

TABLE 21.16.200
(As amended through Ordinance 976 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
A. Agriculture & Animal Keeping																		
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
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

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

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B. Residential																			
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. Domestic violence center	N	N	N	P	P	N	P	P	N	N	N	N	N	N	N	N	N	N	
6. Emergency Shelters (as defined by Section 21.08.247) * Only in Commerce Industrial Park (on properties facing Sherwood Road, Commerce Way, Fontana Road, and Linne Road	N	N	N	C	C	C	C	C	N	N	N	N	N	N	N	P*	N	N	

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	AG	RA	R1	R2	R3	R30	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS
7. Employee Housing as described, defined, and regulated by the State Employee Housing Act (California Health and Safety Code Sections 17000 et seq. and subject to issuance of an Employee Housing Permit by the California Department of Housing and Community Development, Codes and Standards Division.																		
a. Employee Housing per Section 17021.5 of the California Health and Safety Code for 6 or fewer employees. * Employee Housing is not permitted on properties within the Airport Land Use Plan.	P *	P *	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N
b. Employee Housing per Section 17021.5 of the California Health and Safety Code for 6 or fewer employees. * Employee Housing is not permitted on properties within the Airport Land Use Plan.	P *	P *	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N
8. Group care homes (as defined by Section 21.08.217)	N	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N
9. 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
10. Living Groups (as defined by Section 21.08.265)	N	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N
11. 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 during construction of a permanent building	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
12. Mobile home parks	N	N	N	N	N	N	C	C	N	N	N	N	N	N	N	N	N	N
13. Multiple family (2 or more residential units per lot as a primary land use)	N	N	N	P	P	P	P	P	P	C	N	N	N	N	N	N	N	N

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14. 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	P	
b. More than 6 residents	N	N	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	
15. 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	P**	
16. Supportive housing (as defined in Section 21.08.426)	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	
17. Transitional housing (as defined in Section 21.08.446)	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	
C. Institutional, Public & Quasi-Public																			
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	C	C	N	N	N	
3. Day care centers:																			
a. Family day care home with 14 children or fewer (See Section 21.21.140 for large-family day care requirements.) * See B(11) above regarding requirements for lots less than 1 acre.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
b. More than 14 children, or day care center other than a Family Day Care Home.	C	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	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	

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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	C	
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	C	
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	

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D. Communications																			
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	C*	C*	C*	C*	C*	C*	C*	C*	C*	C	C	C	C	C	C	C	C*	
* In the R, OP & POS districts, a facility may be permitted with the approval of a CUP by the Planning Commission for a site located in a public or quasi-public property/building such as a church, school, golf course, community building.																			
NOTE: All facilities, regardless of the zone, shall be camouflaged (antennas and equipment are incorporated into a building/structure or built into the existing environment in a manner that results in the antennas/equipment not being noticeable as determined by the Planning Commission.																			
E. Private Club and Commercial Recreation																			
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	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	

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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	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	
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	

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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	
F. Retail Commercial																			
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	
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	

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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	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 participating (if longer than 7 days)	N	N	N	N	N	N	N	N	N	T	T	T	T	T	T	T	T	N	
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	

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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	
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	

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(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	
G. Service Commercial																			
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	
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	

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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 st 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 laundromats or non-plant laundries)	N	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	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

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LAND USE	AG	RA	R1	R2	R3	R30	R4	R5	OP	CP	C1	C2	C3	RC	M	PM	AP	POS	
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 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	
H. Transient Lodgings																			
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	

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I. Wholesale & Storage																			
1. Mini-storage facilities Mini-storage facilities are prohibited along Spring Street and Creston Road. * 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 fuel dealers)	N	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) Vehicle storage lots are prohibited along Spring Street and Creston Road.	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	C	N	
J. Manufacturing & Processing																			
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	

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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, 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

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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	
K. Resource Extraction																			
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	
L. Transportation																			
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	

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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	
M. General Accessory Uses Common To Most Zones																			
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	C	

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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 (two year maximum)	T	T	N	N	N	N	N	N	N	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
6. Drive-through sales/services: Banks, pharmacies, coffee kiosks and other similar uses as determined acceptable by the Development Review Committee. Excludes drive-through restaurants	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N