TABLE 2-5
Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts

P	Permitted Use, Zoning Clearance required
MUP	Conditional use, Minor Use Permit required
UP	Conditional use Permit required
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	BP	LC	SC	GC	AC	CR	MP	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING								
Artisan/Craft Product manufacturing	S	P	P	P	MUP	—	P	106.26.030.C
Contract construction service - Indoor	—	—	—	P	—	—	P	
Contract construction service - Outdoor storage	—	—	—	P	—	—	MUP	
Contract construction service - Outdoor work area	—	—	—	UP	—	—	UP	
Food and beverage product manufacturing	—	MUP	MUP	P	—	—	—	
Furniture and Fixtures Manufacturing, Cabinet Shop	—	—	—	P	—	—	—	
Laundry, Dry Cleaning Plant	—	—	—	P	—	—	—	
Laboratory, analytical, research and development, testing	—	UP	UP	P	—	—	—	
Manufacturing/processing - Light	—	—	—	P	—	—	P	
Manufacturing/processing - Medium intensity	—	—	—	—	—	—	—	
Manufacturing/processing - Heavy	—	—	—	—	—	—	—	
Medical marijuana cultivation	S	S	S	S	S	S	S	50-702
Non-medical marijuana cultivation	S	S	S	S	S	S	S	50-802
Recycling - Small collection facility	—	MUP	MUP	MUP	—	—	MUP	106.42.190
Storage - Outdoor	—	—	—	UP	—	—	UP	106.42.170
Storage - Personal storage facility (mini-storage)	—	UP	—	UP	—	—	MUP	
Storage - Warehouse, indoor storage	—	—	—	P	—	—	P	
Wholesaling and distribution	—	—	—	P	—	—	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES								
Adult entertainment business	—	S	—	S	—	—	S	106.40
Bingo parlor	—	—	—	UP	—	—	—	10.81 - 10.100
Card room	—	—	UP	UP	—	—	—	10.26 - 10.54
Commercial recreation facility - Indoor, Major	—	MUP	MUP	MUP	—	MUP	UP	
Commercial recreation facility - Indoor, Minor	—	P	P	P	—	P	P	
Commercial recreation facility - Outdoor	UP	—	—	UP	—	MUP	UP	
Conference/convention facility	UP	—	UP	UP	—	UP	—	
Fitness/health facility	UP	P	P	P	—	P	UP	
Golf Course	—	—	—	UP	—	MUP	UP	
Library, museum	P	P	P	P	—	—	—	
Meeting facility, public or private	UP	UP	UP	UP	—	—	UP	
Park, playground	P	P	P	P	—	P	UP	
School - College, university	UP	UP	UP	UP	—	—	—	
School - Elementary, middle, secondary	UP	UP	UP	UP	—	—	—	
School - Specialized education/training - Major	MUP	MUP	MUP	MUP	—	—	MUP	
School - Specialized education/training -Minor	P	P	P	P	—	—	P	
Sports and entertainment assembly facility	—	—	UP	MUP	—	MUP	MUP	
Studio - Art, dance, martial arts, music, etc.	S	P	P	P	—	—	S	106.26.030.C
Theater	—	—	P	P	—	MUP	—	

Key to Zone Symbols

BP	Business and Professional Office	**AC**	Auto Commercial
LC	Limited Commercial	**CR**	Commercial Recreation
SC	Shopping Center	**MP**	Industrial/Office Park

TABLE 2-5
Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts

P	Permitted Use, Zoning Clearance required
MUP	Conditional use, Minor Use Permit required
UP	Conditional use Permit required
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	BP	LC	SC	GC	AC	CR	MP	
RESIDENTIAL USES								
Emergency shelter	—	—	—	S	—	—	—	106.42.090
Home occupation	P	P	P	P	—	—	—	106.42.100
Live/work unit	MUP	MUP	MUP	MUP	—	—	—	106.42.110
Mixed use project residential component	S	S	S	S	S	—	—	106.42.130
Multi-unit dwelling	P	P	P	P	—	—	—	106.42.150
Single room occupancy (SRO) facility	—	—	—	UP	—	—	—	
Small Lot Housing Product	S	S	S	S	—	—	—	106.42.230
Work/live unit	MUP	MUP	MUP	MUP	—	—	UP	106.42.110
RETAIL TRADE								
Accessory retail uses	P	P	P	P	P	P	P	
Alcoholic beverage sales	—	S	S	S	—	S	—	106.42.020
Bar	—	UP	UP	UP	—	UP	—	106.42.020
Brew Pub/Tavern	—	P	P	P	—	—	—	106.42.020
Building/landscape materials sales	—	—	P	P	—	—	—	
Construction and heavy equipment sales and rental	—	—	—	UP	P	—	P	
Convenience store	S	S	S	S	S	—	S	106.42.070
Drive-through retail	—	UP	UP	UP	—	—	—	106.42.080
Farm Supply and Feed Store	—	—	—	P	—	—	—	
Fuel dealer (propane for home and farm use, etc.)	—	—	—	P	—	—	—	
General retail	—	P	P	P	P	—	—	
Groceries, specialty foods	—	P	P	P	—	—	—	
Mixed use project	—	S	S	S	S	—	—	106.42.130
Night club	—	—	UP	UP	—	—	—	
Office-supporting retail	S	P	P	P	—	—	S	106.26.030.C
Outdoor displays and sales	—	P	P	P	P	—	—	106.42.160
Public auction, flea market	—	—	—	UP	—	—	—	
Restaurant, café, coffee shop	S	P	P	P	P	MUP	S	106.26.030.C
Smoking paraphernalia establishment	S	S	S	S	S	S	S	106.42.230
Wood yard (firewood sales)	—	—	—	MUP	—	—	—	

Key to Zone Symbols

BP	Business and Professional Office	**AC**	Auto Commercial
LC	Limited Commercial	**CR**	Commercial Recreation
SC	Shopping Center	**MP**	Industrial/Office Park
GC	General Commercial		

Notes:

(1) See Article 8 for land use definitions.

TABLE 2-5
Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts

P	Permitted Use, Zoning Clearance required
MUP	Conditional use, Minor Use Permit required
UP	Conditional use Permit required
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	BP	LC	SC	GC	AC	CR	MP	
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL								
ATM - Outdoor	MUP	MUP	MUP	MUP	MUP	MUP	MUP	106.42.040
ATM - Within a building	P	P	P	P	P	P	P	
Bank, financial services	P	P	P	P	—	—	P	
Business support service	P	P	P	P	—	—	P	
Medical marijuana dispensary	—	—	—	—	—	—	—	106.42.120
Medical services - Doctor office, clinic, or urgent care	P	P	P	P	—	—	P	
Medical services - Extended care	UP	P	P	P	—	—	—	
Medical services - Hospital	UP	—	UP	UP	—	—	—	
Medical services - Laboratory	P	P	P	P	—	—	P	
Medical services - Substance abuse treatment clinic	—	—	—	UP	—	—	—	106.42.240
Office	P	P	P	P	—	—	P	
SERVICES - GENERAL								
Adult day care	UP	P	P	P	—	—	—	
Catering service	—	P	P	P	—	—	—	
Child day care center	MUP	MUP	MUP	MUP	—	—	MUP	
Drive-through service	—	UP	UP	UP	—	—	—	
Equipment rental - Indoor	—	—	P	P	—	—	P	
Equipment rental - Outdoor	—	—	—	MUP	—	—	MUP	
Kennel, animal boarding	—	MUP	MUP	MUP	—	—	—	
Lodging - Bed & breakfast inn (B&B)	—	UP	UP	UP	—	UP	—	
Lodging - Hotel or motel	—	—	UP	UP	—	UP	—	
Massage therapy	P	P	P	P	—	—	—	22-596
Maintenance service - Client site services	—	P	—	P	—	—	P	10.4.36
Mortuary, funeral home	UP	UP	—	P	—	—	—	
Personal services	P	P	P	P	—	—	S	106.26.030.C
Personal services - Restricted	—	MUP	MUP	MUP	—	—	—	
Public facilities	P	P	P	P	P	P	P	
Repair service - Equipment, large appliances, etc.	—	—	—	P	—	—	P	
Veterinary clinic, animal hospital	P	P	P	P	—	—	P	

Key to Zone Symbols

BP	Business and Professional Office	**AC**	Auto Commercial
LC	Limited Commercial	**CR**	Commercial Recreation
SC	Shopping Center	**MP**	Industrial/Office Park
GC	General Commercial		

TABLE 2-5
Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts

P	Permitted Use, Zoning Clearance required
MUP	Conditional use, Minor Use Permit required
UP	Conditional use Permit required
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	BP	LC	SC	GC	AC	CR	MP	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE								
Ambulance, taxi, and specialized transportation dispatch facility	—	MUP	MUP	MUP	MUP	—	MUP	
Broadcasting studio	P	P	P	P	—	—	P	
Freight terminal	—	—	—	MUP	—	—	P	
Parking facility, public or commercial, surface	MUP	—	MUP	MUP	MUP	MUP	MUP	
Parking facility, public or commercial, structured	UP	—	UP	UP	UP	UP	UP	
Pipeline, utility transmission or distribution line	UP	UP	UP	UP	UP	UP	UP	
Telecommunications facility	S	S	S	S	S	S	S	106.44
Transit station or terminal	—	UP	UP	UP	UP	—	—	
Utility facility	UP	UP	UP	UP	UP	UP	UP	
Utility infrastructure	P	P	P	P	P	P	P	
VEHICLE SALES AND SERVICES								
Auto parts sales with no installation services	—	P	P	P	P	—	—	
Auto parts sales with installation services	—	MUP	MUP	P	P	—	—	
Auto/vehicle sales and rental	—	—	—	MUP	P	—	—	
Auto/vehicle sales, wholesale - 2 cars or less at any time	P	P	P	P	—	—	P	
Auto/vehicle sales, wholesale - 3 or more cars, other vehicles	—	—	—	MUP	P	—	—	
Mobile home, boat, or RV sales	—	—	—	MUP	P	—	—	
Service station	—	UP	UP	UP	UP	—	UP	
Vehicle services - Major repair/body work	—	—	UP	UP	MUP	—	—	
Vehicle services - Minor maintenance/repair	—	MUP	MUP	P	P	—	—	
Vehicle support services	—	P	P	P	P	—	—	
Vehicle storage	—	—	—	UP	UP	—	—	

Key to Zone Symbols

BP	Business and Professional Office	**AC**	Auto Commercial
LC	Limited Commercial	**CR**	Commercial Recreation
SC	Shopping Center	**MP**	Industrial/Office Park
GC	General Commercial		

Notes: