

§17.13.040 Neighborhood Residential Land Uses

The following regulations are intended to accommodate a variety of housing choices and neighborhood-oriented services. With the exception of the Manufactured Home (MH) district, Table 17.13.040 lists the land uses allowed in all neighborhood residential zones.

Table 17.13.040: Allowed Uses in Neighborhood Residential Zones

LAND USE	Neighborhood Zones									
	NR-2	NR-4	NR-6	MR-9	MR-12	MR-20	MR-30	CR-40	NC	RC
Residential Uses										
Assisted Living Center	N ²	N ²	N ²	N ²	P	P	P	N ²	N ²	N ²
Nursing Home, Convalescent Home	N ²	N ²	N ²	N ²	P	P	P	N ²	N ²	N ²
Group Home where care, training, or treatment IS provided on site.	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Group Home where care, training, or treatment IS NOT provided on site.	C	C	C	C	C	C	C	C	N	N
Dormitories, Fraternities, Sororities	N	N	N	N	N	N	N	C	N	N
Residential occupancy of a dwelling unit by a family, or no more than three (3) unrelated individuals.	P	P	P	P	P	P	P	P	P	P
Residential occupancy of a dwelling unit by no more than six (6) unrelated individuals and not to exceed two (2) persons per bedroom.	N	N	N	N	N	N	N	P	N	N
Public/Institutional Uses										
Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community	N	N	N	N	C	C	C	C	N	N
Family Day Care/ Preschool (1-8 Clients)	P	P	P	P	P	P	P	P	N	C
Family Group Day Care/ Preschool (9-16 clients)	C	C	C	C	C	C	C	C	N	N
Commercial Day Care 17 or more clients	N	N	N	N	N	N	N	C	N	N
Neighborhood Parks and Open Areas	P	P	P	P	P	P	P	P	N	P
Community/Regional Parks	C	C	C	C	C	C	C	C	N	C
Religious Institutions	P	P	P	P	P	P	P	P	N	N
Clubs, Lodges, similar uses	N	N	N	N	C	C	C	C	N	N
Libraries, Museums, Community Centers	N	N	C	C	C	C	C	C	N	N
Cemetery, Mausoleum	C	C	C	C	C	C	C	C	N	C
Public Safety Services (fire, police)	C	C	C	C	C	P	P	P	N	P
Public Schools (K-12)	State law supersedes local zoning regulations.									
Private Schools (K-12)	C	C	C	C	C	C	C	C	N	C
Utility Uses										
Wireless Telecommunication Facilities	C	C	C	C	C	C	C	C	C	C

17.13: Neighborhood Residential Zone Uses

LAND USE	Neighborhood Zones									
	NR-2	NR-4	NR-6	MR-9	MR-12	MR-20	MR-30	CR-40	NC	RC
Radio, television, microwave towers or other telecommunication towers	C	C	C	C	C	C	C	C	C	C
Amateur radio towers of 50' or less in height above the average elevation of the subject property	C	C	C	C	C	C	C	C	C	C
Utilities, basic service delivery and laterals	P	P	P	P	P	P	P	P	P	P
Utilities, distribution network	C	C	C	C	C	C	C	C	C	C
Utilities, structures, physical facilities, (Regional Facilities)	C	C	C	C	C	C	C	C	C	C
Municipal water well, reservoir, or storage tank	C	C	C	C	C	C	C	C	C	C
Neighborhood Serving Commercial Uses										
Food Services less than 3,000 square feet in size & no auto drive-through ¹	N	N	N	N	N	N	N	P	P	N
Food Services less than 5,000 square feet in size & no auto drive-through ¹	N	N	N	N	N	N	N	P	C	N
Sales and Service less than 3,000 square feet in size ¹	N	N	N	N	N	N	N	P	P	N
Sales and Service less than 5,000 square feet in size ¹	N	N	N	N	N	N	N	P	C	N
Office – General business, government, professional, medical, or financial and less than 3,000 square feet in size	N	N	N	N	N	N	N	C	P	N
Office – General business, government, professional, medical, or financial and less than 5,000 square feet in size	N	N	N	N	N	N	N	C	C	N
Food Service & Sales and Service comprising no more than 25% of the first floor area	N	N	N	N	N	N	N	C	N	N
Bed & Breakfast & Sleeping Accommodations - ten or fewer rooms and meal service limited to guests. Sleeping accommodations for transient occupancy	N	N	N	N	N	C	C	C	N	N
Other Uses										
Parking, Commercial	N	N	N	N	N	N	N	C	N	N
Residential Programs for Drug & Alcohol Treatment	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Alternative or Post Incarceration Facilities	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Agricultural Uses	P	P	N	N	N	N	N	N	N	P

¹ In the Campus Residential Zone, the total square footages of a proposed non-residential use may exceed the amounts listed in the use chart provided the total square footage of the proposed non-residential uses do not exceed 25% of the total first floor area and may only be located on the ground level floor.

² Indicates use may be allowed where State or Federal law preempts local zoning.

17.17: District and Corridor Zones Uses

Table 17.17.030: Allowed Uses in District and Corridor Zones

Land Use	Districts & Corridors							
	TC	COM	MU	CC	GW	CS	IP	AP
Residential Uses								
Assisted Living Center	C	C	C	C	N	N	N	N
Nursing Home, Convalescent Home	C	C	C	C	N	N	N	N
Caregiver, Certified NA or CA	P	P	P	P	N	N	N	N
Group Home where care, training, or treatment IS provided on-site.	C	C	C	C	N	N	N	N
Group Home where care, training, or treatment IS NOT provided on-site.	N	N	N	N	N	N	N	N
Dormitories, Fraternities, Sororities	C	C	C	N	N	N	N	N
Residential occupancy of a dwelling unit by a family, or no more than three unrelated individuals. *One caretaker or security guard may be permitted to live on-site as an accessory use with a Conditional Use Permit.	P ¹	P ¹	P ¹	P ¹	N	N*	N*	N
Public/Institutional Uses								
Colleges, University or Technical College	C	C	C	N	C	N	C	C
Trade, vocational, or commercial schools	C	C	C	N	C	N	C	C
Uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community	C	P	P	C	P	C	C	C
Family Day Care/Preschool (1-8 Clients) Family Group Day Care/Preschool (9-16 Clients)	P	P	P	P	N	N	N	N
Commercial Day Care (17 or more clients)	C	C	C	C	C	C	N	N
Hospitals	N	P	P	N	P	N	N	N
Parks and Open Space	P	P	P	C	P	P	P	P
Religious Institutions	C	C	C	C	C	C	N	N
Clubs, Lodges, similar uses	C	C	C	C	C	N	N	N
Libraries, Museums, Community Centers	C	C	C	C	C	N	N	N
Public Safety Services	C	P	P	C	P	P	P	P
Public School (K-12)	State law supersedes local zoning regulations.							
Private Schools (K-12)	C	C	C	C	C	N	N	N
Utility Uses								
Wireless Telecommunication Facilities	P	P	P	N	P	P	P	P
Radio, television, or microwave towers	C	C	C	N	C	C	C	C
Amateur radio towers	C	C	C	N	C	C	C	C
Utilities, basic service delivery and laterals	P	P	P	P	P	P	P	P
Utilities, distribution network	N	N	N	N	N	N	N	N
Utilities, structures, physical facilities (Regional Facilities)	C	P	C	C	P	P	P	P
Municipal water well, reservoir, or storage tank	C	C	C	N	C	C	C	C
Commercial Uses								
Entertainment Event (Major)	C	C	C	N	C	C	C	C
Office – General business, government, professional, medical, or financial	P	P	P	C	P	P	C	C
Bank, savings and loans, or credit union	P	P	P	C	N	P	N	N
Clinic, medical, dental, or optical	P	P	C	C	P	P	C	C

17.17: District and Corridor Zones Uses

Land Use	Districts & Corridors							
	TC	COM	MU	CC	GW	CS	IP	AP
Laboratory, scientific or research	P	P	C	N	P	P	P	P
Wholesale office	N	P	P	N	N	P	C	C
Bed and breakfast	P	P	P	C	N	P	N	N
Hotel, Motel	P	P	P	N	N	P	P	P
Commercial Parking	C	P	C	N	N	C	P	P
Recreational vehicle and vehicle storage parking	N	C	N	N	N	C	P	P
Truck storage, outdoor	N	C	N	N	N	P	P	P
Recreation and Entertainment (Outdoor Facility)	N	P	N	N	N	N	P	N
Golf course	N	N	N	N	P	N	N	C
RV Parks short term occupancy (less than 30 calendar days)	N	N	N	N	N	C	C	N
RV Parks long term occupancy (more than 30 calendar days)	N	N	N	N	N	C	C	N
Non-vehicle camping (tents) in RV Park	N	N	N	N	N	C	C	N
Tent Campground	N	N	N	N	N	C	C	N
Miniature golf course and accessory recreation	N	P	N	N	N	N	P	N
Indoor Commercial Shooting Range	N	C	N	N	N	C	C	N
Sales and Service								
Firms involved in the sale, lease or rent of new or used products to the general public. These firms may also provide personal services or entertainment, or provide product repair or services for consumer and business goods	P	P	P	C	N	C	N	N
Sales and service, large, footprint greater than 100,000 sq. ft.	N	P	N	N	N	C	N	N
Adult oriented business	N	N	N	N	N	N	C	N
Amusement, commercial indoor	N	P	C	N	N	P	P	N
Animal clinic or pet hospital, No outdoor pens	N	P	C	C	N	P	N	N
Animal clinic or pet hospital, with outdoor pens	N	N	N	N	N	C	C	N
Antique or collectible shop	P	P	P	C	N	N	N	N
Art supply store	P	P	P	C	N	P	N	N
Barber or beauty shop	P	P	P	C	N	N	P	N
Bakery or confectionery shop, retail sales	P	P	P	C	N	P	P	N
Camera shop	P	P	P	C	N	N	N	N
Carpet, Retail	P	P	P	N	N	P	N	N
Carpet, Wholesale	N	N	N	N	N	P	P	N
Carwash	N	P	N	N	N	P	P	N
Clothing	P	P	P	C	N	N	N	N
Convenience Market (no gasoline)	P	P	P	C	N	P	P	P
Copy Center	P	P	P	C	P	P	P	P
Dairy products or ice cream	P	P	P	C	N	N	N	N
Dancehall or nightclub	P	P	P	N	N	N	N	N
Department or discount store	P	P	P	N	N	N	N	N
Drug store or pharmacy	P	P	P	C	N	N	N	N
Dry cleaner	P	P	P	C	N	P	P	N

17.17: District and Corridor Zones Uses

Land Use	Districts & Corridors							
	TC	COM	MU	CC	GW	CS	IP	AP
Florist shop	P	P	P	C	N	N	N	N
Furniture or appliance store	P	P	P	N	N	P	N	N
Garden shop, plant sales, nursery	P	P	P	C	N	P	N	N
Grocery store	P	P	P	C	N	N	N	N
Handicraft and art object sale	P	P	P	C	N	N	N	N
Hardware store	P	P	P	C	N	P	N	N
Hobby shop	P	P	P	C	N	P	N	N
Kennel	N	N	N	N	N	C	C	N
Laundromat	P	P	P	C	N	N	N	N
Locksmith or key shop	P	P	P	C	N	P	P	N
Maintenance or repair service for buildings	N	P	N	N	N	P	P	N
Medical supplies	N	P	N	N	N	P	P	N
Mortuary	N	P	N	N	N	P	N	N
Music store	P	P	P	C	N	N	N	N
Package liquor store	State law supersedes local zoning regulations							
Pawn shop	N	P	N	N	N	P	N	N
Paint Sales	P	P	P	N	N	P	N	N
Personal services such as milliner, tailor, etc.	P	P	P	C	N	N	N	N
Pet shop for small animals, bird, fish	P	P	P	C	N	N	N	N
Plumbing Shop	P	P	P	N	N	P	P	N
Provisioning and recreational sporting goods sales	P	P	P	C	N	N	N	N
Radio or television transmitting stations, commercial	N	P	N	N	C	P	P	N
Railroad or bus passenger station	P	P	P	N	P	P	P	P
Repair of appliances, TV, radios	N	P	N	N	N	P	P	N
Restaurant, Brew	P	N	N	N	N	N	N	N
Restaurant, Fast Food	P	P	P	C	P ¹	P	P	P
Restaurant, General	P	P	P	C	P ¹	P	P	P
Shoe, boot, or other leather goods sale and repair	P	P	P	C	N	P	P	N
Storage warehouse	N	N	N	N	C	P	P	N
Studio, health& fitness	P	P	P	C	N	P	P	N
Studio, photographer, artist, music, dance, and drama	P	P	P	C	N	P	N	N
Tavern	P	P	P	N	N	P	P	N
Tennis, swimming or other recreation, private indoor	N	P	N	N	N	P	P	N
Theaters	P	P	P	N	N	P	N	N
Trailer and mobile home sales	N	N	N	N	N	C	P	N
Vehicle parts sales, new or reconditioned	N	P	N	N	N	P	P	N
ATVs, Motorcycle, and Snowmobile sales and rental	N	N	N	N	N	C	P	C

¹ Must be accessory to the primary use and contained within the walls of the primary structure.

17.17: District and Corridor Zones Uses

Land Use	Districts & Corridors							
	TC	COM	MU	CC	GW	CS	IP	AP
Heavy truck sales, rental and service and equipment	N	N	N	N	N	C	P	C
Vehicle & equipment sales & rental	N	C	N	N	N	P	N	N
Welding or machine shop	N	P	N	N	N	P	P	P
Uses providing storage for the owner of the property	N	N	N	N	N	C	C	N
Commercial storage unit	N	N	N	N	N	N	C	N
Outdoor Storage	N	N	N	N	N	N	C	N
Vehicle Repair	N	N	N	N	N	P	P	N
Vehicle Service	N	P	N	N	N	P	P	N
Gasoline service station	N	P	N	N	N	P	P	N
Gasoline, petroleum products storage (home heating exempt) (See Uniform Fire Code Section 7902)	N	P	N	N	N	N	P	N
Electric fueling facilities for vehicles (not petroleum) in conjunction with a primary use	N	P	N	C	P	P	P	N
Truck Stop	N	N	N	N	N	P	P	N
Industrial Uses								
Firms engaged in the repair or servicing of business or consumer machinery, equipment, products or by-products	N	N	N	N	N	P	P	N
Industrial machinery storage (indoor), sales, repair	N	N	N	N	N	N	P	N
Contractor supply store	N	N	N	N	N	P	P	N
Contractor supply store with outdoor storage	N	N	N	N	N	C	C	N
Firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods	N	N	N	N	N	N	P	N
Light manufacturing	N	N	N	N	N	P	P	N
Warehouse, Freight Movement	N	N	N	N	N	N	P	P
Contractors storage yard of heavy equipment	N	N	N	N	N	N	C	N
Lumberyard	N	N	N	N	N	P	P	N
Storage of sand, gravel, earth or stone	N	N	N	N	N	N	P	N
Waste Related Uses	N	N	N	N	N	C	P	N
Enclosed Wrecking or Salvage Facilities	N	C	N	N	N	C	C	N
Open Wrecking or Salvage Facilities	N	N	N	N	N	N	N	N
Wholesale Sales and Service	N	N	N	N	N	P	P	N
Other Uses								
Agriculture	N	N	N	N	P	P	P	P
Air Passenger Terminals	N	N	N	N	N	N	N	P
Detention Facilities	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Residential Programs for Drug & Alcohol Treatment	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Alternative or Post Incarceration Facilities	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
Mining or extraction of mineral or aggregate resources from the ground for off-site use	N	N	N	N	N	N	N	N
Railroad tracks and lines for the movement of trains	C	C	C	C	C	C	C	C

¹ Must be accessory to the primary use and contained within the walls of the primary structure.

² Indicates use may be allowed where State or Federal law preempts local zoning.

Chapter 17.21: Public Zones Uses

§17.21.010. Primary Land Uses

Table 17.20.040 lists the primary uses allowed within the Public zones.

§17.21.020. Residential Structure Types

Mobile homes and other types of dwelling units used as on-site housing for security guards or caretakers shall be allowed in the Public zones if reviewed and approved in accordance with the conditional use permit procedures of Chapter 17.49. Only one such dwelling shall be allowed per lot.

§17.21.030. Accessory Uses

Accessory uses shall be permitted within Public zones if they comply with all development standards of this title. Accessory uses and structures shall not be established before the primary use or structure is established.

§17.21.040. Temporary Uses

Temporary uses shall be permitted within the Public zones for a period not to exceed twelve calendar months in compliance with the provisions of this Chapter and all development standards of this title.

Table 17.21.040: Allowed Uses in Public Zones

Land Use	Zones	
	PUB	REC
Residential Uses		
Assisted Living Center	N	N
Nursing Home, Convalescent Home	N	N
Caregiver, Certified NA or CA	N	N
Group Home where care, training, or treatment IS provided on site.	C	N
Group Home where care, training, or treatment IS NOT provided on site.	C	N
Dormitories, Fraternities, Sororities	C	N
Residential occupancy of a dwelling unit by a family, or no more than three unrelated individuals.	N ¹	N ¹
Institutional Uses		
Colleges, Universities, or Technical Schools	C	N
Trade, vocational, or commercial schools	C	N
Community Services	C	N
Family Day Care	C	N
Family Group Care	C	N
Commercial Day Care	C	N
Hospital	N	N
Parks and Open Areas	P	P

¹ One residential dwelling may be conditionally permitted for a caretaker or security personnel.

17.21: Public Zone Uses

Land Use	Zones	
	PUB	REC
Religious Institutions	N	N
Safety Service	P	C
Public Schools (K-12)	State law supersedes local zoning regulations	
Private schools (K-12)	N	N
Utility Uses		
All Public and Commercial Wireless, Radio, Television, and Telecommunication Towers and Facilities.	C	C
Amateur radio towers	C	C
Utilities, basic service delivery	P	P
Utilities, distribution network	C	C
Utilities, structures, physical facilities (Regional Facilities)	C	C
Municipal water well, reservoir, or storage tank	C	C
Commercial Uses		
Major Entertainment Events	N	C
Office – general government only	P	P
Commercial Parking	C	N
Outdoor Recreation and Entertainment	C	C
Golf course	C	C
RV Parks short term occupancy (less than 30 calendar days)	N	C
Tent campground	N	C
Miniature golf course and accessory recreation	N	C
Sales and service, including food service, permitted in either the Public or Recreation zones as a Conditional Use and provided they are accessory to a primary public or recreation use.	C	C
Railroad or bus passenger station	C	C
Tennis swimming or other recreation, private indoor	C	C
Theaters	N	P
Electric charging facilities for vehicles (no petroleum) in conjunction with a primary use.	P	P
Industrial Uses		
Storage yard of heavy equipment	P	P
Storage of sand, gravel, earth, stone, pipe, conduit, electrical equipment, wire, etc., or other materials related to governmental service provision	P	P
Uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material	C	C
Recycling drop off containers	C	C
Enclosed Wrecking or Salvage Facilities	C	N
Other Uses		
Agricultural uses and activities	P	P
Air Passenger Terminals	P	N

17.21: Public Zone Uses

Land Use	Zones	
	PUB	REC
Detention Facilities	C	N
Residential Programs for Drug & Alcohol Treatment	N	N
Alternative or Post Incarceration Facilities	N	N
Mineral Resource Production, Processing, Storage	C	C
Rail Lines	P	P