

TABLE 2-4 – Allowed Land Uses and Permit Requirements for Commercial Zones

P Permitted Use, Zoning Clearance required MUP Minor Use Permit required (see Section 17.62.070) UP Use Permit required (see Section 17.62.070) – Use not allowed LAND USE (1)	CMX – Commercial Mixed Use					Specific Use Regs
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	CH – Heavy Commercial					
	PERMIT REQUIRED BY ZONE					
	CMX	CC	CRG	CA	CH	

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Artisan/craft product manufacturing	UP	UP	–	–	P	
Cannabis cultivation	MUP*	–	–	–	–	
Cannabis manufacturing	MUP	MUP	–	–	MUP	
Cannabis related processing	MUP	MUP	–	–	MUP	
Cannabis research and development	MUP	MUP	–	–	MUP	
Cannabis testing	P	P	–	P	P	
Laboratory – Analysis, research and development, testing	–	–	–	–	P	
Laundry, dry cleaning plant	–	–	–	–	P	
Manufacturing/processing – Light	–	–	–	–	P	
Printing and publishing	–	–	–	–	P	
Recycling facility – Reverse vending machine	MUP	MUP	MUP	MUP	MUP	17.52.210
Recycling facility – Small collection facility	UP	MUP	MUP	–	MUP	17.52.210
Recycling facility – Large collection facility	–	–	–	–	MUP	17.52.210
Recycling facility – Processing facility	–	–	–	–	UP	17.52.210
Recycling facility – Scrap and dismantling yard	–	–	–	–	UP	17.52.210
Research and development (R&D)	–	–	UP	–	P	
Storage – Outdoor	–	–	–	–	UP	
Storage – Personal storage facility (mini-storage)	–	–	–	–	UP	
Storage – RVs, boats	–	–	–	–	UP	

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Storage – Warehouse, indoor storage	–	–	–	–	UP	
Wholesaling and distribution	–	–	–	–	UP	

RECREATION, EDUCATION & PUBLIC ASSEMBLY

Adult oriented business	–	–	–	–	UP	17.50
Commercial recreation facility – Indoor	MUP	UP	UP	–	–	17.52.060
Commercial recreation facility – Outdoor	–	–	UP	–	–	
Conference/convention facility	–	–	UP	–	–	
Health/fitness facility	MUP	P	P	–	–	
Library or museum	MUP	MUP	P	–	–	
Mechanical and electronic games and game centers	UP	UP	UP	–	–	17.52.140
Club, church, community center, lodge, or meeting facility, public or private	UP	UP	UP	–	UP	
Public dance and entertainment (3) See Muni Code	UP	UP	UP	–	–	
School – Public or private	–	–	UP	–	–	
School – Specialized education/training	UP	UP	UP	–	–	
Sports and entertainment assembly	UP	UP	UP	–	–	
Studio – Art, dance, martial arts, music, etc.	P	P	P	–	–	
Theater, cinema or performing arts	UP	–	UP	–	–	

RESIDENTIAL

Caretaker unit	MUP	–	–	–	MUP	
Emergency/transitional shelter	UP	P	–	–	–	17.52.100
Home occupation	P	P	P	–	–	17.52.120
Multi-family housing	UP	–	–	–	–	17.52.180
Mixed use project with a residential component	MUP	UP	UP	–	–	17.52.160
Residential care facility, 7 or more clients	–	UP	–	–	–	

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Live/work unit	UP	UP	–	–	UP	17.52.130
RETAIL						
Alcoholic beverage sales (3)	UP	UP	UP	–	–	
Art, antique, and collectables stores	P	P	P	–	–	
Art gallery	P	P	P	–	–	
Artisan shop	P	P	–	–	–	
Auto and vehicle rental	–	UP	UP	P	UP	
Auto and vehicle sales, new vehicles, w/ accessory used sales and/or Minor and Major Vehicle Service	–	–	–	P(5)	UP	
Auto and vehicle sales, used vehicles only	–	–	–	–	UP	
Auto parts sales	–	–	UP	P(5)	P	
Auto restoration and sale, collectible cars	–	–	–	P	UP	17.52.030
Bar/tavern	UP	UP	UP	–	–	
Big box retail	–	–	UP	–	–	
Building and landscape materials sales – Indoor	–	UP	P	–	P	
Building and landscape materials sales – Outdoor	–	UP	UP	–	P	
Cannabis dispensary	UP	–	UP	–	–	
Construction and heavy equipment sales and rental	–	–	–	–	UP	
Convenience or liquor store	UP(4)	UP(4)	UP(4)	–	–	17.52.080
Drive-through retail or service	UP(4)	UP	UP(4)	–	–	17.52.090
Drug store	P	P	P	–	–	
Tobacco or electronic cigarette retailer	–	–	–	–	UP	8.39
Entertainment activities – not associated with night club	P	P				

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Equipment rental – Indoor	–	P	P	–	P	
Equipment rental – With outdoor storage	–	–	–	–	UP	
Fuel dealer	–	–	–	–	UP	
Furniture, furnishings and appliance store	P	P	P	–	P	
General retail – 5,000 sf or larger (3)	MUP	P	P	–	–	
General retail – Less than 5,000 sf (3)	P	P	P	–	–	
Grocery or specialty food store – 5,000 sf or larger (3)	P	UP	P	–	–	
Grocery or specialty food store – Less than 5,000 sf (3)	P	P	P	–	–	
Medical cannabis and adult cannabis dispensaries	UP	UP	UP	–	–	19.02
Mobile home, boat, or RV sales	–	–	–	–	UP	
Motorcycle sales, new, with accessory used sales	–	–	–	P	UP	
Night club	UP	UP	UP	–	–	
Outdoor retail sales and activities	P	P	P	–	–	17.52.190
Restaurant, cafe, coffee shop – Table service (3)	P	P	P	–	P	
Restaurant, cafe, coffee shop – Counter service (3)	UP	UP	UP	–	–	
Restaurant – Fast food (3)	UP	–	UP	–	–	
Service station	–	UP	UP	–	UP	17.52.250
Speculative retail building	UP	UP	UP	–	–	
Shopping center	UP	UP	UP	–	–	
Second hand store	–	P	–	–	–	
Vapor lounge	–	–	–	–	–	8.39.030
Winery/wine tasting	MUP	MUP	MUP	–	–	

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SERVICES – BUSINESS, FINANCIAL, PROFESSIONAL

Automatic teller machine (ATM)	P	P	P	P	P	
Bank, financial services	P	P	P	–	–	
Business park	–	–	UP	–	–	
Business support service	P	P	P	–	–	
Medical services – Clinic, urgent care	UP	P	UP	–	–	
Medical services – Doctor office	MUP(2)	P	–	–	–	
Medical services – Extended care	UP	–	–	–	–	
Medical services – Laboratory	UP	P	UP	–	–	
Medical services – Hospital	–	–	UP	–	–	
Office – Accessory	P	P	P	P	P	
Office – Business/service	P	P	P	–	P	
Office – Government	P	UP	–	–	–	
Office – Processing	P	–	P(3)	–	–	
Office – Professional/administrative	P	P	P	–	–	
Office – Temporary	MUP	MUP	MUP	MUP	MUP	
Office – Temporary real estate	MUP	MUP	MUP	–	–	
Veterinary clinic – Animal hospital, without boarding	–	UP	–	–	UP	
Veterinary clinic – Animal hospital, with boarding	–	–	–	–	UP	

SERVICES – GENERAL

Brewery with Restaurant	UP	UP	UP	–	UP	
Catering service	–	MUP	MUP	–	P	
Day care facility, child – day care center	UP(5)	UP	UP	–	–	
Construction contractor base	–	–	–	–	P	
Drive-through retail service	–	UP(3)	UP(3)	–	–	

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Kennel, animal boarding	–	–	–	–	UP	
Lodging – Hotel or motel	UP	UP	UP	–	–	
Maintenance facility	–	–	–	–	UP	
Maintenance service – Client site services	–	–	–	–	P	
Mortuary, funeral home	–	UP	–	–	–	
Personal services	P	P	P	–	–	
Personal services – Restricted	–	–	–	–	UP	
Public facility	UP	UP	UP	UP	UP	
Public safety facility	UP	UP	UP	UP	UP	
Repair service – Equipment, large appliances, etc.	–	–	–	–	P	
Social service organization	UP	UP	–	–	–	
Therapeutic massage	UP	UP	–	–	–	
Vehicle services – Major repair/body work	–	–	–	UP	P	
Vehicle services – Minor maintenance/repair	–	–	–	UP	P	
Youth Hostel	UP	–	–	–	–	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE						
Broadcasting studio	MUP(2)	MUP	–	–	MUP	
Parking facility, public or commercial	UP	UP	UP	UP	UP	
Specialized transportation dispatch facility	–	–	–	–	UP	
Telecommunications facility	UP	UP	UP	UP	UP	17.54
Transit station or terminal	UP	–	UP	–	UP	
Utility facility	UP	UP	UP	UP	UP	
Vehicle storage	–	–	–	–	UP	

Notes:

(1) See Article 7 for land use definitions.

- (2) Office – Business/service may be allowed on ground floor with Minor Use Permit.
- (3) Accessory “Alcoholic Beverage Sales” for all land uses shall require the approval of a Use Permit in accordance with Section [17.62.070](#).
- (4) Use limited to the establishments existing in the City as of December 4, 2006.
- (5) Only allowed as an accessory use to a new car sales agency.
- (6) Loading and unloading activity is prohibited from occurring with the public right-of-way or a nondesignated loading zone.

* Only facing the alleyway between Broadway Ave. and Olympia St. and Olympia St.

(Ord. [1069](#) § 4, 2019; Ord. [1048](#) § 2(1), 2018; Ord. [1046](#) § 1(A), 2018; Ord. [1043](#) § 3, 2017; Ord. [1030](#) § 4 (Exh. A), 2016)