

ORDINANCE NO. 879 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES  
AMENDING THE ZONING TITLE OF THE MUNICIPAL CODE  
TO ALLOW EMERGENCY / URGENT CARE CENTERS INCLUDING  
OUTPATIENT SERVICES IN THE GATEWAY CENTER SUBJECT TO APPROVAL  
OF A CONDITIONAL USE PERMIT (CODE AMENDMENT 04-002)

WHEREAS, Section 21.18.040 prohibits emergency / urgent cares centers including outpatient services in the Office Professional District, except with a Conditional Use Permit when located on the Creston Road corridor; and

WHEREAS, Keith Belmont on behalf of RITE III, Inc. has submitted an application for Code Amendment 04-002 to allow emergency / urgent cares centers including outpatient services under the same group of land uses that would be permitted in the Gateway Center subject to approval of a Conditional Use Permit; and

WHEREAS, the provision for “emergency / urgent cares centers including outpatient services” with a Conditional Use Permit in the Creston Corridor, would, however, appear to be intended to recognize that certain other health care services can be accommodated in locations that are less residential in nature; and

WHEREAS, it would seem reasonable to make a provision for this type of land use in a location like the Gateway Center (an area not unlike the Creston Corridor in terms of the level of business activity); and

WHEREAS, Planning Staff has determined that this Code Amendment request is exempt from CEQA review, based on the activity being covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Since the project has already been approved for 35,500 square feet including restaurant uses and have the necessary parking, the amendment to add expanded medical uses would not seem to be a significant impact; and

WHEREAS, at its meeting of June 8, 2004, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. Recommended that the City Council adopt the proposed ordinance; and

WHEREAS, at its meeting of June 15, 2004, the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Considered the recommendation of the Planning Commission regarding this code amendment;
- c. Conducted a public hearing to obtain public testimony on the proposed ordinance.

NOW, THEREFORE, BE IT KNOWN that the Paso Robles City Council, based upon the substantial evidence presented at the above referenced public hearing, including oral and written staff reports, finds as follows:

1. The above stated facts of this ordinance are true and correct.
2. This code amendment is consistent with the City's General Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES ORDAIN AS FOLLOWS:

**SECTION 1.** *Chapter 21.18.040 of the Municipal Code is hereby amended to read as follow, revised language is shown in bold fonts:*

21.18.040 Nonpermitted uses.

Nonpermitted uses in the office professional district are as follows:

- a. Clinics, social services facilities;
- b. Emergency/urgent care centers including outpatient services (except as may be found appropriate via a conditional use permit in the Creston Road corridor **and the “Gateway Center” center located on the southwest corner of 1<sup>st</sup> Street and South Vine Street**);
- c. Hospitals;
- d. Other uses not specifically provided for within this chapter;
- e. Government offices (except as may be found appropriate via a conditional use permit in the Creston Road corridor). (Ord 800 N.S. § 1 (part), 2000; Ord. 677 N.S. § 5 (part), 1994)

**SECTION 2. Table 21.16.200.G.6. of the Municipal Code is hereby amended to read as shown on attached Exhibit A**

**SECTION 3. Publication.** The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

**SECTION 4. Severability.** If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

**SECTION 5. Inconsistency.** To the extent that the terms of provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof and such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

**SECTION 6. Effective Date.** This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

Introduced at a regular meeting of the City Council held on June 15, 2004, and passed and adopted by the City Council of the City of El Paso de Robles on the 6<sup>th</sup> day of July 2004 by the following vote:

AYES: Finigan, Heggarty, Nemeth, Picanco and Mecham  
NOES: None  
ABSTAIN: None  
ABSENT: None

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Frank R. Mecham, Mayor

ATTEST:

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Sharilyn M. Ryan, Deputy City Clerk

TABLE 21.16.200  
(As amended through Ordinance 879 N.S.)  
PERMITTED LAND USES FOR ALL ZONING DISTRICTS

**EXPLANATION OF CODES USED IN THIS CHART**

- P (permitted use) denotes a land use which is permitted.
- C (conditional use) denotes a land use which requires approval of a conditional use permit (CUP).
- N (non-permitted use) denotes a land use which is not permitted.
- T (temporary use permit) denotes a land use which requires approval of a temporary use permit per Chapter 21.23C.

**NOTES:**

1. All uses are subject to compliance with the general regulations and performance standards contained within Chapters 21.20 and 21.21, and specific limits and/or restrictions contained in chapters for specific zoning districts. Additionally, there may be limits and restrictions within overlay zoning districts and specific plan areas.
2. Any use not specifically listed below is not permitted unless the Planning Commission determines a particular land use to be similar to another permitted, conditional or temporary use within a particular zoning district.

	ZONING DISTRICT																		
LAND USE	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
<b>A. Agriculture &amp; Animal Keeping</b>																			
1. Animal Hospitals, veterinary clinics (includes overnight boarding as an accessory use)	P	C	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N		
2. Animal Keeping																			
a. Bee keeping	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
b. Cattle, horse & sheep grazing	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P		
c. Commercial poultry, goat, rabbit farms & dairies	P	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
d. Hogs, pig keeping or farming	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
e. Equestrian facilities.	C	C	N	N	N	N	N	N	N	N	N	C	N	N	N	C	C		
f. Exotic animals (other than dogs, cats, horses, cattle, sheep, pigs, poultry & rabbits)	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C		

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
g. Horse, cattle, sheep keeping accessory to residential use per Section 21.20.100 * C if lot size is less than 1 acre.	P	P	P*	P*	P*	P*	P*	N	N	N	N	N	N	N	N	N	P*		
h. Kennels, pet boarding	P	C	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N		
i. Poultry & rabbit keeping accessory to residential use per Section 8.04.150	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	P		
3. Crop processing & packaging (does not include wineries food processing involving cooking or similar activities)	C	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
4. Crop production (includes dry and irrigated farming, orchards, vineyards * P if conforming to Section 21.16E.040	P	P	P*	N	N	N	N	N	N	N	N	C	C	C	C	P	P		
5. Feed lots, livestock auctions/sales yards	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
6. Fisheries, game preserves	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
7. Outdoor sales of agricultural products:																			
a. Year-round roadside produce stands and Certified Farmers Markets	C	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C		
b. Seasonal stands (including Christmas trees and pumpkins)	P	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P		
c. Seasonal stands with a caretakers unit	T	N	N	N	N	N	N	N	T	T	T	T	T	T	T	T	T		
8. Wineries	P	C	N	N	N	N	N	N	N	N	N	P	N	P	P	P	C		
9. Wine-tasting Rooms	P	C	C	N	N	N	N	N	N	P	P	P	P	P	P	P	P		
<b>B. Residential</b>																			
1. Boardinghouse, roominghouse	N	N	N	C	C	C	C	N	N	N	N	N	N	N	N	N	N		

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
2. Caretaker residence accessory to a business																			
a. one per business	P	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P		
b. more than one per business	C	N	N	N	N	N	N	C	C	C	C	C	N	C	C	C	C		
3. Convalescent care facilities/nursing homes	N	N	N	C	C	C	C	C	N	N	N	N	N	N	N	N	N		
4. Detached accessory buildings:																			
a. Second units for related senior citizens per Chapter 21.16D (accessory to single family only)	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	P	
b. Guest house without kitchen facilities (accessory to single family only)	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	P	
c. Non-dwelling accessory buildings (garages, storage sheds, etc.) as primary uses on a lot. Exception: a common lot with accessory structures may be created for condominium development	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
d. Recreational Vehicle Shelters within interior side yard or rear yard setback and/or within building separation per Section 21.20.240	N	N	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	
5. Group homes (convents, fraternities, sororities)	N	N	N	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	
6. Home occupation business per Section 21.23.070	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
7. Mobile homes (1 per lot):																			
a. As permanent dwellings	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
b. As temporary caretaker units																			

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
during construction of a permanent building	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		
8. Mobile home parks	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N		
9. Multiple family (2 or more residential units per lot as a primary land use) * C in the area between 18th and 24th Streets and between Highway 101 and railroad.	N	N	N	P	P*	P	P	C	N	N	N	N	N	N	N	N	N		
10. Residential care facilities (for elderly, handicapped, etc.):																			
a. 6 and fewer residents	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	P		
b. More than 6 residents	N	N	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N		
11. Single family dwelling (detached, attached, condominium/townhouse unit) * DRC approval required (See Section 21.18.090) ** C if lot less than 1 acre (See Section 21.16F.020)	P	P	P	P	P	P	P	P*	N	N	N	N	N	N	N	N	P**		
12. Temporary farm labor housing	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
13. Domestic violence center	N	N	N	P	P	N	P	N	N	N	N	N	N	N	N	N	N		
<b>C. Institutional, Public &amp; Quasi-Public</b>																			
1. Cemeteries (including pet cemeteries) * In Airport Clearzone only.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P*	N		
2. Churches (including meeting halls & Sunday schools)	C	C	C	C	C	C	C	C	N	C	C	C	N	C	N	N	N		
3. Day care centers:																			
a. 6 children or fewer	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
b. More than 6 children	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
4. Libraries, museums and art galleries (private) * See Section 21.18.020(e)	C	C	C	C	C	C	C	P*	P	P	P	P	P	P	P	P	C		

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
5. Convention centers (private)	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P		
6. Public facilities (government offices, community centers, libraries, recreation buildings, equipment yards, etc.)	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P		
7. Public parks, playgrounds, ballfields	N	C	C	C	C	C	C	N	P	P	P	P	P	P	P	P	P		
8. Public utilities facilities:																			
a. Wells, pump stations, switching and relay boxes	P	C	C	C	C	C	C	N	P	P	P	P	P	P	P	P	P		
b. Pipelines & power transmission lines	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P		
c. Water tanks, electrical substations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	
9. Schools:																			
a. Public, all levels	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
b. Private, all levels	N	N	C	C	C	C	C	N	C	C	C	C	N	C	C	C	C	N	
c. Business, trade, dance schools	C	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	
10. Social halls, clubs, lodges, scout huts and fraternal organizations * See Section 21.18.020	N	N	C	C	C	C	C	P*	C	P	P	P	C	P	P	P	C		
<b>D. Communications</b>																			
1. Broadcasting studios	C	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	
2. Transmission & receiving stations (not including ham operators, private microwave and radio dispatch)	P	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	N	
<b>E. Private Club and Commercial Recreation</b>																			
1. Indoor Facilities:																			
a. Amusement arcades (video games, pinball, etc.) 4 or more	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N	N		

LAND USE	ZONING DISTRICT																			
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS			
games constitutes an arcade.																				
b. Bowling alleys	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N			
c. Card rooms	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N	N			
d. Dance halls, dance schools	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N	N			
e. Gyms, health spas, etc.	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N			
f. Pool/billiard halls	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N			
g. Racquetball, handball courts	N	N	C	C	C	C	C	N	N	P	P	P	P	P	P	P	N			
h. Shooting Range	N	N	N	N	N	N	N	N	N	N	N	P	N	P	N	P	N			
i. Skating Rink (ice, roller)	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N			
j. Theaters (* Requires a finding that a theater will not be detrimental to the City's efforts to revitalize the downtown.	N	N	N	N	N	N	N	N	C*	P	C*	C*	C*	N	N	N	N			
2. Outdoor facilities:																				
a. Amusement parks (permanent)	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N			
b. Ballfields, playgrounds, stadiums and amphitheaters *Can be accessory use to a hotel/resort development, subject to approval of a Conditional Use Permit	C*	C	C	C	C	C	C	N	N	N	C	C	C	C	N	C	C			
c. Carnivals, circuses, fairs, festivals, concerts, etc.	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T			
c. Golf course, driving ranges *Can be accessory use to a hotel/resort development, subject to approval of a Conditional Use Permit	C*	C	C	N	N	N	N	N	N	C	P	P	P	P	P	P	C			
d. Hot springs resort/spa *Can be accessory use to a hotel/resort development, subject to approval of a Conditional Use Permit	C*	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C			
f. Miniature auto/go-cart courses	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N			

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
g. Miniature golf *Can be accessory use to a hotel/resort development, subject to approval of a Conditional Use Permit	C*	N	N	N	N	N	N	N	N	P	P	P	P	C	N	C	N		
h. Off-road vehicle courses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
h. Pools, waterslides *Can be accessory use to a hotel/resort development, subject to approval of a Conditional Use Permit	C*	N	C	C	C	C	C	N	N	N	C	C	C	C	N	C	N		
j. Shooting ranges	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N	C	N		
k. Tennis courts *Can be accessory use to a hotel/resort development, subject to approval of a Conditional Use Permit	C*	C	C	C	C	C	C	N	N	N	P	P	P	P	P	C	C		
l. Rural recreation & camping	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
<b>F. Retail Commercial</b>																			
1. Automobiles, motorcycles, recreational vehicles, trucks, boats, farm equipment:																			
a. Parts sales (indoors, without installation)	C	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	N		
b. Vehicle Sales (including auto service as accessory use):																			
(1) New and 25 percent or less used	C	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	N		
(2) More than 25% used	C	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N		
2. Building Materials	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	C	N		
3. Cocktail Lounges & bars	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	C	N		

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
4. Florist	N	N	N	N	N	N	N	C	P	P	P	P	P	P	N	P	N		
5. Food & beverage sales (groceries, supermarkets, mini-marts, delis, liquor stores, bakeries, specialty food stores)	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N		
6. Fuel Dealers (propane, butane, fuel oil, gasoline, diesel fuel)	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N		
7. Furniture, appliances, home furnishings	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N		
8. General merchandise (includes department stores, drug stores, discount stores, specialized retail, artisans, manufacturing incidental to retail use, etc.) Note: For commercial buildings with greater than 90,000 square feet of gross floor area, non-taxable merchandise floor area shall not exceed eight (8) percent of the total gross floor area of the building.	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N		
9. Mobile home sales	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N	C	N		
10. Nurseries:																			
a. retail	C	N	N	N	N	N	N	C	P	P	P	P	P	P	P	P	N		
b. wholesale (not open to public)	P	P	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P		
11. Outdoor sales:																			
a. Peddlers	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	N	N		
11. Outdoor sales (cont'd):																			
b. Parking lot sales and other promotional events where only on-site businesses are participating (if longer than 7 days)	N	N	N	N	N	N	N	N	T	T	T	T	T	T	T	T	N		
c. Parking lot sales and other																			

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
promotional events where only on-site business are participating (7 days or less)	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N		
12. Pet stores	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N		
13. Restaurants:																			
a. Drive-through (* P if more than 300 feet from the nearest residential zone; C if 300 feet or less from the nearest residential zone.	N	N	N	N	N	N	N	N	N	C	P*	P*	P*	P*	P*	P*	N		
b. Sit-down and/or walk-up * P if 5,000 sq ft or less in gross floor area or if more than 5,000 gross sq ft and located between 6th and 16th Streets and between Riverside Avenue and Vine Street; C if more than 5,000 sq ft with a finding that such a restaurant will not be detrimental to the City's efforts to revitalize the downtown. ** Spring Street only.	C	N	N	N	N	N	N	C**	P*	N									
c. Outdoor seating * Spring Street only.	C	N	N	N	N	N	N	C*	P	P	P	P	P	P	P	P	N		
d. Where liquor is served	C	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N		
e. Accessory to a golf course or resort/spa (outdoor seating and liquor service included)	C	N	C	N	N	N	N	N	N	C	P	P	P	P	P	P	P		
f. Temporary food service (e.g. barbecues) when located at the business' permanent location or in conjunction with a non-profit fundraising event (greater than seven days)	T	N	N	N	N	N	N	N	T	T	T	T	T	T	T	T	N		

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
g. Temporary food service (e.g. barbecues) when located at the businesses' permanent location or in conjunction with a non-profit fundraising event (seven days or less)	P	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N		
14. Secondhand merchandise:																			
a. Antiques	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	N	N		
b. Clothing, furniture and household goods:																			
(1) Without donation drop-off	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	N		
(2) With donation drop-off	N	N	N	N	N	N	N	N	N	N	C	C	C*	C	N	N	N		
* One facility per 20 acres, facilities shall be located no closer than 1000 feet from each other, with the distance of the separation subject to approval by the property owner / operator.																			
c. Swap meets, flea markets	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N		
15. Service Stations:																			
a. Without auto service uses	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N		
b. With auto service uses	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	C	N		
<b>G. Service Commercial</b>																			
1. Appliance repair	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N		
2. Automobiles, motorcycles, recreational vehicles, trucks, boats, farm equipment:																			
a. Body and paint (primary use)	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	C	N		
b. Carwashes	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N		
c. Detailing	N	N	N	N	N	N	N	N	N	N	P	P	C	P	N	P	N		
d. Rental and accessory services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	N		

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
e. Repair, parts installation (primary use)	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N		
3. Contracted services (plumbing, heating & air conditioning, janitorial, pest exterminating, construction trades)	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	P	N		
4. Equipment rental (includes outdoor storage)	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	N		
5. Financial services (banks, savings & loans, credit unions)	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N		
6. Health care services:																			
a. Clinics, social services facilities	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	C	N		
b. Emergency/urgent care centers including outpatient services * See Chapter 21.18.040, emergency/urgent care centers are permitted in the OP district with approval of a CUP for the Creston Road Corridor and the Gateway Office Center located on the southeast corner of 1 <sup>st</sup> Street and South Vine Street	N	N	N	N	N	N	N	N*	N	P	P	P	P	P	P	P	N		
c. Hospitals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N		
d. Offices for physicians, dentists, chiropractors, psychiatrists, etc * Subject to a limitation that the floor area shall not exceed 10 percent of the total floor area of a commercial center.	N	N	N	N	N	N	N	P	P	P	P	P	P*	P	C	P	N		

7. Laundries and dry cleaning plants (does not include laundromats or non-plant laundries)	N	N	N	N	N	N	N	N	N	N	C	P	N	P	N	P	N		
8. Offices (general: including insurance, real estate, administrative, consulting professions such as accountants, architects, attorneys, engineers, etc.) * Subject to a limitation that the floor area shall not exceed 10 percent of the total floor area of a commercial center.	N	N	N	N	N	N	N	P	P	P	P	P	P*	P	P	P	N		

9. Real estate sales offices (within approved development projects)	N	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	N		
10. Personal services:																			
a. Barber/beauty shops, nails & tanning salons, massage	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N	
b. Laundries, non-plant	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N	
c. Laundromats	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N	N	
d. Locksmiths	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N	
e. Mortuaries (* if located within 300 feet of existing cemetery)	N	N	N	C*	C*	C*	C*	N	N	C	C	C	C	C	C	N	C	N	
f. Parcel services	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	
g. Tailor/dressmakers, alterations, shoe repair	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N	
11. Printing, publishing, blueprinting, duplicating	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	
12. Recycling																			
a. Collection centers for aluminum glass, paper, plastic, etc. (does not include collection of hazardous/toxic items)	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	C	N	
b. Composting, green waste	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
13. Small motor repair (electrical motor rewinding lawnmower repair, etc.)	N	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	P	N	
14. Upholstery (includes Auto Upholstery)	N	N	N	N	N	N	N	N	N	N	N	C	P	N	P	N	P	N	
<b>H. Transient Lodgings</b>																			
1. Bed & breakfast inns (* See Chapter 21.15A)	C	C	C*	C*	C*	C*	C*	C*	N	P	P	P	P	P	N	P	C		
2. Hotels & motels * Requires a finding that a hotel or motel will not be detrimental to the City's efforts to revitalize the historic downtown	C	N	N	N	N	N	N	N	N	N	P	P	P	C*	P	N	P	C	
3. Recreational vehicle parks	N	N	N	N	N	N	N	N	N	N	N	P	P	C	P	N	C	C	

<b>I. Wholesale &amp; Storage</b>																			
1. Mini-storage facilities <b>Mini-storage facilities are prohibited along Spring Street and Creston Road.</b> * Requires findings to assure protection of the City's economic vitality and maintenance of positive community image. See findings in Section 21.21.080.	N	N	N	N	N	N	N	N	N	N	C*	C	N	C	C	C	N		
2. Temporary construction yards in conjunction with valid building permit on the site of the building permit or on the immediately adjacent property	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
3. Temporary off-site construction yards in conjunction with a valid building (unless on the immediately adjacent property)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		
4. Warehousing	N	N	N	N	N	N	N	N	N	N	P	P	N	P	P	P	N		
5. Wholesale & distribution (not including truck terminals and fuel dealers)	N	N	N	N	N	N	N	N	N	N	P	P	N	P	P	P	N		
6. Vehicle storage lots (autos, recreational vehicles, boats, trailers, trucks, construction and farm equip. as freestanding, commercial businesses) <b>Vehicle storage lots are prohibited along Spring Street and Creston Road.</b>	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	C	N		
<b>J. Manufacturing &amp; Processing</b>																			

1. Apparel manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
2. Chemical products manufacturing and processing	N	N	N	N	N	N	N	N	N	N	N	C	N	C	C	C	N		
3. Concrete, gypsum & plaster products manufacturing and processing	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N		
4. Electrical equipment, electronic & scientific instruments manufacturing and assembly	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
5. Food & kindred products processing (includes wholesale bakeries; does not include crop processing & packaging or meat packing/slaughterhouse)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
6. Furniture & fixtures manufacturing (does not include cabinet shops)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
7. Glass products manufacturing (does not include stained glass and glassblowing by artisans)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
8. Lumber & wood products manufacturing, processing & assembly:																			
a. Cabinet shops	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
b. Prefabricated walls & trusses, firewood, plywood & veneer mills	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
9. Machinery, motor vehicle and transportation equipment manufacturing & assembly	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
10. Meat Packing, slaughterhouse	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
11. Metal industries: primary (includes foundries, smelting, refining, extruding, casting and plating)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N		

12. Metal fabrication (indoors only, includes sheet metal, machine shops, welding)	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
13. Mobile home & modular building manufacturing & assembly (indoors only)	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
14. Outdoor manufacturing and assembly	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	C	C	N		
15. Paper products manufacturing & assembly	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
16. Paving materials manufacturing & processing (including roofing tar creosoted wood)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N		
17. Plastics, fiberglass, and rubber products manufacturing, processing & assembly	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
18. Recycling & scrap processing (includes auto dismantlers)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N		
19. Small scale manufacturing & assembly (includes artisans, jewelry, toys, brooms & brushes, etc.)	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
20. Stone & cut stone products processing	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
21. Structural clay & pottery-related products manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
22. Testing laboratories (soils & materials testing, research and development)	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
23. Textile mills	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N		
<b>K. Resource Extraction</b>																				
1. Sand & gravel mining	C	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C		
2. Fill dirt mining	C	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C		
<b>L. Transportation</b>																				

1. Airport, landing strip, helicopter operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N		
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2. Bus stations:																			
a. Public	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	
b. Private	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	N	
3. Parking lots:																			
a. Public (including park & ride lots)	N	N	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	N	
b. Private off-street parking for commercial and industrial uses	N	N	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	N	
4. Truck terminals	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	C	N	
5. Truck stops	N	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N	
<b>M. General Accessory Uses Common To Most Zones</b>																			
1. Canopies & structures which project into the public right-of-way (subject to approval of an encroachment permit)	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N	
2. Outdoor storage of materials and equipment (as an accessory use):																			
a. If property and adjacent streets are improved and storage is screened as specified in Section 21.21.110	P	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	
b. If property and adjacent streets are <u>not</u> improved and storage is screened as specified in Section 21.21.110	P	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	N	
3. Outdoor display of merchandise for sale or rental in accordance with Section 21.21.120	C	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	N	
4. Non-conforming uses and buildings (in conformance with Sections 21.20.340 and 21.20.350):																			

a. Replace existing non-conforming use with a new, less non-conforming use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			
b. Additions to existing buildings containing a non-conforming use	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C	C	N		
c. Restoration of destroyed residential non-conforming use	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C	C	N		
d. Restoration of destroyed residential non-conforming building to previous state of non-conformity	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
e. Lot line adjustment between two buildings with non-conforming setbacks	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
5. Trailer/temporary building use:																				
a. For a construction office (within approved development projects)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
b. For a place of business/office:																				
(1) in conjunction with an existing on-site business (two year maximum)	T	T	N	N	N	N	N	N	T	T	T	T	T	T	T	T	T	T		
(2) in conjunction with the construction of a building and with available paved parking (maximum of one year)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		
(3) permanent	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		