

APPENDIX D

Commercial, Office and Industrial Zones

TABLE 2-8 Allowed Land Uses and Permit Requirements for Commercial, Office & Industrial Zones	P Permitted Use, Zoning Clearance may be required prior to operation MUP Minor Use Permit required UP Use Permit required S Permit requirement set by Specific Use Regulations ZC Zoning Clearance required — Use not allowed							
	PERMIT REQUIRED BY ZONE							Specific Use Regulations
LAND USE (1)	OA	OL	CC	CT	CS	CR	MW	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING								
Construction contractor base - Indoor	—	—	MUP	—	P	—	MUP	
Construction contractor base - Outdoor storage	—	—	—	—	MUP	—	MUP	
Industry, custom	—	—	MUP	—	UP	—	P	
Industry, general	—	—	—	—	—	—	P	
Industry, limited	—	—	—	—	UP	—	P	
Industry, limited, small-scale	—	—	—	—	MUP	—	P	
Media production	MUP	MUP	MUP	—	—	—	UP	
Recycling facility	—	—	S	S	S	S	S	D4-37
Research and development	MUP	MUP	—	—	P	—	P	
Laboratory, non-medical	MUP	MUP	—	—	P	—	P	
Storage - Outdoor	—	—	MUP	MUP	MUP	—	MUP	D4-35
Storage - Personal storage facility (mini-storage)	—	—	—	—	UP	—	UP	
Storage - Warehouse, indoor storage, limited	—	—	—	—	P	—	P	
Wholesaling and distribution	—	—	—	—	MUP	—	P	
Wholesaling and distribution - Small scale	—	—	—	—	P	—	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES								
Adult business	—	—	UP	—	—	—	—	D4-1
Commercial recreation facility - Indoor	—	UP	UP	MUP	MUP	P	MUP	D4-30
Commercial recreation facility - Outdoor	—	—	—	—	—	UP	UP	D4-30
Conference/convention facility	UP	UP	UP	UP	—	UP	—	
Equestrian facility	—	—	—	—	—	MUP	—	
Fitness/Health facility	UP	—	UP	UP	MUP(2)	UP	—	
Golf course	—	—	—	—	—	UP	—	
Library, museum, art gallery	UP	P	UP	—	—	UP	—	
Meeting facility, public or private	MUP	MUP	UP	UP	UP	—	—	
Park and recreation facility - Site of 2 acres or more	P	—	P	—	—	P	P	
School - Public or private	UP	UP	UP	—	—	—	—	
School - Specialized education or training	UP	—	UP	UP	UP	MUP	—	
Sports and entertainment assembly facility	—	—	—	UP	—	UP	—	
Studio - Art, dance, martial arts, music, etc. (general)	MUP	MUP	MUP(3)	MUP	MUP	MUP	MUP	
Studio - Art, dance, martial arts, music, etc. (university)	MUP	MUP	P	MUP	MUP	MUP	MUP	
Theater, movies or performing arts	UP	—	UP	UP	—	UP	—	

Key to Zone Symbols

OA	Administrative Office	CS	Service Commercial
OL	Limited Office	CR	Commercial Recreation
CC	Community Center	MW	Manufacturing/Warehousing
CT	Thoroughfare Commercial		

Notes:

- (1) See Division D8 for land use definitions.
- (2) Use allowed only on second or upper floors with a Minor Use Permit.
- (3) Use allowed with a Minor Use Permit/Zoning Clearance, as stated above, on ground floor if non-retail uses occupy 25% or less of the gross ground floor area. Non-retail uses exceeding 25% gross ground floor area may be authorized by a Minor Use Permit.

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LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
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RESIDENTIAL USES								
Emergency shelter	MUP							
Homeless shelter	UP							
Live/work unit	—	—	—	UP	UP	—	—	
Residential care, 7 or more clients	—	—	UP	—	—	—	—	
Transitional housing	UP							

RETAIL TRADE								
Accessory retail and services	P	P	P	P	P	P	P	
Auto and vehicle sales and rental	—	—	MUP	MUP	MUP	—	MUP	
Building/landscape materials sales - Indoor	—	—	MUP	—	P	—	P	
Building/landscape materials sales - Outdoor	—	—	MUP	—	MUP	—	MUP	
Construction and heavy equipment sales and	—	—	—	—	—	—	UP	
Convenience store	—	—	MUP	MUP	—	—	—	
Drive-through retail	—	—	MUP	MUP	—	—	—	
Eating and drinking establishments	ZC(4)	ZC(4)	P	P	ZC(2)	—	MUP(3)	
With wine and beer	ZC(4)	ZC(4)	P	P	MUP	—	—	
With full alcoholic beverage sales	MUP(4)	MUP(4)	MUP	MUP	—	—	—	
With take-out service	MUP(4)	MUP(4)	P	P	ZC(2)	MUP	MUP	D4-38
With drive-through service	—	—	MUP	MUP	—	—	—	
With live entertainment	MUP(4)	MUP(4)	MUP	MUP	—	—	—	D4-34
With up to 12 outdoor seats or less	ZC(4)	ZC(4)	P	P	P	—	—	
With 13 or more outdoor seats	MUP(4)	MUP(4)	MUP	MUP	MUP	—	—	
Farm supply and feed store	—	—	—	—	UP	—	UP	
Food and beverage sales - Chain grocery	—	—	MUP	MUP	MUP	—	—	
Food and beverage sales - Specialty food store	—	—	P	P	P	—	—	
Fuel dealer (propane for home and farm use, etc.)	—	—	MUP	MUP	MUP	—	MUP	
Furniture, furnishings, and appliance store	—	—	P	P	—	—	—	
Mobile home, boat, or RV sales	—	—	MUP	UP	P	—	UP	
Outdoor retail sales and activities	—	—	MUP	—	—	MUP	—	D4-35

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Notes:

- (1) See Division D8 for land use definitions.
- (2) Only allowed as ancillary use complimentary to adjacent CS uses, as determined by the Zoning Administrator.
- (3) Accessory use only, limited to 1,000 sf, or to 10% of the total gross floor area on site with a Minor Use Permit.
- (4) Use allowed on the ground floor if occupying 25% or less of the gross ground floor area. Not permitted on the upper floors.

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RETAIL TRADE - Cont.

Pharmacy, medical supplies	MUP	MUP	P	P	—	—	—	
Plant nursery	—	—	MUP	—	MUP	—	—	
Retail, general - 50,000 sf or less floor area	—	—	P	P	—	—	—	
Retail, general - over 50,000 sf of floor area	—	—	UP	UP	UP	—	—	
Second hand store	—	—	P	—	—	—	—	
Vendor	MUP	D4-35						

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

ATM	P	P	P	P	P	P	P	
Bank, financial services	MUP	MUP	P	P	—	—	—	
Business support service	P	MUP	P	—	MUP	—	—	
Medical services - Clinic, lab., urgent care (ground floor)	MUP	MUP	MUP(3)	MUP	MUP	—	—	
Medical services - Clinic, lab., urgent care (upper floors)	MUP	MUP	MUP	MUP	MUP	—	—	
Medical services - Doctor office (ground floor)	P	P	MUP(3)	—	—	—	—	
Medical services - Doctor office (upper floors)	P	P	P	—	—	—	—	
Medical services - Extended care	UP	UP	—	—	—	—	—	
Office - Accessory	P(4)	P(4)	P(4)	P(4)	P(4)	P(4)	P(4)	
Office - Business/service (ground floor)	P	P	ZC(3)	ZC(3)	MUP(2)	—	—	
Office - Business/service (upper floors)	P	P	P	P	MUP(2)	—	—	
Office - Government (ground floor)	P	P	ZC(3)	ZC(3)	MUP(2)	—	—	
Office - Government (upper floors)	P	P	P	P	MUP(2)	—	—	
Office - Processing (ground floor)	MUP	MUP	MUP(3)	MUP(3)	MUP(2)	—	MUP	
Office - Processing (upper floors)	MUP	MUP	MUP	MUP	MUP(2)	—	MUP	
Office - Professional/administrative (ground floor)	P	P	ZC(3)	ZC(3)	MUP(2)	—	—	
Office - Professional/administrative (upper floors)	P	P	P	P	MUP(2)	—	—	

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	LAND USE (1)	OA	OL	CC	CT	CS	CR	MW	Specific Use Regulations
SERVICES - GENERAL									
Adult day care	UP	UP	UP	—	UP	—	—		
Animal services - Boarding/training	—	MUP	MUP	—	MUP	—	—		
Animal services - Grooming	—	MUP	P	—	P	—	—		
Animal services - Veterinary clinic, animal ho	—	MUP	MUP	—	MUP	—	MUP		
Catering service	MUP	MUP	P	—	P	—	P		
Child day care center	MUP	MUP	MUP	MUP	MUP	—	—		
Child day care center - Accessory to on-site e	MUP	MUP	MUP	MUP	MUP	—	MUP		
Drive-through service	MUP	MUP	MUP	MUP	—	—	—		
Equipment rental - Indoor only	—	—	P	—	P	—	—		
Equipment rental - With outdoor storage	—	—	MUP	—	MUP	—	—		
Laundry, dry cleaning plant	—	—	MUP	MUP	MUP	—	MUP		
Lodging - Bed & breakfast inn (B&B)	—	—	UP	UP	—	—	—		
Lodging - Hotel or motel	—	—	UP	UP	—	—	—		
Maintenance and repair service	—	—	—	—	MUP	—	P		
Maintenance and repair service - No outdoor	—	—	P	—	P	—	P		
Maintenance and service facility	—	—	—	—	P	—	P		
Mortuary, funeral home - Full service	—	—	UP	—	UP	—	—		
Mortuary, funeral home - Partial service	—	—	MUP	—	MUP	—	—		
Personal services	MUP	MUP	P	P	P	—	—		
Personal services - Restricted	—	—	MUP	MUP	MUP	—	—		
Public safety facility	P	P	P	P	P	P	P		
Printing and publishing	—	—	—	—	UP	—	UP		
Repair Service - Equipment, large appliances,	—	—	—	—	P	—	P		
Vehicle services - Major repair/body work	—	—	—	—	P	—	P		
Vehicle services - Minor maintenance/repair	—	—	MUP	MUP	P	—	P		
Vehicle services - Service station	—	—	MUP	MUP	MUP	—	MUP	D4-40	
Vehicle services - Towing and storage	—	—	—	—	MUP	—	MUP		
Vehicle services - Washing, attended	—	—	MUP	MUP	P	—	—	D4-40	
Vehicle services - Washing, unattended	—	—	MUP	MUP	MUP	—	—	D4-40	

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	OA	OL	CC	CT	CS	CR	MW	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE								
Broadcasting studio	MUP	MUP	P	—	P	—	P	
Cogeneration facilities	UP	UP	UP	UP	UP	UP	UP	
Heliport	UP	—	—	—	—	—	UP	D4-32
Parking facility, public or commercial	MUP	MUP	MUP	MUP	MUP	—	—	
Solid waste transfer station	—	—	—	—	—	—	UP	
Transit station	UP	—	—	—	—	—	—	
Transportation service dispatch facility	—	—	—	—	MUP	—	MUP	
Utility facility	UP	UP	UP	UP	UP	UP	UP	
Utility infrastructure	P	P	P	P	P	P	P	
Wireless telecommunications facility	S	S	S	S	S	S	S	D4-IV

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ZONING TEXT AMENDMENT UPDATE (TA 10-410-001). FUTURE REVISIONS WILL BE INCORPORATED PRIOR TO ADOPTION