

**Table 17.12.070: Permitted and Conditionally Permitted Uses in Base Zone Districts**

Use	Zoning District									
	R-1-S	R-1	R-2	R-3	C-2	C-3	L-I	I	OS	AF
<b>Residential Uses</b>										
Bed and breakfast facilities	P	P	P	P		P				
Boarding houses			P	P						
Duplex	P	P	P	P	C (36)	(P)(1)(42)				
Group housing for 5 or less developmentally disabled	P	P	P	P						
Home occupations	P	P	P	P	C	P				
Housing for people with functional disabilities	C	P	P	P						
Manufactured home	P	P(41)	P (2)	P	C (37)/P (36)	P(1)	P (3)	P (3)	P (4)	
Manufactured home parks	P (5)		P (5)	P		C (5)				
Multifamily dwellings			P	P	P (6)	P (1)				
Recreational Vehicle as dwelling unit	P(43)		P(43)	P(43)		P(43)				
Single family residence	P	P	P	P	P (6) C (37)/P (36)	P (1)	P (3)	P (3)	P (4)	
Single family - attached dwelling			P	P	P (36)	P (36)				
<b>Non-Residential Uses</b>										
Adult entertainment						P (40)				
Airports & landing fields (see AL-District)										P (38)
Amusement enterprise (8)					C	P				
Animal hospital (9)					C	P				
Animal kennels							C	P (10)		
Antique shops					P	P				
Appliance sales & service					P	P				
Art supplies					P	P				
Artist's studios					P	P				
Automobile dealer and motor vehicle sales and service					C	P(48)	P(48)			
Automobile parts sales					P	P				
Automobile repair					C	P	P			
Bakery; wholesale or distribution							P			
Bakery; retail only					P	P				
Banks					P	P				
Barber & beauty shops					P	P				
Bars & night clubs					P	P				
Beekeeping	P(47)	P(47)	P(47)	P(47)						
Bicycle shops					P	P				
Billiards & pool halls					P	P				
Biodiesel Operation						C	P			
Book & stationery stores					P	P				
Bottling & processing of beverages					C	P	P			

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	R-1-S	R-1	R-2	R-3	C-2	C-3	L-I	I	OS	AF
Building materials, lumber yard; retail sales or wholesale						C	P	P		
Bus depot					C	P	P			
Car Wash						P	P			
Cafes					P	P	P	P		
Camera & supply shops					P	P				
Cemeteries & mausoleums (see AL District)									P	
Churches	C	C	C	C		C				
Circuses, carnivals, & fairgrounds							P (11)		P (12)	
Concrete plants & accessory uses							P	P		
Cultivation for agriculture, greenhouses, etc.	P	C	C	C			P			
Dairy product stores					P	P				
Day care centers	C	C	C	C	C	P	C	C		
Delicatessen					P	P	P	P		
Department store					P	P				
Draperies store					P	P				
Dress & millinery shops					P	P				
Dry cleaning & self-service laundromats					C	P				
Eating & drinking establishments					P	P	P	P		
Electrical & electronic supplies					P	P				
Electric vehicle battery charging station					P	P	P	P		
Equipment rental					C	P	P			
Fairs							P		P/C (35)	
Farming; general								P		
Feed & seed store, retail or wholesale					C	P	P	P (13)		
Florist shops					P	P				
Fountains or ice cream stands					P (14)	P (14)				
Fuel oil distribution, retail or wholesale					C	P	P	P (13)		
Funeral home and/or crematorium						P	P			
Furniture store					P	P				
Garden supply store					P	P				
Gift shop					P	P				
Golf course and/or driving range									P	
Government offices	C	C	P (15)/ C(16)	P (15)/ C(16)	P	P				
Grocery stores					P/C (17)	P				
Hardware or home improvement retail store					P	P				

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Hazardous waste treatment & storage facilities; off-site (18)								P		
Hazardous waste treatment & storage; on-site (19)					P	P	P	P		
Health studio					P	P				
Heavy equipment sales and service, including farm machinery						P(48)	P(48)			
Hobby shop					P	P				
Hospitals	C	C	C	C						
Hotel & motel					P	P				
Incidental uses, including one private garage/unit & household pets	P	P	P	P	P	P	P		P	
Industrial equipment & supplies, retail sales							P	P		
Institutions of higher education or training	C	C	C	C	C	P				
Jewelry store					P	P				
Keeping of livestock	P (34)	P(46)	P(46)	P(46)						
Landscape nursery	C				C	P	P			
Laundry & dry cleaning, dyeing or rug cleaning plant					C	P				
Leather goods store					P	P				
Libraries, museums, art galleries, cultural institutions			C	C	P	P				
Light industrial use, such as manufacture & assembly of products or materials not expressly prohibited in (20)							P			
Light manufacturing						C (21)	P			
Manufacture of cement, lime & plaster of paris								P		
Manufacture, compounding, processing, refining treatment & assembly (22)								P		
Marine craft; equipment & supply, sales, repair & service of small craft					C	P(48)	P(48)			
Meat packing, processing, and sales							C(44)			
Medical & dental clinics		C	C	C	P	P				
Miniwarehouse rental storage facilities					C (23)	P (23)	P			
Mobile/Manufactured Home or RV sales & service						P(48)	P(48)			
Music store					P	P				
Natural conservancy areas left in natural state									P	
Nursing, retirement, rest & convalescent homes	C	C	C	C	C	C				
Office supplies & equipment store					P	P				
Offices; administrative and executive					P	P	P (7)			
Offices; professional and general			P (25)	P (25)	P (26)	P (26)	P (26)			

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Other similar uses as determined by Administrative Official	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Parking area; public or private					C	P(48)	P(48)			
Parks and playgrounds	C	C	C	C	C	C	C			
Pet shop					P	P				
Pharmacy & drug stores					P	P				
Photographers studio					P	P				
Plumbing shop					C	P	P			
Post office					P	P				
Pounds							C			
Printing shops, newspaper office and blueprinting shop					P	P	P			
Private clubs or lodges (24)	C									
Public utilities								P	P	
Racquetball, handball & tennis courts					P	P				
Recreational facilities (publicly owned), open space, amusement parks, zoos									P/C (35)	
Recreational vehicle park						C	C(28)		C (28)	
Recycling Center							P			
Restaurant; drive-in or refreshment stand					C	P	P			
Restaurants					P (29)	P (29)	P			
Retail sales accessory to a manufacturing use							P			
Sale of products raised on premises	P									
Schools; public and private	C	C	C	C	C	C				
Schools; specialty	C	C	C	C	C	P	P	P		P (39)
Second hand store, thrift store					P(45)	P	P			
Service station (may include a convenience store)					C	P	P			
Shoe stores & repair shops					P	P				
Sign shop					C	P	P			
Sporting goods store					P	P				
Storage & freight terminals							C	P		
Storage Yards							P(33)			
Tailor shop					P	P				
Temporary juvenile detention center					C	C				
Theaters					P/C (30)	P (31)				
Tobacco shop					P	P				
Toy store					P	P				
Transportation facilities							P	P		

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### **Table 17.12.070: Permitted and Conditionally Permitted Uses in Base Zone Districts**

- (20) no commercial or manufacture of the following: acetylene; distillation of alcohol; asphalt and tar; kiln fired brick, tile, terra cotta, fats, oils and soap; fertilizer, garbage, offal, bones and the reduction of dead animals; smelting of metal; lampblack, stove and shoe polish; oilcloth and linoleum; paint, shellac, turpentine, lacquer and varnish; paper and pulp; petroleum processing; explosive or highly flammable material; tannery and curing of raw hides; acid, ammonia, bleach, chlorine, dye stuff, glue, gelatin and size
- (21) provided no increase in noise level, air or visual pollution and that the use complies with 17.64.160
- (22) the following materials and operations are prohibited: explosives, distillation of bones, rendering of fat and disposal of dead animals; glue, ammonia, chlorine and bleaching powder; petroleum or gas refining
- (23) dead storage (i.e. objects and merchandise) only; flammable or hazardous chemicals or explosives are prohibited. No business shall be conducted in or from a miniwarehouse.
- (24) excluding those whose principal activity includes a service customarily carried on as a business, such as serving meals and/or alcoholic beverages
- (25) excluding wholesale and retail stores, shops, and markets
- (26) includes: accountants, attorneys, medical, engineers, architects, insurance, real estate, lumber, savings & loan, stocks and other similar office uses
- (27) includes related warehouse facilities or storage establishments
- (28) occupancy shall not exceed four (4) weeks and RV parks are prohibited in publicly owned park sites
- (29) including sidewalk cafes
- (30) drive-in requires CUP
- (31) drive-in is permitted use
- (32) only when occupying a completely enclosed building
- (33) per standards of Section 17.64.160B
- (34) per standards in Section 17.64.180
- (35) CUP required if adjacent to R district
- (36) only beyond the Pedestrian Core Overlay District; subject to a maximum 10 ft. front and/or side green space. Porches may extend into green space
- (37) subject to CUP and Pedestrian Core Overlay District
- (38) Airport facilities including runways, hangars, service facilities such as for aviation fuel, passenger terminal buildings, and all other uses common or incidental to airport use; aircraft sales, repair, rebuild, maintenance service and storage; fixed base operations providing aviation and aircraft services; medical uses such as first aid and/or medical stabilization necessary prior to air evacuation; facilities necessary for the staging of helicopter and fixed-wing air ambulance aircraft including those necessary for ambulances and other emergency vehicles; public structures and uses essential to the welfare of the city (fire stations, pump stations and water storage)
- (39) schools related to aircraft and flight operations
- (40) provided they locate no closer than 1,000 from schools, parks, churches, museums and youth oriented businesses
- (41) shall meet the definition of “Designated manufactured home” and “New manufactured home” as contained in Chapter 17.04.060. The manufactured home shall comply with all local design standards applicable to other homes within the neighborhood in which the manufactured home is to be located.
- (42) excluding general commercial zoned lands within the airport overlay zone as defined, pursuant to this title.
- (43) provided they are located within a manufactured home park, or recreational vehicle park (in C-3 District only), pursuant to Sec 17.64.080.
- (44) livestock will be allowed on site for receiving only; feed lots/stockyards are prohibited
- (45) provided there is no outside storage of inventory
- (46) hens only, with approval of a permit application and pursuant to standards of Section 17.64.190
- (47) with approval of a permit application and pursuant to standards of Section 17.64.200
- (48) provided they meet the standards of their respective zone districts, including Chapter 17.64 and Chapter 17.72.