

Chapter 18.07 USE AUTHORIZATION

18.07.010 Establishment of uses.

The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied or maintained. The use is considered permanently established when that use will, or has been, in continuous operation for a period exceeding sixty days. A use which will operate for less than one hundred eighty days is considered a temporary use, and shall be governed by Chapter 18.47 "Temporary Use Permits." All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located in the city.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

18.07.020 Interpretation of land use tables.

The land use tables in this chapter determine whether a specific use is allowed in a zone district. The zone district is located on the vertical column and the specific use is located on the horizontal rows of these tables.

- A. If the letter "X" appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.
- B. If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to review procedures in accordance with CMC Chapter 18.55 "Administration and Procedures."
- C. If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in Chapter 18.43 "Conditional Use Permits," and the general requirements of the Camas Municipal Code.
- D. If the letter "T" appears in the box at the intersection of the row, the use is temporarily permitted under the procedures of Chapter 18.47 "Temporary Use Permits." Other temporary uses not listed may be authorized as provided in Chapter 18.47.
- E. If a number appears in a box at the intersection of the column and the row, the use is subject to the requirements specified in the note corresponding with the number immediately following the table.
- F. Uses accessory to a use permitted or conditionally permitted in any zone may be authorized subject only to those criteria and/or processes deemed applicable by the head of the planning department.
- G. If a use is not listed under either Section 18.07.030 Table 1 or 18.07.040 Table 2, and is not an accessory or temporary use, then the use shall be subject to a zoning code text amendment. Notwithstanding a zoning code text amendment, the community development director may determine whether a proposed land use not specifically listed in a land use table is allowed in a zone. The director shall take into consideration the following when making a determination:
 - 1. Whether or not the proposed use in a particular zone is similar impact to other permitted or conditional uses or is compatible with other uses; and
 - 2. Whether or not the proposed use is consistent with the zone's purpose.

A use listed in one table but not the other shall be considered a prohibited use in the latter.

H. For the Downtown Zoning Districts in CMC Chapter 18.07.060, use authorization appearing as “G / U” refers to “G = ground floor / U = upper floor” uses specifically.

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 17-013, § I(Exh. A), 10-2-2017)

18.07.030 Table 1—Commercial and industrial land uses.

KEY: P = Permitted Use
C = Conditional Use
X = Prohibited Use
T = Temporary Use

Zoning Districts	NC	DC	CC	RC	MX	ME	BP	LI/ BP	LI	HI	C- NS	MX- NS	ME- NS
Commercial Uses													
Animal kennel, commercial boarding ⁶	X	X	X	P ^{11.5}	X	P ^{11.5}	P ¹¹	X	P ¹¹	P ^{11.5}	X	X	P ^{11.5}
Animal shelter ⁶	X	X	X	C	X	C	C	X	C	P	X	X	C
Antique shop ⁶	P	P	P	P	P	P	C	X	X	P	P	P	P
Appliance sales and service ⁶	X	P	P	P	P	P	P	X	C	P	P	P	P
Automobile repair (garage) ⁶	X	P	C	P	X	P	P	X	P	P	C	X/P ⁷	P
Automobile sales, new or used ⁶	X	P	X	P	X	P	P	X	P	P	X	X	P
Automobile service station ⁶	X	P	C	P	X	P	P	X	P	P	C	X	P
Automobile wrecking ⁶	X	X	X	X	X	X	X	X	X	C	X	X	X
Bakery (wholesale) ⁶	X	X	X	P	X	P	P	P ⁵	P	P	C	C	P
Bakery (retail) ⁶	P	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Banks, savings and loan	X	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Barber and beauty shops ⁶	P	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Boat building ⁶	X	X	X	C	X	C	C	X	C	P	X	X	C
Boat repair and sales ⁶	X	P	X	P	X	P	P	X	P	P	X	X	P
Book store ⁶	C	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Bowling alley/billiards ⁶	X	P	X	P	P	P	P	X	P	P	X	P	P
Building, hardware and garden supply store ⁶	X	P	C	P	P	P	P	X	P	P	C	P	P
Bus station ⁶	X	C	C	P	C	P	P	X	P	P	P	P	P
Cabinet and carpentry shop ⁶	X	P	C	P	C	P	P	P ⁵	P	P	C	C	P
Candy; confectionery store ⁶	P	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Cemetery ⁶	X	X	X	C	X	C	X	X	C	P	X	X	C
Clothing store ⁶	C	P	P	P	P	P	P	X	P	P	P	P	P

Coffee shop, cafe ⁶ or kiosk	P	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Convention center ⁶	X	P	X	C	C	C	P	P	C	X	X	C	C
Data center													
Day care center ⁶	C	P	P	C	P	C	C	P ⁵	C	C	P	P	C
Day care, adult	P	P	P	P	P	P	P	P	P	P	P	P	P
Day care, family home ⁶	P	P	P	P	P	P	X	P ⁵	P	X	P	P	P
Day care, mini-center ⁶	P	P	P	P	P	P	P	P ⁵	P	X	P	P	P
Delicatessen (deli) ⁶	P	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Department store ⁶	X	P	C	P	P	P	P	X	P	X	C	C	P
Electric vehicle battery charging station and rapid charging stations	P	P	P	P	P	P	P	P	P	P	P	P	P
Equipment rental ⁶	C	P	C	C	C	C	P	P ⁵	P	P	C	P	C
Event center	X	P	C	P	C	P	P	P	P	P	P	P	P
Feed store ⁶	X	X	X	P	X	P	C	X	P	P	X	X	P
Fitness center/sports club ⁶	X	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Florist shop ⁶	P	P	P	P	P	P	P	P ⁵	P	X	P	P	P
Food cart/food truck/food delivery business ⁶	C	P	C	P	C	P	P	C	P	X	C	C	P
Furniture repair; upholstery ⁶	X	P	C	P	P	P	P	X	P	P	C	P	P
Furniture store ⁶	X	P	C	P	P	P	P	X	P	X	C	P	P
Funeral home ⁶	X	P	C	P	P	P	X	X	X	X	C	C	P
Gas/fuel station ⁶	X	P	C	P	X	P	P	X	P	P	C	X	P
Gas/fuel station with mini market ⁶	X	P	C	P	X	P	P	X	P	P	C	X	P
Grocery, large scale ⁶	X	P	C	P	P	P	C	X	P	P	C	C	P
Grocery, small scale ⁶	P	P	C	P	P	P	P	X	P	P	P	P	P
Grocery, neighborhood scale ⁶	P	P	P	P	P	P	P	P ⁵	P	X	P	P	P
Hospital, emergency care ⁶	X	C	P	P	P	P	P	X	P	X	C	C	P
Hotel, motel ⁶	X	C	C	P	P	C	P	X	P	X	C	C	C
Household appliance repair ⁶	X	P	C	P	P	P	P	X	P	P	C	P	P
Industrial supplies store ⁶	X	P	X	C	C	C	C	X	C	P	X	C	C
Laundry/dry cleaning (industrial)	X	X	X	P	X	P	X	X	P	P	X	X	P
Laundry/dry cleaning (retail) ⁶	P	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Laundry (self-serve)	P	P	P	P	P	P	P	X	P	P	P	P	P
Liquor store ⁶	X	P	C	P	C	P	C	X	C	C	P	P	P
Machine shop ⁶	X	X	C	C	C	C	C	P ⁵	C	P	C	C	C

Marijuana processor	X	✗	X	X	X	<u>X</u>	✗	✗	✗	X	X	X	X
Marijuana producer	X	✗	X	X	X	<u>X</u>	✗	✗	✗	X	X	X	X
Marijuana retailer	X	✗	X	X	X	<u>X</u>	✗	✗	✗	X	X	X	X
Medical or dental clinics (outpatient) ⁶	C	P	P	P	P	<u>P</u>	P	P ⁵	P	P	P	P	P
Mini-storage/vehicular storage ⁶	X	✗	X	X	X	<u>C</u>	✗	✗	P	P	X	X	X
Manufactured home sales lot ⁶	X	✗	X	P	X	<u>P</u>	✗	✗	P	P	X	X	P
Newspaper printing plant ⁶	X	P	C	C	X	<u>C</u>	✗	✗	P	P	C	X	C
Nursery, plant ⁶	X	P	C	C	C	<u>P</u>	€	✗	€	P	C	C	P
Nursing, rest, convalescent, retirement home ⁶	C	P	P	P	P	<u>P</u>	✗	✗	✗	X	P	P	P
Office supply store ⁶	X	P	P	P	P	<u>P</u>	✗	P ⁵	P	P	P	P	P
Pawnshop ⁶	X	✗	X	X	X	<u>X</u>	✗	✗	€	C	X	X	X
Parcel freight depots ⁶	X	P	X	P	X	<u>P</u>	P	P ⁵	P	P	X	X	P
Permanent supportive housing	C	P	X /p ¹⁰ ₄	X /p ¹⁰ ₄	P	<u>X</u> / <u>P</u> ¹⁰ ₄	✗	✗	✗	X	X /p ¹⁰ ₄	P	X /p ¹⁰ ₄
Pet shops ⁶	X	P	P	P	P	<u>P</u>	P	✗	P	C	P	P	P
Pharmacy ⁶	X	P	P	P	P	<u>P</u>	P	P ⁵	P	P	P	P	P
Photographic/electronics store ⁶	X	P	P	P	P	<u>P</u>	P	P ⁵	P	P	P	P	P
Plumbing, or mechanical service ⁶	X	✗	X	P	C	<u>P</u>	P	✗	P	P	X	C	P
Printing, binding, blue printing ⁶	C	P	P	P	P	<u>P</u>	P	P ⁵	P	P	P	P	P
Professional office(s) ⁶	C	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P
Public agency ⁶	C	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P
Real estate office ⁶	C	P	P	P	P	<u>P</u>	P	†	P	P	P	P	P
Recycling center ⁶	X	✗	X	X	X	<u>X</u>	✗	✗	P	P	X	X	X
Recycling collection point ⁶	T or C	P	T or C	T or C	C	<u>X</u>	€	P ⁵	P	P	T or C	C	X
Recycling plant ⁶	X	✗	X	X	X	<u>C</u>	✗	✗	€	P	X	X	C
Research facility ⁶	X	P	C	C	X	<u>P</u>	P	P	P	P	C	C	C
Restaurant ⁶	C	P	P	P	C	<u>P</u>	P	P ⁵	P	P	P	P	P
Restaurant, fast food ⁶	X	P	C	P	C	<u>P</u>	P	P ⁵	P	P	C	C	P
Roadside produce stand ⁶	T	†	T	T	C	<u>T</u>	✗	†	†	T	T	C	T
Sand, soil, gravel sales and storage ⁶	X	✗	X	X	X	<u>X</u>	✗	✗	€	P	X	X	X
Second-hand/consignment store ⁶	C	P	P	P	P	<u>P</u>	P	✗	P	P	P	P	P
Sexually oriented business ^{1,5}	X	✗	X	X	X	<u>X</u>	✗	P	✗	X	X	X	X

Shoe repair and sales ⁶	P	P	P	P	P	P	P	X	P	P	P	P	P
Smoke shop/head shop ^{9,3}	X	X	P	P	X	C	X	X	X	X	P	X	P
Stock broker, brokerage firm	P	P	P	P	P	P	P	P	P	P	P	P	P
Specialty goods production (e.g. brew pub)	P	P	P	P	P	P	P	P	P	P	P	P	P
Taverns ⁶	X	P	C	P	C	P	P	X	P	P	C	C	P
Theater, except drive-in ⁶	X	P	C	P	P	P	P	X	P	P	P	P	P
Truck terminals ⁶	X	C	X	C	X	C	X	X	C	P	X	X	C
Veterinary clinic ⁶	X	P	C	P	P	P	P	X	P	P	P	P	P
Warehousing, wholesale and trade ⁶	X	X	X	C	C	P	P	P ⁵	P	P	X	X	P
Warehousing, bulk retail ⁶	X	X	X	C	C	P	X	X	P	P	X	X	P
Manufacturing and/or processing of the following:													
Cotton, wool, other fibrous material	X	X	X	X	X	X	P	X	P	P	X	X	X
Food production or treatment	X	X	X	C	C	C	P	X	P	C	X	C	C
Foundry	X	X	X	X	X	X	X	X	C	C	X	X	X
Furniture manufacturing	X	P	X	X	C	P	C	X	P	P	X	C	X
Gas, all kinds (natural, liquefied)	X	X	X	X	X	X	X	X	X	C	X	X	X
Gravel pits/rock quarries	X	X	X	X	X	X	X	X	C	P	X	X	X
Hazardous waste treatment—Off-site	X	X	X	X	X	X	X	X	X	P	X	X	X
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	X	P	X	X	X
Junkyard/wrecking yard	X	X	X	X	X	X	X	X	X	C	X	X	X
Metal fabrication and assembly	X	X	X	X	X	C	C	X	X	P	X	X	C
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	X	P	X	X	X
Paper, pulp or related products	X	X	X	X	X	X	X	X	X	P	X	X	X
Signs or other advertising structures	X	X	X	C	C	P	C	P	C	P	X	C	C
Electronic equipment	X	P	X	X	X	X	X	P	P	P	X	X	X
Industrial Uses													
High-tech industry	X	P	X	X	P	P	P	P ²	X	X	X	P	P
Manufacturing of miscellaneous goods (e.g. musical instruments, toys, vehicle parts)	X	X	X	X	C	P	X	X	P	P	X	C	P

Optical goods	X	€	C	C	C	<u>P</u>	Ⓟ	Ⓟ ⁵	Ⓟ	P	C	C	C
Packaging of prepared materials	X	✕	C	P	C	<u>P</u>	€	Ⓟ ⁵	€	P	C	C	P
Scientific and precision instruments	X	Ⓟ	X	X	X	<u>P</u>	Ⓟ	Ⓟ	Ⓟ	P	X	X	P
Recreational, Religious, Cultural Uses													
Auditorium ⁶	C	Ⓟ	P	P	P	<u>P</u>	Ⓟ	✕	Ⓟ	P	P	P	P
Community club ⁶	C	Ⓟ	P	P	P	<u>P</u>	Ⓟ	✕	Ⓟ	P	P	P	P
Church ⁶	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	✕	Ⓟ	P	P	P	P
Golf course/driving range ⁶	P	✕	P	P	X	<u>P</u>	Ⓟ	Ⓟ ⁵	Ⓟ	P	X	X	P
Library ⁶	C	Ⓟ	P	P	P	<u>P</u>	Ⓟ	✕	Ⓟ	P	P	P	P
Museum ⁶	C	Ⓟ	P	P	P	<u>P</u>	Ⓟ	✕	Ⓟ	P	P	P	P
Recreational vehicle park ⁶	X	✕	X	C	X	<u>C</u>	✕	✕	Ⓟ	P	X	X	C
Open space ⁶	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	Ⓟ	Ⓟ	P	P	P	P
Park or playground	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	Ⓟ	Ⓟ	P	P	P	P
Sports fields ⁶	C	✕	P	P	P	<u>P</u>	Ⓟ	✕	Ⓟ	P	P	P	P
Trails	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	Ⓟ	Ⓟ	P	P	P	P
Educational Uses													
College/university ⁶	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	✕	Ⓟ	P	P	P	P
Elementary school ⁶	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	✕	Ⓟ	P	P	P	P
Junior or senior high school ⁶	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	✕	Ⓟ	P	P	P	P
Private, public or parochial school ⁶	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	✕	Ⓟ	P	P	P	P
Trade, technical or business college ⁶	P	Ⓟ	P	P	P	<u>P</u>	Ⓟ	Ⓟ	Ⓟ	P	P	P	P
Residential Uses													
Adult family home	C	Ⓟ	P	X	P	<u>X</u>	✕	✕	✕	<u>X/C</u> ₈	P	P	X
Assisted living	C	Ⓟ	P	X /P ¹⁰ ₄	P	<u>X</u> <u>P</u> ¹⁰ ₄	✕	✕	✕	<u>X/C</u> ₈	P	P	X /P ¹⁰ ₄
Bed and breakfast	P	Ⓟ	P	X	P	<u>X</u>	✕	✕	✕	X	P	P	X
Designated manufactured home	X	✕	X	X	P	<u>X</u>	✕	✕	✕	X	X	X	X
Duplex or two-family dwelling	X	<u>C/P</u> ₇	X	X	P	<u>X</u>	✕	✕	✕	<u>X/C</u> ₈	X	P	X
Group home	C	Ⓟ	P	X	P	<u>X</u>	✕	✕	✕	<u>X/C</u> ₈	P	P	X
Home occupation	P	Ⓟ	P	X /P ¹⁰ ₄	P	<u>X</u> <u>P</u> ¹⁰ ₄	✕	✕	✕	<u>X/C</u> ₈	P	P	X /P ¹⁰ ₄
Housing for the disabled	P	Ⓟ	P	X /P ¹⁰ ₄	P	<u>X</u> <u>P</u> ¹⁰ ₄	✕	✕	✕	<u>X/C</u> ₈	P	P	X /P ¹⁰ ₄

Apartment, multifamily development, row houses	X	C/P ⁷	X/ P ¹⁰ ₄	X/ P ¹¹ _{0 4}	C	X	X	X	X	X/ C ₈	X	P	X
Residence accessory to and connected with a business	P	P	P	X/ P ¹⁰ ₄	P	X / P ¹⁰ ₄	X	X	X	X/ C ₈	P	P	X/ P ¹⁰ ₄
Residential Treatment Facility ^{12 6}	C	P	P	P	P	P	X	X	X	X/ C ₈	P	P	P
Single-family Cottage-style homes	X	X	X	X	X	X	X	X	X	X/ C ₈	X	P	X
Single-family dwelling	X	X	X	X	P	X	X	X	X	X/ C ₈	X	X	X
Sober Living Homes	C	P	P	X	P	X	X	X	X	X/ C ₈	P	P	X
Transitional Housing	C	P	C	P	P	P	P	X	P	X/ C ₈	C	P	P
Communication, Utilities and Facilities													
Electrical vehicle infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless communications facility (Refer to Ch. 18.35)													
Facilities, minor public	P	P	P	P	C	P	P	P	C	P	P	C	P
Facility, essential ⁶	X	X	C	C	C	C	C	P	C	C	C	C	C
Railroad tracks and facilities ⁶	C	X	C	C	C	C	X	X	C	C	C	C	C
Temporary Uses													
Temporary sales office for a development ^{4 2}	T	T	T	T	T	T	T	T	T	T	T	T	T

Notes:

1. See CMC Chapter 5.36 Sexually Oriented Businesses for additional regulations for siting sexually oriented business facilities.
2. ~~Similar uses are permitted in the zone district only at the discretion of the community development director or designee.~~
3. ~~Reserved.~~
4. ~~See CMC Chapter 18.47 "Temporary Uses" for additional regulations.~~
5. ~~See secondary use provisions of LI/BP zone.~~
6. ~~See CMC Chapter 18.19 "Design Review" for additional regulations. CMC Chapter 18.19 is not applicable to development in the LI/BP zone.~~
7. ~~Residential uses may be outright permitted if part of a mixed use building, where residential use is not located on the ground level; otherwise it shall be a conditional use.~~
8. ~~If grocery store is less than one hundred thousand square feet then use is outright permitted. If one hundred thousand square feet or over then a conditional use permit is required.~~
9. ~~3. A. Must be sited a minimum one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or game arcade to which is not restricted to persons twenty-one years or older as defined in WAC 314-55-010 on June 20, 2015;~~
~~B. The business shall post clear signage in a conspicuous location near each public entrance stating no person under the age of twenty-one may enter the premises; and~~

- C. No smoke shop/head shop subject to this note shall be located within five miles of an existing lawfully established smoke shop/head shop. All measurements under (A) and (C) shall be measured from the nearest property line of the property on which the use is proposed to the nearest property line of an existing business utilizing Clark County GIS.
1404. On tracts ten acres or more, subject to approval by city council of a master plan and development agreement, a mixed use development may be approved provided no less than fifty-one percent of the net developable acreage is committed to commercial uses.
1415. Conditional use permit is required if facilities for kennels are proposed outdoors.
1426. A Residential Treatment Facility shall not be located within one thousand feet of public and private schools, public parks, public libraries, other RTFs or similar uses.
1437. Permitted only on sites where automobile repair was previously established and where the existing site or building design, configuration, layout, or access makes it particularly suited for this use.
8. West of Lacamas Creek/Washougal River, residential uses may be allowed as a conditional use only when part of a mixed-use development project. Heavy industrial uses must have ceased on the portion of the site proposed for residential development and the applicant must demonstrate that the proposed residential development will not interfere with any continuing industrial operations on adjoining properties in a manner that cannot be reasonably mitigated through conditions of approval.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2545, § III, 5-4-2009; Ord. No. 2547, § IV(Exh. D), 5-18-2009; Ord. No. 2584, § II, 5-3-2010; Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2656, § I(Exh. A), 7-16-2012; Ord. No. 2667, § III, 12-17-2012; Ord. No. 2672, § II(Exh. B), 1-22-2013; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 2712, § 2, 10-20-2014; Ord. No. 2720, § I(Exh. A), 12-15-2014; Ord. No. 15-012, § II(Exh. B), 8-17-2015; Ord. No. 15-023, § II, 11-16-2015; Ord. No. 15-024, § II, 11-16-2015; Ord. No. 17-013, § I(Exh. A), 10-2-2017; Ord. No. 19-012, § II(Exh. A), 11-4-2019; Ord. No. 21-004, § II(Exh. A), 3-15-2021; Ord. No. 22-007, § I, 5-16-2022; Ord. No. 23-010, Exh. A, 8-7-2023; Ord. No. 25-025, § I (Exh. A), 12-15-2025)

18.07.040 Table 2—Residential and multifamily land uses.

KEY: P = Permitted Use
C = Conditional Use
X = Prohibited Use
T = Temporary Use

Authorized Uses in Residential and Multifamily Zones

	R	MF
Residential Uses		
Adult family home, residential care facility, supported living arrangement, or housing for the disabled ¹	P	P
Apartments	P ²	P
Assisted living ¹ , retirement home ¹	C	P
Cottage housing	P ²	P
Designated manufactured homes	P	P
Duplex	P ²	P ²
Fourplex	P ²	P ²
Manufactured home	X	X
Manufactured home park	X	C
Nursing, rest, convalescent home ¹	C	P
Permanent Supportive Housing	C/P ²	P
Residential Treatment Facility ⁵	X	C
Single-family dwelling (detached)	P	P

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Sober Living Homes	P	P
Stacked flat	p ²	p ²
Townhouses	p ²	p ²
Transitional Housing	P	P
Triplex	p ²	p ²
Incidental Uses		
Accessory dwelling unit	P	P
Animal training, kennel, boarding	X	C
Day care center ¹	<u>CP</u>	P
Day care, family home	P	P
Day care, minicenter ¹	<u>CP</u>	P
Electric vehicle battery charging station and rapid charging stations	P	P
Gardening and horticulture activities	P	P
Home occupation	P	P
Bed and breakfast ¹	C	C
Limited neighborhood commercial ⁷	<u>P</u>	<u>P</u>
Recreation/Religious/Cultural		
Church ¹	C	C
Community clubs, private or public ¹	C	C
Library ¹	C	C
Museum ¹	C	C
Open space ¹	P	P
Public or semi-public building ¹	C	C
Park or playground	P	P
Sports fields ¹	C	C
Trails	P	P
Event center ⁶	C	C
Educational Uses		
Private, public or parochial school ¹	P	C
Trade, technical, business college ¹	X	C
College/university ¹	X	X
Communication and Utilities		
Wireless communication facility	Refer to Chapter 18.35	
Facilities, minor public	C	C
Public utilities, minor	C	C
Pumping station ¹	C	C
Railroad tracks and facilities 1	C	C
Temporary Uses		
Sales office for a development in a dwelling ^{1, 4}	T	T
Sales office for a development in a trailer ^{3, 4}	T	T

Notes:

1. See Chapter 18.19 "Design Review" for additional regulations.
2. Permitted pursuant to Chapter 18.25, Middle Housing and in the LD-NS zone.

3. Site plan review required per CMC Section 18.18.020(A)(1).
4. Notwithstanding the time limitations of a temporary use, a sales office proposed and approved through a Type III application may be approved with a longer time frame than one hundred eighty days.
5. A Residential Treatment Facility shall not be located within one thousand feet of public and private schools, public parks, public libraries, other RTFs, or similar uses.
6. Permitted in the LD-NS and HD-NS zones only.
7. Those Neighborhood Commercial uses listed as permitted (P) are allowed within residential zones along design overlay corridors on corner lots at intersections with collector or arterial streets, pursuant to Chapter 18.20. The neighborhood commercial use must be pedestrian oriented with access to a public sidewalk or walkway and may have a maximum building footprint of 2,500 square feet and no more than five (5) off-street parking spaces, which can be satisfied by on-street parking provided they are along the frontage of the subject parcel.

(Ord. 2515 § 1 (Exh. A (part)), 2008; Ord. 2481 § 1 (Exh. A (part)), 2007; Ord. 2443 § 3 (Exh. A (part)), 2006)

(Ord. No. 2612, § I(Exh. A), 2-7-2011; Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 17-013, § I(Exh. A), 10-2-2017; Ord. No. 21-004, § II(Exh. A), 3-15-2021; Ord. No. 21-005, § I(Exh. A), 3-15-2021; Ord. No. 22-007, § I, 5-16-2022; Ord. No. 23-010, Exh. A, 8-7-2023; Ord. No. 25-025, § I (Exh. A), 12-15-2025)

18.07.050 Table 3 - Park and open space land uses.

KEY: P = Permitted Use
 C = Conditional Use
 X = Prohibited Use
 T = Temporary Use
 NP – Neighborhood Park
 SU – Special Use
 OS – Open space

Authorized Uses in Park and Open Space Zones

	NP	SU	OS	P/OS-NS	POS
General Uses					
1. City-approved festivals, community events, and event center	P	P	X	P	P
2. Community and recreation centers	P	P	X	P	P
3. Community gardens	P	P	C	P	P
4. Concession stands	P	P	X	P	P
5. Open Spaces	P	P	P	P	P
6. Other buildings and structures to support park use	P	P	P	P	P
7. Other uses identified through the Park, Recreation and Open Space Comprehensive Plan	P	P	P	P	P
8. Parking areas/lots to serve park use	P	P	P	P	P
9. Pedestrian and multi-use trails	P	P	P	P	P
<u>10. Public administrative facilities</u>					P
10.11. Recreation areas and facilities	P	P	C	P	P
11.12. Residence for park caretaker and accessory structures	C	P	P	C	P
12.13. Restrooms	P	P	P	P	P
13.14. Stages and band shells	P	P	X	P	P
14.15. Temporary Use	T	T	T	T	T
Utility Uses					
15.16. Public utilities, minor	P	P	P	P	P

16-17. Pumping station	€	P	P	€	P
17-18. Railroad tracks and facilities	X	X	X	X	X
18-19. Communication facilities, minor	€	€	X	€	C
19-20. Communication facilities, major	X	X	X	X	X

(Ord. No. 2691, § I(Exh. A), 1-21-2014; Ord. No. 23-010, Exh. A, 8-7-2023)

18.07.060 Table 4 - Downtown Zoning Districts

KEY: P = Permitted Use

C = Conditional Use

X = Prohibited Use

T = Temporary Use

G = Ground floor

U = Upper floor

Authorized Uses in Downtown Zoning Districts

Zoning Districts	DT-HMSC	DT-MXM	DT-MXL	DT-R
Active Retail Uses				
<u>Antique shop</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Appliance sales and service</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Artisanal/craft/makers</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Bakery (retail)</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Barber and beauty shops</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Book store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Bowling alley/billiards</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Building, hardware and garden supply store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Candy; confectionery store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Clothing store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Coffee shop, cafe or kiosk</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Day care, mini-center</u>	P ⁴	P	P	P ⁵
<u>Delicatessen (deli)</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Department store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Feed store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Event center</u>	P ⁴	P	P	P ⁵
<u>Fitness center/sports club</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Florist shop</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Food cart/food truck/food delivery business</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Furniture store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Grocery, neighborhood scale</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Grocery, small scale</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Hotel, motel</u>	P ⁴	P	P	P ⁵
<u>Laundry/dry cleaning (retail)</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Liquor store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Nursery, plant</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Office supply store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Pet shops</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Pharmacy</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Photographic / electronics store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Restaurant</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Restaurant, fast food</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Second-hand/consignment store</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Specialty goods production (e.g. brew pub)</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵
<u>Taverns</u>	P ⁴	G=P/U=X	G=P/U=X	P ⁵

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<u>Zoning Districts</u>	<u>DT-HMSC</u>	<u>DT-MXM</u>	<u>DT-MXL</u>	<u>DT-R</u>
<u>Theater, except drive-in</u>	<u>P⁴</u>	<u>G=P/U=X</u>	<u>G=P/U=X</u>	<u>P⁵</u>
<u>Communication, Utilities, and Facilities Uses</u>				
<u>Electrical vehicle infrastructure</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Wireless communications facility</u>	<u>(Refer to Ch. 18.35)</u>			
<u>Facilities, minor public</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Facility, essential</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Railroad tracks and facilities</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Educational Uses</u>				
<u>College/university</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Elementary school</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Junior or senior high school</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Private, public or parochial school</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Trade, technical or business college</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Incidental Uses⁸</u>				
<u>Accessory Dwelling Unit⁸</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>
<u>Animal Training, Kennel, Boarding⁸</u>	<u>X</u>	<u>C</u>	<u>C</u>	<u>X</u>
<u>Day care center⁸</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>
<u>Day care, family home⁸</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Day care, minicenter⁸</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Electric vehicle battery charging station and rapid charging stations</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Gardening and horticulture activities⁸</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Home occupation⁸</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Bed and breakfast⁸</u>	<u>G=X / U=C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Limited neighborhood commercial^{8, 9}</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Industrial Uses</u>				
<u>High-tech industry</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Manufacturing of miscellaneous goods (e.g. musical instruments, toys, vehicle parts)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Optical goods</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Packaging of prepared materials</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Scientific and precision instruments</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Manufacturing and/or Processing Uses</u>				
<u>Cotton, wool, other fibrous material</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Food production or treatment</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Foundry</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Furniture manufacturing</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Gas, all kinds (natural, liquefied)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Gravel pits/rock quarries</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Hazardous waste treatment—Off-site</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Hazardous waste treatment—On-site</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Junkyard/wrecking yard</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Metal fabrication and assembly</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Hazardous waste treatment—On-site</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Paper, pulp or related products</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Signs or other advertising structures</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Electronic equipment</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Passive Retail Uses</u>				
<u>Animal kennel, commercial Boarding</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Animal shelter</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Automobile repair (garage)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Automobile sales, new or used</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Automobile service station</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Automobile wrecking</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Bakery (wholesale)</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Banks, savings and loan</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Boat building</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>

<u>Zoning Districts</u>	<u>DT-HMSC</u>	<u>DT-MXM</u>	<u>DT-MXL</u>	<u>DT-R</u>
<u>Boat repair and sales</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Bus station</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C⁵</u>
<u>Cabinet and carpentry shop</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Convention center</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Day care center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Day care, adult</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Day care, family home</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Equipment rental</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Funeral home</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Furniture repair; upholstery</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Gas/fuel station</u>	<u>G=X / U=P</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Gas/fuel station with mini market</u>	<u>G=X / U=P</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Grocery, large scale</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Hospital, emergency care</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P⁵</u>
<u>Household appliance repair</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Industrial supplies store</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Laundry (self-serve)</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Laundry/dry cleaning (industrial)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Machine shop</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Marijuana processor</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Marijuana producer</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Marijuana retailer</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Manufactured home sales lot</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Medical or dental clinics (outpatient)</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Mini-storage/vehicular storage</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Newspaper printing plant</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Nursing, rest, convalescent, retirement home</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Parcel freight depots</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Pawnshop</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Permanent supportive housing</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Plumbing, or mechanical service</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Printing, binding, blue printing</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Professional office(s)</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Public agency</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Real estate office</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Recycling center</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Recycling collection point</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Recycling plant</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Research facility</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Roadside produce stand</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Sand, soil, gravel sales and storage</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Sexually oriented business⁶</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Shoe repair and sales</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Smoke shop/head shop²</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Stock broker, brokerage firm</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Truck terminals</u>	<u>X</u>	<u>C</u>	<u>C</u>	<u>C⁵</u>
<u>Veterinary clinic</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P⁵</u>
<u>Warehousing, wholesale and trade</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Warehousing, bulk retail</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Recreational, Religious, and Cultural Uses</u>				
<u>Auditorium</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Cemetery</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Community club</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>C</u>
<u>Church</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>C</u>
<u>Golf course/driving range</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Library</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>C</u>
<u>Municipal</u>	<u>G=X¹⁰ / U=P</u>	<u>P</u>	<u>P</u>	<u>X</u>

<u>Zoning Districts</u>	<u>DT-HMSC</u>	<u>DT-MXM</u>	<u>DT-MXL</u>	<u>DT-R</u>
<u>Museum</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>C</u>
<u>Recreational vehicle park</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Open space</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Park or playground</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Sports fields</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>C</u>
<u>Trails</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Residential Uses</u>				
<u>Adult family home</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Apartments</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P¹¹</u>
<u>Assisted living / retirement homes</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Bed and breakfast</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>C</u>
<u>Cottage housing</u>	<u>X</u>	<u>P¹¹</u>	<u>P¹¹</u>	<u>P¹¹</u>
<u>Designated manufactured home</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Duplex</u>	<u>G=X / U=P</u>	<u>P¹¹</u>	<u>P¹¹</u>	<u>P¹¹</u>
<u>Group home</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>C</u>
<u>Housing for the disabled</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Residence accessory to and connected with a business</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>C</u>
<u>Residential Care Facility²</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Residential Treatment Facility³</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Single-family dwelling (detached)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>
<u>Sober Living Homes</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Stacked flat</u>	<u>G=X / U=P</u>	<u>P¹¹</u>	<u>P¹¹</u>	<u>P¹¹</u>
<u>Townhouses</u>	<u>G=X / U=P</u>	<u>P¹¹</u>	<u>P¹¹</u>	<u>P¹¹</u>
<u>Transitional Housing</u>	<u>G=X / U=P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Triplex</u>	<u>G=X / U=P</u>	<u>P¹¹</u>	<u>P¹¹</u>	<u>P¹¹</u>
<u>Temporary Uses</u>				
<u>Sales office for a development¹</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>
<u>Sales office for a development in a dwelling⁷</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>
<u>Sales office for a development in a trailer⁷</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>

Notes:

1. See CMC Chapter 18.47 "Temporary Uses" for additional regulations.
2. A. Must be sited a minimum one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or game arcade to which is not restricted to persons twenty-one years or older as defined in WAC 314-55-010 on June 20, 2015;
B. The business shall post clear signage in a conspicuous location near each public entrance stating no person under the age of twenty-one may enter the premises; and
C. No smoke shop/head shop subject to this note shall be located within five miles of an existing lawfully established smoke shop/head shop. All measurements under (A) and (C) shall be measured from the nearest property line of the property on which the use is proposed to the nearest property line of an existing business utilizing Clark County GIS.
3. A Residential Treatment Facility shall not be located within one thousand feet of public and private schools, public parks, public libraries, other RTFs or similar uses.
4. Active Retail Use is required on the ground floor when located on a Main Street per the Downtown Design Manual.
5. Active Retail Use or Passive Retail Use is only allowed on the ground floor when located on a Gateway Street per the Downtown Design Manual.
6. See CMC Chapter 5.36 Sexually Oriented Businesses for additional regulations for siting sexually oriented business facilities.
7. Notwithstanding the time limitations of a temporary use, a sales office proposed and approved through a Type III application may be approved with a longer time frame than one hundred eighty days
8. Incidental uses are only allowed as incidental to a residential use, with exception of electric vehicle battery charging station and rapid charging stations.
9. Those Neighborhood Commercial uses listed as permitted (P) are allowed residential zones along design overlay corridors on corner lots at intersections with collector or arterial streets, pursuant to Chapter 18.20. The neighborhood commercial use must be pedestrian

oriented with access to a public sidewalk or walkway and may have a maximum building footprint of 2,500 square feet and no more than five (5) off-street parking spaces, which can be satisfied by on-street parking provided they are within 500 feet of the subject parcel. See Chapter 18.20, Design Overlays, for additional provisions.

10. Municipal uses only allowed on Ground Floor of Historic Main Street core per Downtown Design Manual.

11. Permitted pursuant to Chapter 18.25, Middle Housing.