁵				p ^{5,6}	
Cannabis (testing only)								P*			P*					
Car wash, full service						C	C	C	C		S					
Car wash, self-service						C	C	C	C		S					

Land Use	R-1	R-2	R-3	PRD	P-1	C-2	C-2A	C-3	PCD	CB-1	M	HMD	PF	OS	SPA	CCOA
Caretaker's residence													P	P		
Carnival, circus, or fair							T	T	T	T	T		T	T		
Carpentry shop with on site sales							P	P	P		P					
Catering service							P	P	P		P					
Cemetery	Subject to conditional use permit in any zoning district															
Check cashing/payday loan establishment ^{3,4}							C									
Chiropractic/physical therapy/acupuncture offices						P	P	P				P				
Christmas tree/Halloween sales						T	T	T	T	T	T					
Churches, temples, religious institutions	C	C	C	C												
City maintenance and storage yard											P			P		
Clothing manufacture							C	C			S					
Clothing rental							P	P			P					
Clothing sales						P	P	P	P	P	P					
Club - athletic, health, recreation, etc.						P	P	P	P	P	P	P				
Coffee roasting and packaging - retail							P	P	P		P					
Coffee shop						P	P	P	P	P		P				
Coffee shop, drive-through						C	C	C	C			C				
Coins (collectable), purchase and sales							P	P	P		P					
Cold storage plant											P					
Communications equipment building							P	P	P		P	P	C	C		
Conference or convention centers								C		C	C			C		
Construction office	T	T	T	T	T	T	T	T	T	T	T	T	T	T		
Contractor equipment sales/rental											P					

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Land Use	R-1	R-2	R-3	PRD	P-1	C-2	C-2A	C-3	PCD	CB-1	M	HMD	PF	OS	SPA	CCOA
Education institution, private						C	C	C	C		C	C	C			
Electricity distribution and transmission substation (<5,000 square feet)	C	C	C	C	C	P	P	P	P	P	P	P	P	P		
Electricity distribution and transmission substation (>5,001 square feet)						C	C	C	C	C	C	C	C	C		
Electronics manufacturing and assembly											P					
Emergency shelters, up to 30 occupants within city			P								P					
Emergency shelters, more than 30 occupants within city			C								C					
Employment agency						P	P	P	P	P	P					
Engine manufacturing											P					
Entertainment centers							C	C	C		C					
Equipment sales and rentals								P			P					
Equipment storage											P					
Feed and grain sales								P			P					
Financial institutions						P	P	P	P	P	P	P				
Floor covering sales						P	P	P	P		P					
Florist shop						P	P	P	P		P	P	A			
Food processing											P					
Freight terminals											P					
Furniture sales and/or rental							P	P	P		P					
Furniture transfer and storage											P					
Game courts, private (badminton, tennis, racquetball, other)	A	A	A	A												
Game courts, public (operated as a commercial venture or as part of a larger nonresidential development)						P	P	P	P		P		P	P		
Garage, public								P	P		P					
Garden equipment sales and service							P	P	P		P					

Land Use	R-1	R-2	R-3	PRD	P-1	C-2	C-2A	C-3	PCD	CB-1	M	HMD	PF	OS	SPA	CCOA
Garden supply sales							P	P	P		P					
Gas distribution, meter, and control station											P		P			
Gift shop						P	P	P	P	P	P	P	P			
Glass studio (stained and others)							P	P	P		P					
Golf course and clubhouse								C					C	C		
Golf driving range (not part of a course)								P			P					
Government offices						P	P	P	P		P		P			
Grocery store, retail						S	S	S	S							
Grocery store, wholesale								S	S		S					
Group home	P	P	P	P									P			
Gunsmith							P	P			P					
Hardware store							P	P	P		P					
Health food store						P	P	P	P		P					
Hobby supply shop						P	P	P			P					
Home improvement center								P			P					
Home occupation (subject to code requirements)	A	A	A	A												
Homeless shelter			C								C					
Horses, boarding and raising as a business (subject to animal ordinance requirements)	C	C	C	C												
Horticultural services						P	P	P	P		P					
Hospital							C	C			C	P				
Hotel							C	C	C							
Ice cream parlor						P	P	P	P	P						
Ice, retail sales											P					
Impound yard											C		C			
Interior decorating service						P	P	P	P		P					
Janitorial service						P	P	P	P	P	P					
Jewelry sales							P	P			P					

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Land Use	R-1	R-2	R-3	PRD	P-1	C-2	C-2A	C-3	PCD	CB-1	M	HMD	PF	OS	SPA	CCOA
Mobilehome park		C	C	C												
Mobilehome sales								P			P					
Model home	T	T	T	T												
Mortuary								C			P	C				
Motel (50 or fewer rooms)							C	C	C							
Motorcycle sales and service							C	C	C		C					
Movie theaters							C	C		C						
Museum							P	P	P		P		P	P		
Music/record store						P	P	P	P	P	P					
Nail salon						P	P	P	P	P						
Newspaper printer											P					
Newsstand						P	P	P	P	P	P					
Nightclubs, taverns, bars	See alcoholic beverage on site sales															
Nurseries - retail							P	P			P					
Nurseries - wholesale											P					
Office equipment/supplies, sales of							P	P	P		P					
Oil exploration, drilling, and production (limited to areas with minimum lot size of 40 acres or larger)											C					
Optical products manufacture							P	P	P		P					
Optical products sales							P	P	P		P					
Orthopedic devices, manufacturing							P	P	P		P					
Orthopedic devices, sales							P	P	P		P					
Paint and wallpaper stores							P	P	P		P					
Paper product sales							P	P	P		P					
Parcel delivery service							P	P	P		P					
Parcel delivery terminals											P					
Parks and public recreational facilities											P		P	P		
Party supplies						P	P	P	P	P						

Land Use	R-1	R-2	R-3	PRD	P-1	C-2	C-2A	C-3	PCD	CB-1	M	HMD	PF	OS	SPA	CCOA
Pawn shop/gold buying and selling establishment						C		C								
Personal storage						C	C	C	C		C					
Pest control service							P	P			P					
Pet grooming							P	P			P					
Pet shop							P	P			P					
Pharmaceuticals manufacturing											P					
Pharmacy							P	P	P		P	P	P			
Photofinishing, retail						P	P	P	P		P					
Photographic studio						P	P	P	P		P					
Photographic supplies, sales						P	P	P	P		P					
Plastics manufacturing											P					
Plastics molding											P					
Plumbing supply yard											P					
Police/sheriff station							P	P			P		P			
Printing and publishing							P	P			P					
Professional administrative office							P	P	P	P	P	P				
Public utility service yards											P		P			
Radio/television broadcasting studio							P	P	P		P					
Radio/television recording studio							P	P	P		P					
Radio/television sales							P	P	P		P					
Real estate office							P	P	P	P	P					
Recording studio							P	P	P		P					
Recreational vehicle park											C					
Recreational vehicle sales									C		S					
Recreational vehicle storage											C					
Recycling facilities, commercial											C					
Recycling facilities, public (collection only)							C	C	C		C					

Land Use	R-1	R-2	R-3	PRD	P-1	C-2	C-2A	C-3	PCD	CB-1	M	HMD	PF	OS	SPA	CCOA
Refrigeration repair and service						P	P	P	P		P					
Residential care facility for elderly	P	P	P	P									P			
Restaurant, drive-through						P	P	P	P		P					
Restaurant, no alcohol sales						P	P	P	P	P	P		P			
Restaurant, with alcohol sales	See alcoholic beverage on site sales															
Rubber products manufacture (except tires)											P					
Sand and gravel pit	Prohibited in any zoning district															
Sanitary landfill	Prohibited in any zoning district															
Sash and door manufacturing											P					
Scale, public											P					
Scientific instruments manufacturing						P	P	P	P		P					
Scientific instruments sales						P	P	P	P		P					
Secondhand/thrift store ²						C										
Service station (may include on site automobile repair)							C	C	C		C					
Sewage treatment plant											C			C		
Sheet metal shop											P					
Shoe repair/sales						P	P	P	P		P					
Shooting range, indoor								P			P		C			
Shooting range, outdoor											C		C			
Sign manufacturing								P			P					
Silk screen shop						P	P	P	P		P					
Skating rink						P	P	P	P		P					
Skilled nursing facility		C	C	C		P	P	P	P			P				
Sporting goods sales						P	P	P	P		P					
SRO (efficiency units)	P	P	P	P												
Stable, private	A	A	A													
Stable, public											P		P	C		
Stadium, baseball/football/soccer													C	C		

Land Use	R-1	R-2	R-3	PRD	P-1	C-2	C-2A	C-3	PCD	CB-1	M	HMD	PF	OS	SPA	CCOA
Stationery sales						P	P	P	P		P					
Stone monuments and tombstone manufacture											P					
Supportive housing	P	P	P	P												
Swap meet											C		T	T		
Swimming pool, private	A	A	A	C												
Swimming pool, public				C					P				P	P		
Tailor shop/dress making						P	P	P	P		P					
Taxidermist								P			P					
Telecommuting center				C	C	P	P	P	P		P	P	P			
Telephone answering service						P	P	P	P		P					
Telephone repeater stations	C	C	C	C	P	P	P	P	P	P	P	P	C	C		
Tile sales						P	P	P	P		P					
Toiletries manufacturing											P					
Toy stores							P	P			P					
Transfer, moving, and storage											P					
Transitional housing	P	P	P	P												
Transportation terminals and stations											P					
Truck repair											S					
Truck stop											C					
Truck storage											C					
Upholstery shop						P	P	P			P					
Vending machine sales and service						P	P	P			P					
Veterinarian/veterinary hospital						P	P	P			P	P				
Warehouse											S					
Watch manufacture						P	P	P			P					
Watch repair							P	P			P					
Welding shop											P					

Land Use	R-1	R-2	R-3	PRD	P-1	C-2	C-2A	C-3	PCD	CB-1	M	HMD	PF	OS	SPA	CCOA
Wineries (Note: "Tasting rooms" within wineries are subject to the "alcoholic beverage sales" requirements of this code)											P					
Wire fabrication											P					
Wireless communications facility**					C	C	C	C	C	C	C	C	C	C		
Wood products manufacturing											P					

Notes:

- 1 A bail bond establishment must maintain a five-hundred-foot (500') distance from a school, park and residential area.
- 2 Secondhand/thrift stores must maintain a five-hundred-foot (500') distance from one secondhand/thrift store to the next.
- 3 A check cashing/payday loan establishment must maintain a five-hundred-foot (500') distance from a school, park, and residential area.
- 4 Existing check cashing/payday loan establishments, which are in operation as of the date of the adoption of Ordinance No. 1645 and which have a city-issued business license, are permitted to relocate and be excluded from the five-hundred-foot (500') distance requirement from one secondhand/thrift store to the next, considering that there is no net increase in operations.

* But only with an approved development agreement, pursuant to section [4-34](#). In addition, only one cannabis testing facility is allowed within the C-3 (heavy commercial) zone at any one time.

** Wireless communications facilities may be permitted after a site plan review in accordance with article 80.

(Ord. #1563, §3; Ord #1632, §3; Ord. #1633, §4; Ord. #1645, §3; Ord. #1659, §2 (Exh. 1 §2); Ord. #1712, §3; Ord. #1714, §3; Ord. #1719, §4; Ord. #1720, §5; Ord. #1750, §5)

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