

17.19.120 Permitted uses for Downtown Base Zone Districts.

The permitted uses for the Base Zone Districts (identified in Section 17.19.040 through 17.19.090) are listed in Table 17.19-1.

| Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown | | | | | | |
|---|--|--------------------------|----------------|----------------|----------------|--------------|
| | DMU | BMU | SSMU | SSMU-R | LC | DMF |
| Administrative Professional Services | | | | | | |
| Administrative/Professional Offices | P ¹ | P | P | P | P | N |
| Advertising Agencies | P ¹ | P | P | P | P | N |
| Architectural/Engineering/Design Services | P ¹ | P | P | P | P | N |
| Attorney/Legal Services | P ¹ | P | P | P | P | N |
| Business Management Services | P ^{1, 2} | P | P | P | P | N |
| Government Offices and Facilities | P ^{1, 2} | P ³ | P | P | P | N |
| Travel Agencies | P | P | P | P | P | N |
| Alcohol Service and Sales | | | | | | |
| Bars or Cocktail Lounges ⁴ | P⁶ | P⁶ | C | C | C | N |
| Liquor Stores ^{4, 5} | C | C | C | C | C | N |
| Restaurants with Alcoholic Beverage Sales | C | C | C ⁶ | C ⁶ | C ⁶ | N |
| Brewery or Distillery | C | C | C | C | C | C |
| Brewery, Distillery or other Alcoholic Beverage Production with onsite sales, tasting or consumption | C | C | C | C | C | C |
| Automotive Services | | | | | | |
| Automobile, Motorcycle, Truck, and Marine Craft Sales (New and Used) | N | N | P | C ⁶ | P | N |
| Automobile Parking Facilities | C | N | C | N | P | N |
| Automobile Rental Agencies | N | N | C ⁶ | N | P | N |
| Automobile Repair Facilities | N | N | C ⁶ | N | C | N |
| Body and Paint Shops | N | N | N | N | C | N |
| Car Wash | N | N | C | N | C | N |
| Gas/Service Stations | N | N | C ⁶ | C ⁶ | C | N |
| Limousine Services | N | N | C | N | P | N |
| Recharging Stations | Allowed (P) in any area designed for the parking or loading of vehicles. | | | | | |
| Tire Repair | N | N | N | N | P | N |
| Tire Store | N | N | N | N | P | N |
| Towing Services—With Indoor Vehicle Service | N | N | N | N | C | N |
| Towing Services—With Outdoor Vehicle Storage | N | N | N | N | C | N |
| Truck/Trailer Rentals | N | N | N | N | C | N |
| Communications Facilities | | | | | | |
| Wireless Telecommunication Facility—Stealth | N | N | C | N | C | N |

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| Radio and Television Broadcasting Studios | N | N | p ^{1,7} | p ^{1,7} | P | N |
| Recording and Sound Studios | C ^{1,7} | C ^{1,3} | p ^{1,7} | p ^{1,7} | P | N |
| Satellite Dishes (Non-Private) | P | P | P | P | P | N |
| Satellite Dishes (Private Use) | P | P | P | P | P | P |
| Ham Radio Antennae (Private Use) | P | P | P | P | P | P |
| Day Care Facilities | | | | | | |
| Commercial Day Care Facilities (not in-home) | N | P | P | P | C | N |
| Day Care Centers, In Home—Small Family with 1 to 6 Children (as an accessory use in a residential unit) | P ¹ | P | P | P | P | P |
| Day Care Centers, In Home—Large Family with 7 to 12 Children (as an accessory use in a residential unit) | C ¹ | C | C | C | C | C |
| Educational Establishments | | | | | | |
| Elementary, Junior, and High Schools/Private & Charter | C ² | C | C | C | C | C |
| Elementary, Junior, and High Schools/Public | C ² | C | P | C | C | C |
| Colleges or University | p ² | N | p ^{1,6} | N | P | N |
| Tutoring & Testing | p ^{1,7} | p ³ | p ⁷ | p ⁷ | P | N |
| Vocational and Trade Schools | C ^{1,7} | C ^{1,3} | N | N | P | N |
| Food and Beverage Sales | | | | | | |
| Bakeries | p ⁷ | p ³ | p ⁷ | N | P | N |
| Catering Businesses | P | p ³ | P | P | P | N |
| Convenience Markets | P | p ³ | P | P | P | N |
| Grocery Stores/Supermarkets | P | p ³ | P | P | P | N |
| Grocery Stores, Alcohol Sales | P | N | P | C | P | N |
| General Merchandise and Trade | | | | | | |
| Antique Sales | p ⁷ | p ³ | p ⁷ | P | P | N |
| Appliances Sales | p ⁷ | p ³ | p ⁷ | N | P | N |
| Art Galleries, Studios and Supplies | P | p ³ | P | P | P | N |
| Beauty Supplies | P | p ³ | P | P | P | N |
| Book and Magazine Sales | P | p ³ | P | P | P | N |
| Building Materials with outdoor sales/storage | N | N | N | N | C | N |
| Camera and Photographic Supplies | P | p ³ | P | P | P | N |
| Candy Stores | P | p ³ | P | P | P | N |
| Cigar/Cigarette Shops ⁴ | P | p ³ | P | P | P | N |
| Clothing Stores | P | p ³ | P | P | P | N |
| Department Stores | p ^{8,9} | N | P | P | P | N |
| Discount Stores | N | N | N | N | P | N |
| Electronic Equipment Sales | P | p ³ | P | P | P | N |
| Equipment Sales and Rentals (indoor storage only) | N | N | P | N | P | N |
| Equipment Sales and Rentals (outdoor storage) | N | N | C | N | C | N |

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| Florists | P | p ³ | P | P | P | N |
| Freight Forwarding Services | N | N | N | N | P | N |
| Furniture and Home Furnishings | P | N | C | C | P | N |
| Garden Supply | p ⁷ | p ³ | p ⁷ | p ⁷ | P | N |
| Gifts, Crafts, and Novelties | P | P | P | P | P | N |
| Guns and Ammunition | C | N | C | N | P | N |
| Hardware Stores | p ⁷ | p ³ | p ⁷ | p ⁷ | P | N |
| Hobby, Toy and Game Stores | P | p ³ | P | P | P | N |
| Indoor Swap Meets | N | N | C ⁵ | C ⁵ | C | N |
| Jewelry Sales and Repair | P | P | P | P | P | N |
| Leather Goods | P | P | P | P | P | N |
| Luggage Sales | P | P | P | P | P | N |
| Office Equipment, Furniture and Supplies Sales | p ⁷ | p ³ | p ⁷ | p ⁷ | P | N |
| Pet Sales and Supplies | p ⁷ | N | p ⁷ | p ⁷ | P | N |
| Records, Tapes, and Videos | p ⁷ | p ³ | P | P | P | N |
| Retail, Other Specialty | p ⁷ | p ³ | P | P | P | N |
| Sporting Goods and Equipment | p ⁷ | p ³ | p ⁷ | p ⁷ | P | N |
| Surplus Stores | p ⁷ | p ³ | P | P | P | N |
| Thrift and Second-Hand Stores with donation drop off | C | C | C | C | C | N |
| Thrift and Second-Hand Stores without donation drop off | p ⁷ | p ³ | p ⁷ | p ⁷ | p ⁷ | N |
| Variety Stores | p ⁷ | p ³ | p ⁷ | p ⁷ | P | N |
| Wholesale Establishments | N | N | C | C | P | N |
| Lodging | | | | | | |
| Bed and Breakfast Facilities | p ¹ | C | C | C | P | C |
| Emergency Shelters | N | N | C | C | P | N |
| Hotels and Motels | p ¹ | N | P | P | P | N |
| Residence Inns | p ¹ | N | P | P | P | N |
| Single-Room Occupant (SRO) Facilities | p ¹ | C | P | P | N | N |
| Trailer Parks and Campsites | N | N | N | N | N | N |
| Transitional Housing | p ¹ | C | P | P | N | N |
| Medical/Health Care | | | | | | |
| Ambulance Services | N | N | N | N | P | N |
| Animal Hospitals/Veterinaries | p ^{2, 7, 9} | N | P | P | P | N |
| Clinics | P | P | P | P | P | N |
| Convalescent Homes | N | N | C | C | P | N |
| Chemical Dependency Clinics | N | N | N | N | C | N |
| Hospitals | N | N | N | N | P | N |
| Medical/Dental Offices | p ¹ | P | P | P | P | N |
| Pharmacies | p ⁷ | p ³ | P | p ⁷ | P | N |
| Pharmacies with Drive-Through | N | N | C | C | P | N |
| Personal Services | | | | | | |
| Banking, Credit Unions, Financial Services | P | p ³ | P | P | P | N |
| Barbers and Beauty Parlors | P | P | P | P | P | N |
| Check Cashing Services | P | N | P | P | P | N |

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| Commercial Pet Grooming Services | P | N-P | P | N | P | N |
| Dry Cleaners | P | P | P | P | P | N |
| Funeral Parlors, Mortuaries | C ² | N | N | C | P | N |
| Laundries, Laundromats | N | N | C | C ⁶ | P | N |
| Locksmith and Key Shops | P | P | P | P | P | N |
| Massage Establishments | P ¹ | P | P | P | P | N |
| Pawnbrokers | C | N | C | C | C | N |
| Photocopying and Photo Developing Services | P ⁷ | P ³ | P ⁷ | P ⁷ | P | N |
| Photography Studios | P | P | P | P | P | N |
| Shoe Repair Shops | P | P | P | P | P | N |
| Tailors | P | P | P | P | P | N |
| Tattoo/Body Piercing Services | N-C | C-N | C | C | C | N |
| Public and Quasi-Public Uses | | | | | | |
| Community Recreation Centers | P | C | P | P | P | P |
| Cultural Facilities | P | C | P | P | P | N |
| Libraries | P | P | P | P | P | N |
| Museums | P | C | C | C | P | N |
| Parks | P | P | P | P | P | P |
| Public Safety Facilities | P | P | P | P | P | P |
| Senior Citizen Activity Centers | P | P | P | P | P | P |
| <u>Public Parking Lots or Structures</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| Recreation and Entertainment | | | | | | |
| Adult-Oriented Businesses | N | N | N | N | N | N |
| Amusement Parks | N | N | N | N | N | N |
| Athletic Fields | N | N | N | N | N | N |
| Batting Cages, Indoor | C ^{2, 8} | N | C | C ^{6, 8} | C | N |
| Batting Cages, Outdoor | N | N | N | N | C | N |
| Billiard and Pool Halls | C | N-C | C | N | C | N |
| Bowling Alleys | C ² | N | C | C | P | N |
| Commercial Sports Facilities | N | N | C | C | C | N |
| Dance Studios | C | N-C | C | N | C | N |
| Golf Driving Ranges | N | N | N | N | N | N |
| Health Clubs and Gymnasiums | C ⁷ | C ³ | C ^{6, 7} | C ^{6, 7} | C | N |
| Miniature Golf Courses | N | N | N | N | C | N |
| Off-Road Mini-Bike and Motocross Courses | N | N | N | N | N | N |
| Public Auditorium/Auditoriums | C | N | C | C | C | N |
| Shooting Ranges (indoor) | N | N | C | N | N | N |
| Skating Rinks | N | N | C | C | P | N |
| Video Arcades | C | C | N | N | C | N |
| Recycling | | | | | | |
| Collection Facilities | N | N | N | N | C | N |
| Processing Facilities | N | N | N | N | C | N |
| Religious Institutions | | | | | | |
| Churches | C | C | P | P | C | C |
| Monasteries, Convents, or Similar Religious Quarters | C | C | P | P | C | C |

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| Repair Services | | | | | | |
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| Electrical and Household Appliances Repair | N | N | C | C | P | N |
| Furniture Refinishing | N | N | N | N | P | N |
| Furniture Reupholstering | N | N | N | N | P | N |
| Lawnmower Repair/Sales Shops | N | N | C | N | P | N |
| Machine Shops | N | N | N | N | C | N |
| Welding Shops | N | N | N | N | C | N |
| Residential Uses | | | | | | |
| Accessory Guest Houses | P | P | P | P | N | P |
| Accessory Dwelling Units | P | P | P | P | N | P |
| Boarding or Rooming Houses | C | N | C | C | N | C |
| Caretaker's Unit | P | P | P | P | P | P |
| Congregate Care Facilities | N | N | C | C | P | C |
| Day Care Centers, Small Family—1 to 8 Children | P ¹ | P | P | P | N | P |
| Day Care Centers, Large Family—7 to 14 Children | P ¹ | P | P | P | N | P |
| Duplexes | P | P | P | P | N | P |
| Group or Community Care Facilities—6 or fewer persons | P ¹ | P | P | P | P | P |
| Group or Community Care Facilities—7 or more persons | C ¹ | C | C | C | C | C |
| Home Occupation Businesses | P | P | P | P | N | P |
| Mobile Home Parks | N | N | N | N | C | N |
| Mobile Home or Manufactured Housing Units Single Lot | N | P | N | N | N | P |
| Multiple-Family, Apartments & Condominiums | P ^{1,10} | N | P ¹⁰ | P ¹⁰ | N | P ¹⁰ |
| Planned Residential Developments | P | P | P | P | N | P |
| Senior Housing Developments | P | P | P | P | N | P |
| Single-Family Dwellings | N | N ^{2,9} | N | N | N | P ¹⁰ |
| Restaurants | | | | | | |
| Delicatessens | P | P | P | P | P | N |
| Fast-Food Restaurants—Without a Drive-Through ^{4, 11} | P | P | P | P | P | N |
| Fast-Food Restaurants—With a Drive-Through ^{4, 11} | N | N | C | C | P | N |
| Sit-Down Restaurants | P | C | P ⁵ | P ⁵ | P | N |
| Sit-Down Restaurant with live entertainment | C | C | C ⁵ | C ⁵ | C ⁵ | N |
| Restaurant, serving alcohol | See Alcohol Sales, Restaurants with Alcoholic Beverage Sales | | | | | |
| Philanthropic and Charitable Institutions | P | C | P | P | P | N |
| Service Organizations | P | C | P | P | P | N |
| Temporary Uses | | | | | | |
| Street/Craft Fairs and Farmers' Markets—Ongoing | C ¹² | C ¹² | C ¹² | C ¹² | C ¹² | N |

| | | | | | | |
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| Temporary Structures (Subdivision sales Office) | p ¹² | p ¹² | p ¹² | p ¹² | p ¹² | N |
| Christmas Tree/Pumpkin Lots, and Similar, Not Exceeding 30 Days | p ¹² | p ¹² | p ¹² | p ¹² | p ¹² | N |
| Outdoor Displays | C | C | C | C | C | N |
| Parking Lot Sales | P | P | P | P | P | N |
| Amusement Enterprises | C ¹² | C ¹² | C ¹² | C ¹² | C ¹² | N |
| Transportation Facilities | | | | | | |
| Bus Passenger Terminals | N | N | C | N | C | N |
| Charter Bus Companies | N | N | C | N | C | N |
| Motor Vehicle Transportation (Taxi/Shuttle) | N | N | C | C | C | N |
| Truck Stops and Terminals | N | N | N | N | C | N |
| Utilities | | | | | | |
| Public Utility/Service Structures | N | N | N | N | N | N |
| Sewage Disposal Facilities/Waste Transfer | N | N | N | N | N | N |
| Utility Company Offices | p ^{1, 7} | p ^{1, 3} | p ^{1, 7} | p ^{1, 7} | P | N |
| Water Storage, Distribution, and Collection Facilities | N | N | N | N | N | N |
| Public Storage Facilities | N | N | N | N | N | N |
| Wind Energy Conversion Systems | See 17.11.140 | | | | | |

N = Not Permitted

P = Permitted

C = Conditionally Permitted

A = Permitted as an Accessory Use

Footnotes:

- ¹ Use is allowed only on upper floor locations on parcels fronting 6th Street and Beaumont Avenue. Limited lobby or entry areas are allowed on the ground floor.
- ² Use is not allowed on parcels fronting 6th Street and Beaumont Avenue unless the size and scale of the project is determined to be compatible with the surrounding area.
- ³ Use ~~is-should be~~ limited to 2,500 square feet unless the size and scale of the project is determined to be compatible with the surrounding area.
- ⁴ These uses ~~shall-should~~ not be located on any parcel which is located within 1,000 feet of any school providing instruction in 12th grade or below, day care center, or youth center.
- ⁵ New liquor stores shall not be located within 1,000 feet of another liquor store.
- ⁶ Must comply with step back standards (Figure 17.19-2) and setbacks per zone if adjacent to single family residential use. Performance standards per Chapter 17.04 apply.
- ⁷ Use ~~is-should be~~ limited to 5,000 square feet unless the size and scale of the project is determined to be compatible with the surrounding area.
- ⁸ Use ~~is-should be~~ limited to 10,000 square feet unless the size and scale of the project is determined to be compatible with the surrounding area.

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⁹ CUP required if proposed use is larger than 10,000 square feet.

¹⁰ A Live/work unit is only permitted in the primary structure.

¹¹ New fast-food restaurants should not be located within 1,000 feet of another fast-food restaurant.

¹² Temporary Use Permit required.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020; Ord. No. 1141 , § 5(Exh. A), 10-5-2021)