

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	BP	LI/ BP	LI	HI	C- NS	MX- NS	ME- NS
Commercial Uses												
Animal kennel, commercial boarding ⁶	X	X	X	P ¹¹	X	P ¹¹	X	P ¹¹	P ¹¹	X	X	P ¹¹
Animal shelter ⁶	X	X	X	C	X	C	X	C	P	X	X	C
Antique shop ⁶	P	P	P	P	P	C	X	X	P	P	P	P
Appliance sales and service ⁶	X	P	P	P	P	P	X	C	P	P	P	P
Automobile repair (garage) ⁶	X	P	C	P	X	P	X	P	P	C	X/P ¹³	P
Automobile sales, new or used ⁶	X	P	X	P	X	P	X	P	P	X	X	P
Automobile service station ⁶	X	P	C	P	X	P	X	P	P	C	X	P
Automobile wrecking ⁶	X	X	X	X	X	X	X	X	C	X	X	X
Bakery (wholesale) ⁶	X	X	X	P	X	P	P ⁵	P	P	C	C	P
Bakery (retail) ⁶	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Banks, savings and loan	X	P	P	P	P	P	P ⁵	P	P	P	P	P
Barber and beauty shops ⁶	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Boat building ⁶	X	X	X	C	X	C	X	C	P	X	X	C
Boat repair and sales ⁶	X	P	X	P	X	P	X	P	P	X	X	P
Book store ⁶	C	P	P	P	P	P	P ⁵	P	P	P	P	P
Bowling alley/billiards ⁶	X	P	X	P	P	P	X	P	P	X	P	P
Building, hardware and garden supply store ⁶	X	P	C	P	P	P	X	P	P	C	P	P
Bus station ⁶	X	C	C	P	C	P	X	P	P	P	P	P
Cabinet and carpentry shop ⁶	X	P	C	P	C	P	P ⁵	P	P	C	C	P
Candy; confectionery store ⁶	P	P	P	P	P	P	P ⁵	P	P	P	P	P

Cemetery ⁶	X	X	X	C	X	X	X	C	P	X	X	C
Clothing store ⁶	C	P	P	P	P	P	X	P	P	P	P	P
Coffee shop, cafe ⁶ or kiosk	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Convention center ⁶	X	P	X	C	C	P	P	C	X	X	C	C
Day care center ⁶	C	P	P	C	P	C	P ⁵	C	C	P	P	C
Day care, adult	P	P	P	P	P	P	P	P	P	P	P	P
Day care, family home ⁶	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 ⁵	P	X	P	P	P
Delicatessen (deli) ⁶	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Department store ⁶	X	P	C	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
Equipment rental ⁶	C	P	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
Feed store ⁶	X	X	X	P	X	C	X	P	P	X	X	P
Fitness center/sports club ⁶	X	P	P	P	P	P	P ⁵	P	P	P	P	P
Florist shop ⁶	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	C	P	X	C	C	P
Furniture repair; upholstery ⁶	X	P	C	P	P	P	X	P	P	C	P	P
Furniture store ⁶	X	P	C	P	P	P	X	P	X	C	P	P
Funeral home ⁶	X	P	C	P	P	X	X	X	X	C	C	P
Gas/fuel station ⁶	X	P	C	P	X	P	X	P	P	C	X	P
Gas/fuel station with mini market ⁶	X	P	C	P	X	P	X	P	P	C	X	P
Grocery, large scale ⁶	X	P	C	P	P	C ⁸	X	P	P	C	C	P
Grocery, small scale ⁶	P	P	C	P	P	P	X	P	P	P	P	P
Grocery, neighborhood scale ⁶	P	P	P	P	P	P	P ⁵	P	X	P	P	P
Hospital, emergency care ⁶	X	C	P	P	P	P	X	P	X	C	C	P
Hotel, motel ⁶	X	C	C	P	P	P	X	P	X	C	C	C

Household appliance repair ⁶	X	P	C	P	P	P	X	P	P	C	P	P
Industrial supplies store ⁶	X	P	X	C	C	C	X	C	P	X	C	C
Laundry/dry cleaning (industrial)	X	X	X	P	X	X	X	P	P	X	X	P
Laundry/dry cleaning (retail) ⁶	P	P	P	P	P	P	P ⁵	P	P	P	P	P
Laundry (self-serve)	P	P	P	P	P	P	X	P	P	P	P	P
Liquor store ⁶	X	P	C	P	C	C	X	C	C	P	P	P
Machine shop ⁶	X	X	C	C	C	C	P ⁵	C	P	C	C	C
Marijuana processor	X	X	X	X	X	X	X	X	X	X	X	X
Marijuana producer	X	X	X	X	X	X	X	X	X	X	X	X
Marijuana retailer	X	X	X	X	X	X	X	X	X	X	X	X
Medical or dental clinics (outpatient) ⁶	C	P	P	P	P	P	P ⁵	P	P	P	P	P
Mini-storage/vehicular storage ⁶	X	X	X	X	X	X	X	P	P	X	X	X
Manufactured home sales lot ⁶	X	X	X	P	X	X	X	P	P	X	X	P
Newspaper printing plant ⁶	X	P	C	C	X	X	X	P	P	C	X	C
Nursery, plant ⁶	X	P	C	C	C	C	X	C	P	C	C	P
Nursing, rest, convalescent, retirement home ⁶	C	P	P	P	P	X	X	X	X	P	P	P
Office supply store ⁶	X	P	P	P	P	X	P ⁵	P	P	P	P	P
Pawnshop ⁶	X	X	X	X	X	X	X	C	C	X	X	X
Parcel freight depots ⁶	X	P	X	P	X	P	P ⁵	P	P	X	X	P
Permanent supportive housing	C	P	X /p ¹⁰	X /p ¹⁰	P	X	X	X	X	X /p ¹⁰	P	X /p ¹⁰
Pet shops ⁶	X	P	P	P	P	P	X	P	C	P	P	P
Pharmacy ⁶	X	P	P	P	P	P	P ⁵	P	P	P	P	P
Photographic/electronics store ⁶	X	P	P	P	P	P	P ⁵	P	P	P	P	P
Plumbing, or mechanical service ⁶	X	X	X	P	C	P	X	P	P	X	C	P

Printing, binding, blue printing ⁶	C	P	P	P	P	P	P ⁵	P	P	P	P	P
Professional office(s) ⁶	C	P	P	P	P	P	P	P	P	P	P	P
Public agency ⁶	C	P	P	P	P	P	P	P	P	P	P	P
Real estate office ⁶	C	P	P	P	P	P	T	P	P	P	P	P
Recycling center ⁶	X	X	X	X	X	X	X	P	P	X	X	X
Recycling collection point ⁶	T or C	P	T or C	T or C	C	C	P ⁵	P	P	T or C	C	X
Recycling plant ⁶	X	X	X	X	X	X	X	C	P	X	X	C
Research facility ⁶	X	P	C	C	X	P	P	P	P	C	C	C
Restaurant ⁶	C	P	P	P	C	P	P ⁵	P	P	P	P	P
Restaurant, fast food ⁶	X	P	C	P	C	P	P ⁵	P	P	C	C	P
Roadside produce stand ⁶	T	T	T	T	C	X	T	T	T	T	C	T
Sand, soil, gravel sales and storage ⁶	X	X	X	X	X	X	X	C	P	X	X	X
Second-hand/consignment store ⁶	C	P	P	P	P	P	X	P	P	P	P	P
Sexually oriented business ^{1,5}	X	X	X	X	X	X	P	X	X	X	X	X
Shoe repair and sales ⁶	P	P	P	P	P	P	X	P	P	P	P	P
Smoke shop/head shop ⁹	X	X	P	P	X	X	X	X	X	P	X	P
Stock broker, brokerage firm	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
Taverns ⁶	X	P	C	P	C	P	X	P	P	C	C	P
Theater, except drive-in ⁶	X	P	C	P	P	P	X	P	P	P	P	P
Truck terminals ⁶	X	C	X	C	X	X	X	C	P	X	X	C
Veterinary clinic ⁶	X	P	C	P	P	P	X	P	P	P	P	P
Warehousing, wholesale and trade ⁶	X	X	X	C	C	P	P ⁵	P	P	X	X	P
Warehousing, bulk retail ⁶	X	X	X	C	C	X	X	P	P	X	X	P
Manufacturing and/or processing of the following:												

Cotton, wool, other fibrous material	X	X	X	X	X	P	X	P	P	X	X	X
Food production or treatment	X	X	X	C	C	P	X	P	C	X	C	C
Foundry	X	X	X	X	X	X	X	C	C	X	X	X
Furniture manufacturing	X	P	X	X	C	C	X	P	P	X	C	X
Gas, all kinds (natural, liquefied)	X	X	X	X	X	X	X	X	C	X	X	X
Gravel pits/rock quarries	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	P	X	X	X
Hazardous waste treatment—On-site	X	X	X	X	X	X	X	X	P	X	X	X
Junkyard/wrecking yard	X	X	X	X	X	X	X	X	C	X	X	X
Metal fabrication and assembly	X	X	X	X	X	C	X	X	P	X	X	C
Hazardous waste treatment—On-site	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	P	X	X	X
Signs or other advertising structures	X	X	X	C	C	C	P	C	P	X	C	C
Electronic equipment	X	P	X	X	X	X	P	P	P	X	X	X
Industrial Uses												
High-tech industry	X	P	X	X	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	X	X	P	P	X	C	P
Optical goods	X	C	C	C	C	P	P ⁵	P	P	C	C	C
Packaging of prepared materials	X	X	C	P	C	C	P ⁵	C	P	C	C	P
Scientific and precision instruments	X	P	X	X	X	P	P	P	P	X	X	P
Recreational, Religious, Cultural Uses												
Auditorium ⁶	C	P	P	P	P	P	X	P	P	P	P	P

Community club ⁶	C	P	P	P	P	P	X	P	P	P	P	P
Church ⁶	P	P	P	P	P	P	X	P	P	P	P	P
Golf course/driving range ⁶	P	X	P	P	X	P	P ⁵	P	P	X	X	P
Library ⁶	C	P	P	P	P	P	X	P	P	P	P	P
Museum ⁶	C	P	P	P	P	P	X	P	P	P	P	P
Recreational vehicle park ⁶	X	X	X	C	X	X	X	P	P	X	X	C
Open space ⁶	P	P	P	P	P	P	P	P	P	P	P	P
Park or playground	P	P	P	P	P	P	P	P	P	P	P	P
Sports fields ⁶	C	X	P	P	P	P	X	P	P	P	P	P
Trails	P	P	P	P	P	P	P	P	P	P	P	P
Educational Uses												
College/university ⁶	P	P	P	P	P	P	X	P	P	P	P	P
Elementary school ⁶	P	P	P	P	P	P	X	P	P	P	P	P
Junior or senior high school ⁶	P	P	P	P	P	P	X	P	P	P	P	P
Private, public or parochial school ⁶	P	P	P	P	P	P	X	P	P	P	P	P
Trade, technical or business college ⁶	P	P	P	P	P	P	P	P	P	P	P	P
Residential Uses												
Adult family home	C	P	P	X	P	X	X	X	X	P	P	X
Assisted living	C	P	P	X /P ¹⁰	P	X	X	X	X	P	P	X /P ¹⁰
Bed and breakfast	P	P	P	X	P	X	X	X	X	P	P	X
Designated manufactured home	X	X	X	X	P	X	X	X	X	X	X	X
Duplex or two-family dwelling	X	C/P ⁷	X	X	P	X	X	X	X	X	P	X
Group home	C	P	P	X	P	X	X	X	X	P	P	X
Home occupation	P	P	P	X /P ¹⁰	P	X	X	X	X	P	P	X /P ¹⁰
Housing for the disabled	P	P	P	X /P ¹⁰	P	X	X	X	X	P	P	X /P ¹⁰

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

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9. 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.
 10. 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.
 11. Conditional use permit is required if facilities for kennels are proposed outdoors.
 12. 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.
 13. 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.

(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)