

ORDINANCE NO. 900 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES  
AMENDING TITLE 21 (ZONING) OF THE MUNICIPAL CODE TO REVISE  
MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT REGULATIONS  
(CODE AMENDMENT 04-007)

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WHEREAS, The Land Use Element of the General Plan, adopted on December 16, 2003, established a Land Use Category entitled Residential, Multiple Family, Very High (RMF-20: 20 dwelling units per acre); and

WHEREAS, Action Item 1 under Policy LU-1A of the Land Use Element of the General Plan, adopted on December 16, 2003, calls for the Zoning Code to be amended to ensure that there is a Zoning District for each Land Use Category; and

WHEREAS, Action Item 1b under Policy H-1A of the Housing Element of the General Plan, adopted on December 7, 2004, calls for the Zoning Code to be amended to adopt regulations to implement the RMF-20 Land Use Category; and

WHEREAS, at its meeting of March 22, 2005, 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 ordinance;
- 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 April 5, 2005, 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 ordinance;
- b. Considered the recommendation of the Planning Commission regarding this ordinance;
- c. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- d. Based on the information contained in the Initial Study, the City Council found that there would not be a significant impact on the environment as a result of the adoption of the ordinance and adopted a Negative Declaration in accordance with the California Environmental Quality Act;

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, hereby finds as follows:

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

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

SECTION 1: Section 21.12.010 of the El Paso de Robles Municipal Code is hereby amended to read as follows:

**21.12.010 Districts established.**

The several districts established are as follows:

Residential agriculture district or R-A district  
Single-family residential district or R-1 district  
Duplex/triplex district or R-2 district  
Multifamily residential district or R-3 district  
Multifamily/office district or R-3-O district  
Multifamily/mobilehome district or R-4 district  
Multifamily residential district or R-5 district  
Neighborhood commercial district or CP district  
Office professional district or OP district  
Office professional overlay district or OP overlay district  
General retail commercial district or C-1 district  
Highway commercial district or C-2 district  
Commercial/light industry district or C-3 district  
Regional commercial district or RC district  
Industrial district or M district  
Planned industrial district or PM district  
Airport planned development district or AP, PD district  
Parks and open space district or POS district  
Combining building size district or B district  
Planned development overlay district or PD district  
Hillside development overlay district or H district

Historical and architectural overlay district or HP district  
Primary floodplain overlay district or PF district  
Secondary floodplain overlay district or SF district  
Redevelopment overlay district or RD district Agricultural district or AG district.

SECTION 2: Section 21.16.071 of the El Paso de Robles Municipal Code is hereby established to read as follows:

21.16.071 R-5 District.

Uses permitted by right and subject to approval of a conditional use permit in the R-5 district shall be as listed in Section 21.16.200. Development and use of land within the R-5 district shall be in conformance with the standards and regulations listed in Chapter 21.16I. Additionally, the provisions of Chapters 21.20 and 21.21 shall apply to both the use and development of land within the R-5 district.

SECTION 3: Table 21.16.200 is hereby amended to read as shown in Exhibit A, attached hereto and incorporated herein by this reference.

SECTION 4: Section 21.16I.010 of the El Paso de Robles Municipal Code is hereby amended to read as follows:

21.16I.010 Purpose and Applicability.

The R-2, R-3, R-4, and R-5 multiple family residential districts (zones) are established to provide for multiple-family residential development, primarily in the form of apartments and condominiums. These districts implement the residential multiple-family land use categories as described in the land use element of the city's general plan as shown in Table 21.16I.010.

**Table 21.16I.010**

<b>Zoning District</b>	<b>General Plan Land Use Category</b>
R-2	Residential, Multiple Family, Low Density, 8 units per acre (RMF-8)
R-3	Residential, Multiple Family, Medium Density, 12 units per acre (RMF-12)
R-4	Residential, Multiple Family, Medium-High Density, 16 units per acre (RMF-16)
R-5	Residential, Multiple Family, High Density, 20 units per acre (RMF-20)

Regulations for land use and development standards within these districts are established to implement policies of the Land Use and Housing Elements of the City's General Plan.

The development standards established in this Chapter shall apply to the development of all multiple-family residential zoned lots.

As described on Pages LU-18 and 19 of the 2003 Land Use Element, it is the intention of the General Plan that properties designated for multiple family residential use at densities 12 units per acre and greater be developed with building types that encourage rental housing at densities at, or close to, the maximum densities allowed under the General Plan. Towards this end, the City may deny applications to subdivide land in order to create single family detached housing and applications to develop housing at densities substantially below the maximum allowable density under the land use category applied to a property.

In order to facilitate a wide variety of development types, including but not limited to duplexes, triplexes, apartment and condominium buildings with several units arranged in flats (all or a portion of one dwelling unit located above all or part of another dwelling unit) or in townhouses (two-story dwelling units attached in groups with common walls), beyond the minimum site area per dwelling unit, no minimum standards for lot sizes, dimensions and configuration are established for the multiple-family residential districts.

The city may require that approval of a subdivision map or parcel map be conditioned upon recordation of constructive notice that development of each lot is subject to conformance with the approved development plan.

SECTION 5: Section 21.16I.020 of the El Paso de Robles Municipal Code is hereby amended to read as follows:

**21.16I.020 Planned development overlay district applicability.**

The multiple-family residential development standards contained within this chapter have been constructed in such a manner as to incorporate the provisions of the planned development (PD) overlay district as set forth in Chapter 21.16A of this title. Modifications of grading limitation standards do not require a property in the R-2, R-3, R-4, or R-5 zoning districts to also be located within the planned development (PD) overlay district.

SECTION 6: Section 21.16I.030 of the El Paso de Robles Municipal Code is hereby amended to read as follows:

**21.16I.030 Permitted and Conditional Uses.**

A. Uses permitted by right and subject to approval of a conditional use permit in the multiple-family residential districts shall be as listed in Table 21.16.200.

- B. Subdivisions to create detached single family units in multiple-family zoning districts are generally in conflict with the 2003 General Plan. However, new lots for single family detached units may be created in the following circumstances:
1. To split and/or reconfigure existing multiple-family residential lots located on the West Side of the Salinas River;
  2. In conjunction with development plans for multiple-family housing consisting primarily of attached units where physical limitations of the property including, but not limited to: oak trees, topography, lot size and/or shape, indicate that development of some single family detached units on the same site represents the only feasible solution for attaining the allowable density and preserving the physical environment.

SECTION 7: Section 21.16I.060 of the El Paso de Robles Municipal Code is hereby amended to read as follows:

**21.16I.060 Density of Multiple Family Residential Development.**

- A. There are three distinct areas of the City, each area with its own pattern of land subdivision, street layouts, lot sizes, and lot dimensions, which affects multiple family residential densities differently.

1. West Side (of the Salinas River), in Blocks No. 1 Through 196 of the Original City Subdivision. Lots within Blocks 1 through 196 of the original subdivision of the City of El Paso de Robles that have been categorized by the Land Use Element of the General Plan for multiple family residential use, as shown in Figure 21.16I.060, were originally designed to measure 50 feet wide by 140 feet deep and have an area of 7,000 square feet. Such lots fronted onto a grid pattern of streets with right-of-way widths of 80 feet, and backed up to alleys with right-of-way widths of 20 feet. Consistent with the intent of this subdivision, on lots with said dimensions, a maximum of two dwelling units may be established on an R-2 zoned lot and a maximum of three dwelling units may be established on an R-3 zoned lot.

On lots that have been reconfigured to have depths more or less than 140 feet and/or widths more or less than 50 feet, densities shall be calculated as two units per 7,000 square feet (or one unit per 3,500 square feet) in the R-2 zone and three units per 7,000 square feet (or one unit per 2,333 square feet) in the R-3 zone. The provisions of Section 21.16L.050 (Fractions) shall not be used to create new lot configurations that would result in densities that exceed these ratios.

The ability to develop a lot located within blocks 1 through 196 of the original subdivision of the City of El Paso de Robles to its maximum density is subject to demonstrating that development will conform with general plan policies, city ordinances and standards regarding preservation of oak trees, hillside protection, providing proper storm drainage, and providing safe vehicular access.

2. West Side (of the Salinas River), Outside of Blocks No. 1 Through 196 of the Original City Subdivision. In this area, lot sizes vary, and are generally larger than 7,000 square feet. Streets are designed in a grid pattern. Spring Street has a right-of-way width of 80 feet, but the right-of-way width of most streets is 60 feet. Many blocks in this area do not have alleys.

The number of dwelling units that may be established shall be calculated based on the “average slope” of the “developable area” of a lot. Methods for determining average slope and developable area are defined below.

- a. Developable Area. The “developable area” of a lot is defined as net area remaining after deducting the following excluded areas:

- (1) Any area of the lot with natural slopes of thirty-five percent or greater;
- (2) Any area of the lot within the critical root zones of a compact grouping of ten or more mature oak trees (“mature” as defined in Chapter 10.01 of this code), where critical root zones between trees in the grouping are separated by ten feet or less. Exception: On those lots created prior to the effective date of Ordinance 835 N.S. on September 20, 2002, “driplines” may be used instead of “critical root zones”. The “dripline” is that area directly beneath the outer edges of the canopy of an oak tree.

- b. Average Slope: The average slope of the developable area shall be calculated using the following formula:

$$\text{Average slope (\%)} = \frac{I \times L \times 100}{SF}$$

Where:

- I = Contour interval in feet. Contour intervals shall not exceed five feet.
- L = Combined length of contour lines measured within the developable area.
- SF = Square feet of developable area.

- c. Maximum Density Determination:

- (1) Policy C-5B of the 2003 Conservation Element of the General Plan provides that densities shall decrease as the underlying natural slope increases. The maximum density of a lot shall be

determined by dividing the lot's developable area by the minimum site area per unit listed in Table 21.16I.060.A.2 for the average slope of the developable area.

**Table 21.16I.060.A.2**

Average Slope of Developable Area (%)	Maximum density (units/square foot)		
	R-2 Zone	R-3 Zone *	R-4 Zone *
0 – 4	4,000	2,667	2,000
5 – 9	5,000	3,333	2,500
10 – 14	6,250	4,167	3,125
15 – 24	7,500	5,000	3,750
25 – 34	10,000	6,667	5,000

\* See exceptions below.

(2) Exceptions to Table 21.16I.060.A.2 are as follows:

- (a) For those R-3 zoned lots located west of Vine Street, between 32<sup>nd</sup> and 36<sup>th</sup> Street, which were re-categorized by the 1991 and 2003 General Plan as RMF-8, the densities for the R-2 Zone shall apply.
- (b) For those R-4 zoned lots located north of 24<sup>th</sup> Street, east and west of Spring Street, which were re-categorized by the 1991 and 2003 General Plan as RMF-12, the densities for the R-3 Zone shall apply.

3. East Side (of the Salinas River). On the East Side of the City, lot sizes of multiple family zoned lots tend to be larger than those on the West Side. Streets are laid out to follow topography. Most local streets have rights-of-way widths of 60 feet.

General Plan policy provides that densities decrease as the underlying natural slope increases. The maximum density of a lot shall be determined by multiplying the acreage of a lot's developable area by the density factors listed in Table 21.16I.060.A.3 for the average slope of the developable area. The method of determining the "average slope" of the "developable area" of a lot shall be the same as that set forth in subdivision A.2 of this section. Additionally, the area within any dedication for public streets within or adjacent to a lot proposed for development shall be included within the developable area for purposes of calculating allowable density.

**Table 21.16I.060.A.3**

Average Slope of Developable Area (%)	Maximum density (units/acre)			
	R-2 Zone *	R-3 Zone *	R-4 Zone	R-5 Zone
0 – 4	8.0	12.0	16.0	20.0
5 – 9	6.5	9.5	13.0	16.0
10 – 14	5.0	7.5	10.0	13.0
15 – 24	4.0	6.5	8.5	10.5
25 – 34	3.0	5.0	6.5	8.0

Exceptions to Table 21.16I.060.A.3 are as follows:

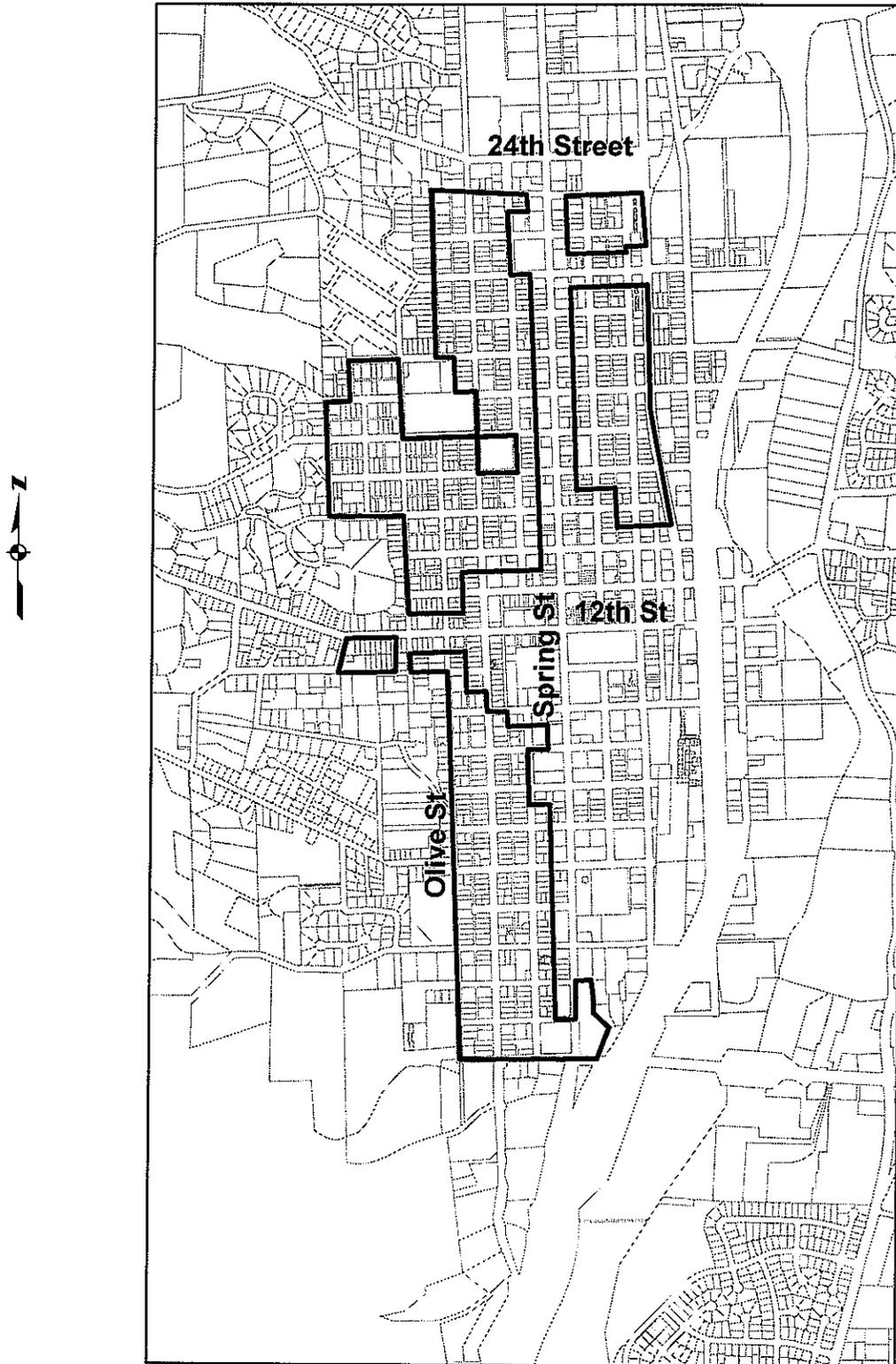
- (a) Those R-2,B-3-zoned lots located in the Orchard Bungalow subdivision, north of Creston Road, between Walnut Drive and Orchard Drive may have a maximum of three units for every twenty thousand square feet of lot area, regardless of the underlying average slope category.
- (b) For those R-3 zoned lots located west of Creston Road at Cedarwood Drive, which were re-categorized by the 1991 and 2003 General Plan as RMF-8, the densities for the R-2 Zone shall apply.

B. Densities for Convalescent Homes and Residential Care Facilities for the Elderly. Regardless of where a multiple family zoned property is located in the City, density limits for dwelling units shall not apply to the allowable intensity of land use for such facilities as convalescent homes, skilled nursing facilities, residential care facilities for the elderly, and similar facilities as defined by state law. The number of rooms and/or occupants for such a facility shall be determined on a case-by-case basis in conjunction with an application for a conditional use permit.

**Figure 12.16I.060**

**Residentially-Categorized Lots**

**Blocks 1 through 196 of the Original Subdivision of the City**



SECTION 8: Section 21.16I.100 of the El Paso de Robles Municipal Code is hereby amended to read as follows:

**21.16I.100 Grading limitations.**

The grading standards established by Section 21.16E.140 of this title for the R-1 district shall be required for the creation of new lots in all multiple-family residential districts. On a case-by-case basis, in the event that compliance with Section 21.16E.140 can be demonstrated to be physically infeasible for any reasonable type of development of an R-2, R-3, R-4, or R-5 zoned property, including restrictions against pad grading on property in the hillside development district, the planning commission may, subject to development plan review, approve modified grading standards upon a finding that the modified standards will not create a physical hazard or negative visual impact when a graded slope or retaining wall is viewed from a street or neighboring property. The planning commission may impose any conditions necessary to ensure that such a finding can be made.

SECTION 9: Section 21.16I.140 of the El Paso de Robles Municipal Code is hereby amended to read as follows:

**21.16I.140 Applicability.**

The development standards established in this article shall apply to the development of all multiple family residential zoned lots (once created). On a case-by-case basis, in the event that compliance with the provisions of this article can be demonstrated to be physically infeasible for any reasonable type of development of an R-2, R-3, R-4, or R-5 zoned property, the planning commission may, subject to development plan review, approve modified development standards upon a finding that the modified standards will not create a physical hazard or negative visual impact when viewed from a street or neighboring property. The planning commission may impose any conditions necessary to ensure that such a finding can be made.

SECTION 10: Section 21.16I.150 of the El Paso de Robles Municipal Code is hereby amended to read as follows:

**21.16I.150 Height Limits.**

- A. The maximum height for main buildings (single-family dwellings, apartments, condominiums, churches, schools, quasi-public buildings) shall be as follows:
  - 1. R-2 district: thirty-five feet and not to exceed two stories;
  - 2. R-3, R-4, and R-5 districts: forty feet and not to exceed three stories.
- B. The maximum height for detached accessory buildings in all multiple-family residential districts shall be fifteen feet. Exceptions to height limits require approval of a conditional use permit.

SECTION 11: Section 21.16I.160 of the El Paso de Robles Municipal Code is hereby amended to read as follows:

**21.16I.160 Setbacks for Buildings and Structures.**

Buildings and structures shall be setback from property lines as shown on Table 21.16I.160. Setbacks for fences, walls, and landscaping screen plantings are set forth in Section 21.16L.165.

SECTION 12: Section 21.16I.165 of the El Paso de Robles Municipal Code is hereby established to read as follows:

**21.16I.165 Fences, Walls, and Landscaping Screen Plantings.**

Fences (including masonry walls, hedges, and screen plantings) shall be subject to the following regulations for height limits and development review:

**TABLE 21.16L.160 Setbacks in Multi-Family Districts**

<b>Yard</b>	<b>Setback</b>	<b>Notes/Exceptions</b>
<b>FRONT</b> (all buildings & structures)		Front setbacks from public streets are measured from property lines. Front setbacks from private streets are measured from the edge of pavement.
From arterial streets	25 ft	1. Except 15 feet along Spring Street 2. On lots where the finished grade of multi-family developments with two or more stories will be higher than adjacent arterial streets, the Planning Commission may require increased front yard setbacks where necessary to minimize visual impacts associated with "walling-in" the street with relatively high vertical building planes.
From collector streets	20 ft	If a greater setback predominate existing or planned development on the same block or across the street, the greater setback shall be provided.
From local streets	15 ft	1. If a greater setback predominate existing or planned development on the same block or across the street, the greater setback shall be provided. 2. The Planning Commission can reduce the required 15 foot front yard setback to no less than 5 feet, if all of the following findings can be made: a. The reduction is necessary to preserve oak trees and/or minimize grading; b. The project still maintains 20 foot front setbacks from street-facing garage doors; c. The reduction would not be inconsistent with an established neighborhood pattern.
From private streets	15 ft	
From alleys	5 ft	
<b>GARAGE DOORS</b>		Applies where garage doors open directly toward a street or alley.
Public Streets	20 ft	As measured from property lines.
Private Streets	20 ft	1. As measured from the edge of pavement. 2. As part of a development plan application, the Planning Commission may approve a setback of 5 feet
Alleys	5'/20'	Garage doors are to be set back at least 5 feet or at least 20 feet.
<b>STREET SIDE</b> (all buildings & structures)		Street side setbacks from public streets are measured from property lines. Street side setbacks from private streets are measured from the edge of pavement.
From arterial streets	25 ft	Same notes/exceptions as for front setbacks.
From collector streets	15 ft	Same notes/exceptions as for front setbacks.
From local streets	10 ft	Same notes/exceptions as for front setbacks.
From private streets	10 ft	
<b>INTERIOR SIDE</b>		As measured from property lines.
Main Buildings	5/10/15 ft	1. 5 feet for one story; 10 feet for two stories; 15 feet for three stories, except on lots in Blocks 1 through 196 of the original City subdivision that are 50 feet or less in width, on which buildings with two stories may be set back 5 feet. 2. Where the side yard abuts the existing or potential rear yard of single-family zoned property, the side yard setback shall be 20 feet. 3. Where front doors face a side yard, the doorway shall be set back 10 feet. 4. Setbacks from alleys shall be 5 feet, unless a door faces the alley, in which case the doorway shall be set back 10 feet.
Detached Accessory Buildings (DABs): including, but not limited to: garages, carports, sheds auxiliary buildings, swimming pools and spas, tennis courts)	5/10 ft	1. 5 feet for one story; 10 feet for two stories. 2. 5 feet from alleys (regardless of number of stories). 3. Where the side yard abuts existing or potential rear yard of single-family zoned property, the side yard setback shall be 20 feet, except that buildings that house only pool and spa filter and heating systems may be set back 5 feet. 4. Shelters for recreational vehicles, boats, campers, travel trailers or similar vehicles, but not including automobiles, trucks, motorcycles, all-terrain vehicles and non-travel trailers, may be placed within the interior side yard and rear yard setbacks subject to (a) approval of a conditional use permit and (b) the conditions in Section 21.20.240.
<b>REAR</b>		As measured from property lines.
Main Buildings	10/15 ft	1. 10 feet for one and two stories; 15 feet for three stories. 2. Where the rear yard abuts the existing or potential rear yard of single-family zoned property, the side yard setback shall be 20 feet.
DABs	5/10 ft	Same notes/exceptions as for interior side setbacks.
<b>TOWNHOUSES</b>		For townhouse-type condominium units with individual lots for each unit, setbacks from the property lines defining each unit are not required. However, units and accessory buildings shall be set back from the project's exterior property lines as indicated above.
<b>SUBDIVISION OF EXISTING LOTS IN BLOCKS NO. 1 THROUGH 196 OF THE ORIGINAL CITY SUBDIVISION</b>		1. In order to increase the numbers of households that own their homes, particularly those in lower income groups, further subdivision of existing residentially-zoned lots within Blocks No. 1 through 196 of the original Subdivision of the City of El Paso de Robles, as shown in Figure 21.16L.050, is encouraged. 2. Because resubdivision of most of the subject lots would create 50 foot deep lots, exceptions to the above setback requirements may be approved via a plot plan application in order to make such resubdivisions feasible. Approval of exceptions to setback requirements shall be contingent upon demonstration that the proposed setbacks are compatible with those for existing development in the neighborhood.

- A. Front Yards. Fences located within a front yard shall not exceed three feet in height except that the development review committee may approve a fence in the front yard up to four feet in height, provided that the fence shall be constructed in a manner to allow reasonable visibility through it.
- B. Side and Rear Yards. Fences located within a side and rear yard shall not exceed six feet in height except that the development review committee may approve a fence up to eight feet high in those side and rear yards which abut commercial and/or industrial uses, or which abut the right-of-way of a street which has been designated by the traffic circulation master plan as an arterial or collector. In the office professional zone it must be demonstrated to the committee that the fence will be compatible with the purpose and intent of design standards for that district.
- C. Fences Atop Retaining Walls. Where a fence is placed on top of, or is an integral part of, a retaining wall, the height of a fence shall be measured from the higher of the finished grades on either side of the retaining wall.
- D. Fence Material Limitations. Barbed wire, razor wire, and electric fences may not be used for fencing in multiple family residential districts.

**SECTION 13:** Section 21.16I.190 of the El Paso de Robles Municipal Code is hereby amended to read as follows:

**21.16I.190 Grading Limitations.**

The grading standards contained within Section 21.16I.100 of this Chapter shall apply to all development within multiple-family residential districts

**SECTION 14:** Subsections A.1 through A.3 of Section 21.22.040 of the El Paso de Robles Municipal Code are hereby amended to read as follows:

**21.22.040 Parking space requirements.**

Except as provided for in Section 21.22.035, the minimum number of required spaces shall be determined by the following criteria:

- A. Residential Land Uses.
  - 1. Single-family dwellings, including condominiums:
    - a. R-1 or R-A zoning district: two covered spaces per dwelling unit (i.e. in a garage or carport);
    - b. R-2, R-3, R-4, or R-5 zoning district: two spaces per dwelling unit, which may be covered (i.e., in a garage or carport) or uncovered.
  - 2. Two-family dwellings: two parking spaces per dwelling unit, which may be covered (i.e., in a garage or carport) or uncovered;
  - 3. Multifamily dwellings:
    - a. One and one-half spaces for each studio unit, which may be covered (i.e., in a garage or carport) or uncovered;
    - b. Two spaces for each unit with one or more bedrooms, which may be covered (i.e., in a garage or carport) or uncovered;

**SECTION 15:** Subsection A.1 of Section 21.23B.030 of the El Paso de Robles Municipal Code is hereby amended to read as follows:

**21.23B.030 Review requirements.**

- A. Development Plan. The following types of development projects shall be subject to Planning Commission approval of a Development Plan:
  - 1. Planned Development District. All development in the planned development (overlay) district, except for 4 or fewer rental dwelling units per lot in multiple-family residential districts;

**SECTION 16: 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 17. 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 18. 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 19. 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 May 3, 2005, and passed and adopted by the City Council of the City of El Paso de Robles on the 17th day of May 2005 by the following roll call vote, to wit:

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

\_\_\_\_\_  
Mayor Frank R. Mecham

ATTEST:

\_\_\_\_\_  
Sharilyn M. Ryan, Deputy City Clerk

TABLE 21.16.200  
 (As amended through Ordinance 900 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.

LAND USE	ZONING DISTRICT																	
	AG	RA	R1	R2	R3	R30	R4	R5	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) *Note – See Section 21.18.040, allowed in OP zone with CUP in the Gateway Center and Creston Road Corridor (small animals only)	P	C	N	N	N	N	N	N	N*	C	C	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	N
b. Cattle, horse & sheep grazing	P	P	N	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	N

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS	
d. Hogs, pig keeping or farming	P	N	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	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	N	C	
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*	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	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	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	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	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	N	
6. Fisheries, game preserves	C	N	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	N	C	C	C	C	C	C	C	
b. Seasonal stands (including Christmas trees and pumpkins)	P	N	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	N	T	T	T	T	T	T	T	T	T	

LAND USE	ZONING DISTRICT																	
	AG	RA	R1	R2	R3	R30	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS
8. Wineries	P	C	N	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	N	P	P	P	P	P	P	P	P
<b>B. Residential</b>																		
1. Boardinghouse, roominghouse	N	N	N	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N
2. Caretaker residence accessory to a business																		
a. one per business	P	N	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	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	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	P	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	P	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	C	N	N	N	N	N	N	N	N	N	N
5. Group homes (convents, fraternities, sororities)	N	N	N	C	C	C	C	C	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

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS	
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	N
b. As temporary caretaker units during construction of a permanent building	T	T	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	C	N	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	P	C	N	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	P	N	N	N	N	N	N	N	N	N	P
b. More than 6 residents	N	N	C	C	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	P*	N	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	N	N
13. Domestic violence center	N	N	N	P	P	N	P	P	N	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	N	N	P*	N
2. Churches (including meeting halls & Sunday schools)	C	C	C	C	C	C	C	C	C	N	C	C	C	N	C	N	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	P	P
b. More than 6 children	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS	
4. Libraries, museums and art galleries (private) * See Section 21.18.020(e)	C	C	C	C	C	C	C	C	P*	P	P	P	P	P	P	P	P	C	
5. Convention centers (private)	N	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	C	P	P	P	P	P	P	P	P	P	
7. Public parks, playgrounds, ballfields	N	C	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	C	N	P	P	P	P	P	P	P	P	P	
b. Pipelines & power transmission lines	C	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	P	
b. Private, all levels	N	N	C	C	C	C	C	C	N	C	C	C	C	N	C	C	C	N	
c. Business, trade, dance schools	C	N	N	N	N	N	N	N	N	N	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	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	N	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	N	C	C	C	C	C	C	C	N	

	ZONING DISTRICT																		
LAND USE	AG	RA	R1	R2	R3	R30	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS	
<b>E. Private Club and Commercial Recreation</b>																			
1. Indoor Facilities:																			
a. Amusement arcades (video games, pinball, etc.) 4 or more games constitutes an arcade.	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N	N
b. Bowling alleys	N	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	N	C	C	C	N	N	N	N	N	
d. Dance halls, dance schools	N	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	N	P	P	P	P	P	P	P	N	
f. Pool/billiard halls	N	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	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	N	P	N	P	N	P	N	
i. Skating Rink (ice, roller)	N	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	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	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	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	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	N	C	P	P	P	P	P	P	C	

LAND USE	ZONING DISTRICT																	
	AG	RA	R1	R2	R3	R30	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS
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	N	C
f. Miniature auto/go-cart courses	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N
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	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	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	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	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	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	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	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	N	P	P	P	P	N	P	N
(2) More than 25% used	C	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N

LAND USE	ZONING DISTRICT																	
	AG	RA	R1	R2	R3	R30	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS
2. Building Materials	N	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	N	C	C	C	C	C	C	N	C	N
4. Florist	N	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	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	N	C	C	C	C	N	C	N
7. Furniture, appliances, home furnishings	N	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 build- ings 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	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	N	C	C	P	N	C	N
10. Nurseries:																		
a. retail	C	N	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	N	P	P	P	P	P	P	P	P	P
11. Outdoor sales:																		
a. Peddlers	N	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 partici- pating (if longer than 7 days)	N	N	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	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS
c. Parking lot sales and other promotional events where only on-site business are participating (7 days or less)	N	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	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	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	N	C**	P*	N							
c. Outdoor seating * Spring Street only.	C	N	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	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	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	N	T	T	T	T	T	T	T	T	N

LAND USE	ZONING DISTRICT																	
	AG	RA	R1	R2	R3	R30	R4	R5	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	N	P	P	P	P	P	P	P	P	N
14. Secondhand merchandise:																		
a. Antiques	N	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	N	P	P	P	P	P	P	N	N	N
(2) With donation drop-off * 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.	N	N	N	N	N	N	N	N	N	N	N	C	C	C*	C	N	N	N
c. Swap meets, flea markets	N	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	N	P	P	P	P	P	P	N	P	N
b. With auto service uses	N	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	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	N	C	C	N	C	N	C	N
b. Carwashes	N	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	N	P	P	C	P	N	P	N
d. Rental and accessory services	N	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	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS	
e. Repair, parts installation (primary use) * Auto Repair prohibited in C1 zones west of Highway 101	N	N	N	N	N	N	N	N	N	N	C*	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	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	N	C	C	C	N	C	N	
5. Financial services (banks, savings & loans, credit unions)	N	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	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*	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	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	N	P	P	P	P	P	P*	P	C	P	N	
7. Laundries and dry cleaning plants (does not include	N	N	N	N	N	N	N	N	N	N	N	C	P	N	P	N	P	N	

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS	
laundromats or non-plant laundries)																			
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	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	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*	C*	N	N	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																			

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS	
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*	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	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	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	T	
4. Warehousing	N	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	N	N	N	N	N	N	N	N	N	N	N	P	P	N	P	P	P	N	

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS	
fuel dealers)																			
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	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	N	P	N	P	P	P	N	
2. Chemical products manufacturing and processing	N	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	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	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	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	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	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	N	P	N	P	P	P	N	
b. Prefabricated walls & trusses,																			

LAND USE	ZONING DISTRICT																	
	AG	RA	R1	R2	R3	R30	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS
firewood, plywood & veneer mills	N	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	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	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	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

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS	
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	
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	N	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	

LAND USE	ZONING DISTRICT																	
	AG	RA	R1	R2	R3	R30	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS
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	C
b. Additions to existing buildings containing a non-conforming use	N	N	N	N	N	N	N	N	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	N	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	T	T	N	N	N	N	N	N	N	T	T	T	T	T	T	T	T	T

	ZONING DISTRICT																		
LAND USE	AG	RA	R1	R2	R3	R30	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS	
(two year maximum)																			
(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	