

Division 2.2: District Standards

Sec. 21-2200. - Residential Use Table

- A. **Use Table.** All uses of land and buildings within the agricultural and residential zoning districts shall be as set forth in Table 21-2200-1, *Residential District Use Table*.
- B. **Permitted Land Uses.** The land uses in Table 21-2200-1, *Agricultural and Residential Land Use Matrix*, below are classified and symbolized by the following:
1. "P" means the use is permitted by-right and is not subject to further review.
 2. "L" means the use is permitted subject to approval by the Director, Sec. 21-3200, *Limited Use Standards*, and Sec. 21-7400, *Limited Use Permit*.
 3. "C" means the use requires a public hearing and conditional use approval subject to Sec. 21-3210, *Conditional Use Standards*, and Sec. 21-7130, *Conditional Use Permit*.
 4. "--" means the use is prohibited.
- C. **New and Unlisted Uses.** Refer to Sec. 21-3250, *New and Unlisted Uses*.
- D. **Use Categories.** The Use Categories in the use table below are further described in [Division 4.1, Use Categories](#). [Division 4.1, Use Categories](#), provides the characteristics of each use category and identifies the specific uses that make up each category.

Table 21-2200-1, Residential District Use Table							
Use Category	Specific Use	R-E	R-1	R-2	R-3	MH P	Standards
Residential Uses⁽¹⁾							
Household Living	Multi-Unit	--	--	--	P	--	--
	Dwelling, Two-Unit	--	--	P	P	--	--
	Dwelling, Single-Unit	P	P	P	P	--	--
	Live-Work	--	--	--	P	--	--
	Mobile or Manufactured Home	--	--	--	--	P	--
Group Living	Assisted Living Facility	--	--	P	P	--	--
	Boarding, Lodging, or Rooming House	--	--	P	P	--	--
	Group Home, Type A	L	L	L	L	L	Sec. 21-3200.C.1
	Group Home, Type B	C	C	C	C	C	Sec. 21-3210.D.1
	Nursing Home	--	--	P	P	--	--
Public, Institutional, and Civic Uses							
Community Service	All Community Service Uses	--	L	L	L	--	Sec. 21-3200.D.1
Day Care	All Day Care	L	L	L	L	L	Sec. 21-3200.D.2
Educational Facilities	All Educational Facilities Other than Listed	L	L	L	L	L	Sec. 21-3200.D.4

Table 21-2200-1, Residential District Use Table

Use Category	Specific Use	R-E	R-1	R-2	R-3	MH P	Standards
Government Facilities	All Government Facilities	--	--	--	--	--	--
Marijuana Use	All Marijuana Uses	--	--	--	--	--	--
Medical Facilities	Hospital	--	--	--	--	--	--
	All Medical Facilities Other than Listed	--	--	--	--	--	--
Parks and Open Areas	Dog Park, Public	L	L	L	L	L	Sec. 21-3200. D.3
	All Park and Open Areas Other than Listed	P	P	P	P	P	--
Passenger Terminals	All Passenger Terminal Uses	--	--	--	--	--	--
Places of Worship	All Places of Worship	L	L	L	L	L	Sec. 21-3200.D.5
Social Service Establishments	All Social Service Establishment Uses Other than Listed	--	--	--	--	--	--
Utilities, Major	All Major Utilities	C	C	C	C	C	Sec. 21-3210.C
Utilities, Minor	Small Wind Energy Conversion System (Windmill)	L	L	L	L	L	Sec. 21-3200.D.6
	All Minor Utilities Other than Listed	P	P	P	P	P	--
Commercial Uses							
Marijuana Uses	All Marijuana Uses	--	--	--	--	--	--
Office Uses	All Office Uses Other than Listed	--	--	--	--	--	--
Overnight Accommodations	Bed and Breakfast	L	L	L	L	--	Sec. 21-3200.E.1
	All Overnight Accommodation Uses Other than Listed	--	--	--	--	--	--
Parking, Commercial	All Commercial Parking Uses	--	--	--	--	--	--
Recreation, Indoor	All Indoor Recreation Uses	--	--	--	--	--	--
Recreation, Outdoor	All Outdoor Recreation Uses	--	--	--	--	--	--
Restaurant	All Restaurant Uses Other than Listed	--	--	--	--	--	--
Retail Repair, Sales, and Service	All Retail Repair, Sales, and Service Uses Other than Listed	--	--	--	--	--	--
Vehicle Sales and Service	All Vehicle Sales and Service Uses Other than Listed	--	--	--	--	--	--
Industrial Uses							
Heavy Industrial	All Heavy Industrial Uses	--	--	--	--	--	--
Light Industrial	Artisan/Handcrafted Manufacturing	--	--	--	--	--	--

Table 21-2200-1, Residential District Use Table

Use Category	Specific Use	R-E	R-1	R-2	R-3	MH P	Standards
	All Light Industrial Uses Other than Listed	--	--	--	--	--	--
Warehousing	All Warehousing Uses	--	--	--	--	--	--
Waste-Related	All Waste-Related Uses	--	--	--	--	--	--
Wholesale and Distribution	All Wholesale and Distribution	--	--	--	--	--	--
Open Use Categories							
Agriculture and Animal-Oriented Uses	Community Garden	L	L	L	L	L	Sec. 21-3200.G.2
	Agriculture Uses Other than Listed	--	--	--	--	--	--
Resource Extraction	All Resource Extraction Uses Other than Listed	--	--	--	--	--	--

Table Notes:

1. No new residential use shall be established on any property that lies within an airport noise contour of 55 DNL (day-night noise level) or higher.

Subsec. 21-2200.1 Development Options

Purpose. The purpose of this Subsection is to establish a range of development options that promote flexibility while guiding the physical form and character of new development. These options are intended to ensure that future growth aligns with the desired development pattern and reinforces the intended character of the area, as identified in the Comprehensive Plan.

- Applicability.** The development options established in this Subsection apply to residential development within the zoning districts listed in Table 21-2200.1-1, *Residential Development Options*.
- Zoning Districts.** Applicable zoning districts govern allowable uses and density standards and can be found in [Subsec. 21-2200.2, Zoning Districts](#).
- Building Forms.** All building forms shall comply with the standards in [Subsec. 21-2200.3, Building Forms](#).

Sec. 21-2210. - Mixed Use and Commercial Use Table

- A. **Use Table.** All uses of land and buildings within the nonresidential and mixed use zoning districts shall be as set forth in Table 21-2210-1, *Mixed Use and Commercial District Use Table*.
- B. **Permitted Land Uses.** The land uses in Table 21-2210-1, *Mixed Use and Commercial District Use Table*, below are classified and symbolized by the following:
1. "P" means the use is permitted by-right and is not subject to further use-specific review; however, is subject to other design standards and review procedures of this LDC.
 2. "L" means the use is permitted subject to approval by the Community Development Director (Director), [Sec. 21-3200, Limited Use Standards](#), and [Sec. 21-7400, Limited Use Permit](#).
 3. "C" means the use requires a public hearing and conditional use approval subject to [Sec. 21-3210, Conditional Use Standards](#), and [Sec. 21-7130, Conditional Use Permit](#).
 4. "--" means the use is prohibited.
- C. **New and Unlisted Uses.** Refer to [Sec. 21-3250, New and Unlisted Uses](#).
- D. **Use Categories.** The Use Categories in the use table below are further described in [Division 4.1, Use Categories](#). [Division 4.1, Use Categories](#), provides the characteristics of each use category and identifies the specific uses that make up each category.

Table 21-2210-1, Mixed Use and Commercial District Use Table							
Use Category	Specific Use	C-1	C-2	MU-C	MU-1	C-C	Standards
Residential Uses ⁽¹⁾							
Household Living	Multi-Unit	L	L	P	P	P	Sec. 21-3200.C.2
	Dwelling, Two-Unit	-	-	--	--	--	--
	Dwelling, Single-Unit	-	-	--	--	--	--
	Live-Work	-	P	P	P	P	--
	Mobile or Manufactured Home	-	-	--	--	--	--
Group Living	Assisted Living Facility	P	P	P	P	--	--
	Boarding, Lodging, or Rooming House	-	-	P	P	--	--
	Group Home, Type A	-	-	L	L	--	Sec. 21-3200.C.1
	Group Home, Type B	-	-	--	--	--	--
	Nursing Home	P	P	P	P	--	--
Public, Institutional, and Civic Uses							

Table 21-2210-1, Mixed Use and Commercial District Use Table

Use Category	Specific Use	C - 1	C - 2	MU -C	MU -1	C- C	Standards
Community Service	All Community Service Uses	L	L	L	L	L	Sec. 21-3200.D.1
Day Care	All Day Care Uses	L	L	L	L	L	Sec. 21-3200.D.2
Educational Facilities	Nursing or Medical School not Associated with a Hospital	C	C	P	P	P	Sec. 21-3210.C
	University or College	C	C	P	P	P	Sec. 21-3210.C
	All Educational Facilities Other than Listed	L	L	L	L	L	Sec. 21-3200.D.4
Government Facilities	All Government Facilities	P	P	P	P	P	--
Marijuana Use	All Marijuana Uses	L	L	--	--	--	Sec. 21-3200.E8
Medical Facilities	Hospital	C	C	--	--	C	Sec. 21-3210.C
	All Medical Facilities Other than Listed	P	P	P	P	P--	--
Parks and Open Areas	Dog Park, Public	L	L	L	L	L	Sec. 21-3200.D.3
	All Park and Open Areas Other than Listed	P	P	P	P	P	--
Passenger Terminals	All Passenger Terminal Uses	- -	- -	--	--	--	--
Places of Worship	All Places of Worship	L	L	L	L	L	Sec. 21-3200.D.5
Social Service Establishments	All Social Service Establishment Uses Other than Listed	- -	- -	--	--	--	--
Utilities, Major	Electric Substation and Gas Regulator Station	C	C	C	C	C	Sec. 21-3210.F.2
	All Major Utilities	C	C	C	C	C	Sec. 21-3210.C
Utilities, Minor	Small Wind Energy Conversion System (Windmill)	L	L	L	L	L	Sec. 21-3200.D.6
	All Minor Utilities Other than Listed	P	P	P	P	P	--
Commercial Uses							
Marijuana Use	Medical Marijuana Center	L	L	--	--	--	Sec. 21-3200.E.8
	Retail Marijuana Store	L	L	--	--	--	Sec. 21-3200.E.8

Table 21-2210-1, Mixed Use and Commercial District Use Table

Use Category	Specific Use	C - 1	C - 2	MU -C	MU -1	C- C	Standards
	All Marijuana Uses Other than Listed	-	-	--	--	--	--
Office Uses	Bail Bond Office	L	L	--	--	--	Sec. 21-3200.E.3
	All Office Uses Other than Listed	P	P	L	L	L	Sec. 21-3200.E.9
Overnight Accommodations	Bed and Breakfast	-	-	--	--	--	Sec. 21-3200.E.1
	All Overnight Accommodation Uses Other than Listed	P	P	P	P	P	--
Parking, Commercial	All Commercial Parking Uses	-	-	C	C	C	Sec. 21-3210.C
Recreation, Indoor	Indoor Gun Clubs	L	L	L	L	L	Sec. 21-3200.E.12
	All Indoor Recreation Uses	P	P	P	P	P	Sec. 21-3200.E.12
Recreation, Outdoor	All Outdoor Recreation Uses	P	P	--	--	--	--
Restaurant	Brewpub	L	L	L	L	L	Sec. 21-3200.E.4
	Restaurant, Drive-Through	P	P	L	L	P	Sec. 21-3200.E.5
	All Restaurant Uses Other than Listed	P	P	P	P	P	--
Retail Repair, Sales, and Service	Age-Restricted Retail	L	L	L	L	L	Sec. 21-3200.E.6
	All Retail Repair, Sales, and Service Uses Greater than 25,000 Square Feet in Floor Area	C	C	C	C	C	Sec. 21-3210.C
	Doggie Day Care	L	L	L	L	L	Sec. 21-3200.G.3
	Flea Market	-	-	--	--	--	--
	Pawn Shop	-	L	--	--	--	Sec. 21-3200.E.11
	All Retail Repair, Sales, and Service Uses Other than Listed	P	P	P	P	P	--
Vehicle Sales and Service	Car Wash	L	L	L	--	L	Sec. 21-3200.E.2
	Fuel Sales	L	L	L	--	L	Sec. 21-3200.E.7

Table 21-2210-1, Mixed Use and Commercial District Use Table

Use Category	Specific Use	C - 1	C - 2	MU -C	MU -1	C- C	Standards
	Heavy Vehicle Sales and Rental	-	-	--	--	--	--
	Transportation Terminal and Truck Stop	-	-	--	--	--	--
	Vehicle Sales and Rental less than 3 Acres in Site Area	-	L	--	--	L	Sec. 21-3200.E.15
	Vehicle Sales and Rental Greater than 3 Acres in Site Area	-	C	--	--	C	Sec. 21-3210.C
	Vehicle Repair, Major	-	-	--	--	--	--
	Vehicle Servicing, Minor	L	L	L	L	L	Sec. 21-3200.E.14
	All Vehicle Sales and Service Uses Other than Listed	L	L	--	--	L	Sec. 21-3200.E.14
Industrial Uses							
Heavy Industrial	All Heavy Industrial Uses	-	-	--	--	--	--
Light Industrial	Artisan/Handcrafted Manufacturing	L	L	L	L	P	Sec. 21-3200.F.2
	All Light Industrial Uses Other than Listed	-	-	--	--	--	--
Warehousing	All Warehousing Uses Other than Listed	-	-	--	--	--	--
Waste-Related	All Waste-Related Uses Other than Listed	-	-	--	--	--	--
Wholesale and Distribution	All Wholesale Distribution Other than Listed	-	-	--	--	--	--
Open Use Categories							
Agriculture and Animal-Oriented Uses	Community Garden	L	L	L	L	L	Sec. 21-3200.G.2
	Greenhouse/Nursery/Tree Production (With Outdoor Storage)	L	L	L	--	L	Sec. 21-3200.G.4
	Kennel	-	-	--	--	--	--
	Agriculture Uses Other than Listed	-	-	--	--	--	--
Resource Extraction	All Resource Extraction Uses Other than Listed	-	-	--	--	--	--

Table Notes:

- [1] Refer to [Division 4.2, Building Design Standards](#), for additional related standards.
- [2] For corner lots, the dumpster enclosure shall not be located between the building and the street.
- [3] Building types less intense than Mixed Use are any [residential building type](#) and [Live-Work](#).
- [4] Refer to [Division 4.3, Parking, Loading, Stacking, and Pedestrian Circulation](#), for additional related standards.
- [5] Secondary front-loaded parking may be permitted in instances where rear or side access is not feasible due to site constraints, topographic conditions, or lack of alley or secondary street access. To mitigate the prominence of parking along the frontage, enhanced landscaping shall be required, including but not limited to increased plantings, low screening walls, and shade trees placed at regular intervals. Refer to [Division 4.4, Landscaping, Buffering, and Screening](#), for additional related standards.

Sec. 21-2220. - Industrial Use Table

- A. **Use Table.** All uses of land and buildings within the industrial zoning districts shall be as set forth in Table 21-2220-1, *Industrial District Use Table*.
- B. **Permitted Land Uses.** The land uses in Table 21-2220-1, *Industrial District Use Table*, below are classified and symbolized by the following:
 1. "P" means the use is permitted by-right and is not subject to further use-specific review; however, is subject to other design standards and review procedures of this LDC.
 2. "L" means the use is permitted subject to approval by the Community Development Director (Director), [Sec. 21-4200, Limited Use Standards](#), and [Sec. 21-7400, Limited Use Permit](#).
 3. "C" means the use requires a public hearing and conditional use approval subject to [Sec. 21-4210, Conditional Use Standards](#), and [Sec. 21-7250, Conditional Use Permit](#).
 4. "--" means the use is prohibited.
- C. **New and Unlisted Uses.** Refer to [Sec. 21-3250, New and Unlisted Uses](#).
- D. **Use Categories.** The Use Categories in the use table below are further described in [Division 4.1, Use Categories](#). [Division 4.1, Use Categories](#), provides the characteristics of each use category and identifies the specific uses that make up each category.

Table 21-2220-1, Industrial District Use Table						
Use Category	Specific Use	I-A	I-1	I-2	I-3	Standards
Residential Uses⁽¹⁾						
Household Living	Apartment	--	--	--	--	--
	Dwelling, Two-Unit	--	--	--	--	--
	Dwelling, Single-Unit	--	--	--	--	--
	Live-Work	--	--	--	--	--
	Assisted Living Facility	--	--	--	--	--
	Boarding, Lodging, or Rooming House	--	--	--	--	--
	Foster Care Home	--	--	--	--	--
Group Living	Group Home, Type A	--	L	--	--	Sec. 21-3200.C.1
	Group Home, Type B	--	C	--	--	Sec. 21-3210.D.1
	Nursing Home	--	--	--	--	--
Public, Institutional, and Civic Uses						

Table 21-2220-1, Industrial District Use Table

Use Category	Specific Use	I-A	I-1	I-2	I-3	Standards
Community Service	All Community Service Uses	--	L	--	--	Sec. 21-3200.D.1
Day Care	All Day Care Uses	--	L	--	--	Sec. 21-3200.D.2
Educational Facilities	Nursing or Medical School not Associated with a Hospital	C	C	--	--	Sec. 21-3210.C
	University or College	C	C	--	--	Sec. 21-3210.C
	All Educational Facilities Other than Listed	L	L	--	--	Sec. 21-3200.D.4
Government Facilities	All Government Facilities	--	--	--	--	--
Medical Facilities	Hospital	--	C	--	--	Sec. 21-3210.C
	All Medical Facilities Other than Listed	P	P	--	--	--
Parks and Open Areas	Campground	--	--	--	--	--
	Cemetery or Mausoleum	--	--	--	--	--
	Dog Park, Public	--	--	--	--	--
	All Park and Open Areas Other than Listed	P	P	P	P	--
Passenger Terminals	Airport	--	C	C	C	Sec. 21-3210.C
	All Passenger Terminal Uses Other than Listed	C	C	P	P	Sec. 21-3210.C
Places of Worship	All Places of Worship	--	--	--	--	--
Social Service Establishments	Correctional Facility (Private)	--	C	C	C	Sec. 21-3210.C
	Halfway House	--	C	C	C	Sec. 21-3210.C
	All Social Service Establishment Uses Other than Listed	P	P	P	P	--
Utilities, Major	Electric Substation and Gas Regulator Station	C	C	C	C	Sec. 21-3210.F.2
	All Major Utilities	C	C	C	C	Sec. 21-3210.C
Utilities, Minor	Small Wind Energy Conversion System (Windmill)	L	L	L	L	Sec. 21-3200.D.6
	All Minor Utilities Other than Listed	P	P	P	P	--
Commercial Uses						
Marijuana Use	Medical Marijuana Center	--	P	P	P	--
	Retail Marijuana Store	--	P	P	P	--

Table 21-2220-1, Industrial District Use Table

Use Category	Specific Use	I-A	I-1	I-2	I-3	Standards
	All Marijuana Uses Other than Listed	--	P	P	P	--
Office Uses	Bail Bond Office	--	L	--	--	Sec. 21-3200.E.3
	All Office Uses	P	P	P	--	--
Overnight Accommodations	Bed and Breakfast	--	--	--	--	--
	All Overnight Accommodation Uses Other than Listed	P	--	--	--	--
Parking, Commercial	All Commercial Parking Uses	L	--	--	L	Sec. 21-3200.B.10
Recreation, Indoor	Sexually-Oriented Business	--	L	L	L	Sec. 21-3200.E.13
	All Indoor Recreation Uses	--	P	--	--	--
Recreation, Outdoor	All Outdoor Recreation Uses	P	P	--	--	--
Restaurant	Brewpub	L	--	--	--	Sec. 21-3200.E.4
	Restaurant, Fast Food	P	--	--	--	--
	All Restaurant Uses Other than Listed	P	--	--	--	--
Retail Repair, Sales, and Service	Age-Restricted Retail	L	L	L	L	Sec. 21-3200.E.6
	All Retail Repair, Sales, and Service Uses Greater than 25,000 Square Feet in Floor Area	P	--	--	--	--
	Doggie Day Care	L	L	--	--	Sec. 21-3200.G.3
	Flea Market	--	C	C	--	Sec. 21-3210.C
	Pawn Shop	--	L	--	--	Sec. 21-3200.E.11
	All Retail Repair, Sales, and Service Uses Other than Listed	P	P	--	--	--
	Car Wash	--	--	--	--	--
Vehicle Sales and Service	Fuel Sales	--	L	L	--	Sec. 21-3200.E.7
	Heavy Vehicle Sales and Rental	--	L	L	L	Sec. 21-3200.E.15
	Transportation Terminal and Truck Stop	C	C	C	C	Sec. 21-3210.F.10
	Vehicle Sales and Rental Less than 3 Acres in Site Area	--	L	--	--	Sec. 21-3200.G.1
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Table 21-2220-1, Industrial District Use Table

Use Category	Specific Use	I-A	I-1	I-2	I-3	Standards
	Vehicle Sales and Rental Greater than 3 Acres in Site Area	--	C	--	--	Sec. 21-3210.C
	Vehicle Repair, Major	--	L	L	L	
	Vehicle Servicing, Minor	L	L	L	L	Sec. 21-3200.E.14
	All Vehicle Sales and Service Uses Other than Listed	L	L	L	L	Sec. 21-3200.E.14
Industrial Uses						
Heavy Industrial	Transportation Terminal where Vehicles Carry Flammable, Explosive, Hazardous, or High Toxic Materials	--	--	--	C	Sec. 21-3210.F.9
	All Heavy Industrial Uses	--	--	--	C	Sec. 21-3210.C
Light Industrial	Artisan/Handcrafted Manufacturing	L	L	--	--	Sec. 21-3200.F.2
	All Light Industrial Uses Other than Listed	P	P	P	--	--
Warehousing	Above-Ground Storage Tank, Less than 48,000 Gallons	--	L	L	L	Sec. 21-3200.F.1
	Above-Ground Storage Tank, More than 48,000 Gallons	--	--	--	C	Sec. 21-3210.F.1
	Bulk Grain Transfer Facility	--	--	L	L	Sec. 21-3200.F.3
	Outdoor Storage	--	--	L	L	Sec. 21-3200.F.5
	Self-Service Storage		L	L	--	Sec. 21-3200.F.4
	All Warehousing Uses Other than Listed	P	P	P	P	--
	Hazardous Waste Collection, Treatment, and Disposal	--	--	--	C	Sec. 21-3210.F.3
Waste-Related	Landfill, Construction/Demolition or Solid Waste	--	--	--	C	Sec. 21-3210.F.4
	Material Resource Recovery Facilities	--	--	--	C	Sec. 21-3210.F.6
	Recycling Collection Area, Large	--	--	--	C	Sec. 21-3210.F.5
	Recycling Collection Area, Small	--	--	--	L	Sec. 21-3200.F.5
	Refuse Transfer Facility and/or Transfer Facility	--	--	--	C	Sec. 21-3210.F.7
	Scrap Tire Facility	--	--	--	C	Sec. 21-3210.F.8

Table 21-2220-1, Industrial District Use Table

Use Category	Specific Use	I-A	I-1	I-2	I-3	Standards
	Towing Service with Impound Yard	--	--	L	L	Sec. 21-3200.F.6
	All Waste-Related Uses Other than Listed	--	--	C	C	Sec. 21-3210.C
Wholesale and Distribution	Groceries and Related Products	--	P	P	P	--
	All Wholesale and Distribution Other than Listed	--	--	P	P	--
Open Use Categories						
Agriculture and Animal-Oriented Uses	Agricultural and Animal Production Support, Sales, and Service	--	--	C	C	Sec. 21-3210.C
	Feedlot, Stockyard, and the Commercial Sale of Livestock	--	--	C	C	Sec. 21-3210.G.3
	Community Garden	L	L	L	L	Sec. 21-3200.G.2
	Greenhouse/Nursery/Tree Production (With Outdoor Storage)	--	--	L	L	Sec. 21-3200.G.4
	Kennel	--	L	L	L	Sec. 21-3200.G.5
	Agriculture Uses Other than Listed	--	--	--	--	--
Resource Extraction	Borrow Pit	--	--	--	C	Sec. 21-3210.G.1
	Subsurface Extraction (Including Oil and Natural Gas Extraction)	--	--	C	C	Sec. 21-3210.G.2
	All Resource Extraction Uses Other than Listed	--	--	--	C	Sec. 21-3210.C

Table Notes:

1. No new residential use shall be established on any property that lies within an airport noise contour of 55 DNL (day-night noise level) or higher.

Subsec. 21-2220.1 Development Options

Table Notes:

- [1] Refer to [Division 4.2, Building Design Standards](#), for additional related standards.
- [2] For corner lots, the dumpster enclosure shall not be located between the building and the street.
- [3] Building types less intense than Mixed Use are any [residential building type](#) and [Live-Work](#).
- [4] Refer to [Division 4.3, Parking, Loading, Stacking, and Pedestrian Circulation](#), for additional related standards.

Sec. 21-2230. - Special Purpose and Overlay District Use Table

- A. **Use Table.** All uses of land and buildings within the special purpose and overlay zoning districts shall be as set forth in Table 21-2230-1, *Special Purpose and Overlay District Use Table*.
- B. **Permitted Land Uses.** The land uses in Table 21-2230-1, Special Purpose and Overlay District Land Use Matrix, below are classified and symbolized by the following:
 - 1. "P" means the use is permitted by-right and is not subject to further use-specific review; however, is subject to other design standards and review procedures of this LDC.
 - 2. "L" means the use is permitted subject to approval by the Community Development Director (Director), [Sec. 21-3200, Limited Use Standards](#), and [Sec. 21-7400, Limited Use Permit](#).
 - 3. "C" means the use requires a public hearing and conditional use approval subject to [Sec. 21-3210, Conditional Use Standards](#), and [Sec. 21-7130, Conditional Use Permit](#).
 - 4. "--" means the use is prohibited.
- C. **New and Unlisted Uses.** Refer to [Sec. 21-3250, New and Unlisted Uses](#).
- D. **Use Categories.** The Use Categories in the use table below are further described in [Division 4.1, Use Categories](#). [Division 4.1, Use Categories](#), provides the characteristics of each use category and identifies the specific uses that make up each category.

Table 21-2230-1, Special Purpose and Overlay District Use Table						
Use Category	Specific Use	P	OS	F-P	A G	Standards
Residential Uses⁽¹⁾						
Household Living	Apartment	--	--	--	--	--
	Two-Unit Dwelling	--	--	--	--	--
	Single-Unit Dwelling	--	--	--	P	--
	Live-Work	--	--	--	--	--
	All Household Living Other than Listed	--	--	--	--	--
Group Living	Assisted Living Facility	C	--	--	--	Sec. 21-3210.C
	Boarding, Lodging, or Rooming House	C	--	--	--	Sec. 21-3210.C
	Group Home, Type A	L	--	--	--	Sec. 21-3200.C.1
	Group Home, Type B	C	--	--	--	Sec. 21-3210.D.1
	Nursing Home	C	--	--	--	Sec. 21-3210.C
	All Group Living Other than Listed	--	--	--	--	--

Table 21-2230-1, Special Purpose and Overlay District Use Table

Use Category	Specific Use	P	OS	F-P	A G	Standards
Public, Institutional, and Civic Uses						
Community Service	All Community Service Uses	P	--	--	--	--
Day Care	All Day Care Uses	L	--	--	L	Sec. 21-3200.D.2
Educational Facilities	Nursing or Medical School not Associated with a Hospital	C	--	--	--	Sec. 21-3210.C
	University or College	C	--	--	--	Sec. 21-3210.C
	All Educational Facilities Other than Listed	L	--	--	--	Sec. 21-3200.D.4
Government Facilities	All Government Facilities	P	--	--	--	--
Medical Facilities	Hospital	--	--	--	--	--
	All Medical Facilities Other than Listed	--	--	--	--	--
Parks and Open Areas	Campground	C	--	--	P	Sec. 21-3210.C
	Cemetery or Mausoleum	C	--	--	--	Sec. 21-3210.C
	Dog Park, Public	L	L	--	--	Sec. 21-3200.D.3
	All Park and Open Areas Other than Listed	P	P	P	P	--
Passenger Terminals	Airport	C	--	--	--	Sec. 21-3210.C
	Transportation Terminal where Vehicles Carry Flammable, Explosive, Hazardous, or High Toxic Materials	C	--	--	--	Sec. 21-3210.F9
	All Passenger Terminal Other than Listed	P	--	--	--	Sec. 21-3210.F10
Places of Worship	All Places of Worship	L	--	--	L	Sec. 21-3200.D.5
Social Service Establishments	Correctional Facility (Private)	C	--	--	--	Sec. 21-3210.C
	Halfway House	C	--	--	--	Sec. 21-3210.C
	All Social Service Establishment Uses Other than Listed	P	--	--	--	--
Utilities, Major	Electric Substation and Gas Regulator Station	C	C	--	--	Sec. 21-3210.F.2

Table 21-2230-1, Special Purpose and Overlay District Use Table

Use Category	Specific Use	P	OS	F-P	A G	Standards
Utilities, Minor	All Major Utilities Other than Listed	C	C	C	C	Sec. 21-3210.C
	Small Wind Energy Conversion System (Windmill)	L	L	L	L	Sec. 21-3200.D.6
	All Minor Utilities Other than Listed	P	P	P	P	--
Commercial Uses						
Marijuana Use	All Marijuana Uses	--	--	--	--	--
Office Uses	Bail Bond Office	--	--	--	--	--
	All Office Uses Other than Listed	P	--	--	--	--
Overnight Accommodations	Bed and Breakfast	--	--	--	P	---
	All Overnight Accommodation Uses Other than Listed	--	--	--	--	--
Parking, Commercial	All Commercial Parking Uses	P	--	--	--	--
Recreation, Indoor	All Indoor Recreation Uses Other than Listed	P	--	--	--	--
Recreation, Outdoor	All Outdoor Recreation Uses	P	--	--	P	--
Restaurant	All Restaurant Uses Other than Listed	--	--	--	--	--
Retail Repair, Sales, and Service	All Retail Repair, Sales, and Service Uses Other than Listed	--	--	--	--	--
Vehicle Sales and Service	All Vehicle Sales and Service Uses Other than Listed	--	--	--	--	--
Industrial Uses						
Heavy Industrial	All Heavy Industrial Uses	--	--	--	--	--
Light Industrial	All Light Industrial Uses	--	--	--	--	--
Warehousing	All Warehousing Uses	--	--	--	--	--
Waste-Related	All Waste-Related Uses	--	--	--	--	--
Wholesale and Distribution	All Wholesale and Distribution	--	--	--	--	--
Open Use Categories						
Agriculture and Animal-Oriented Uses	Agricultural and Animal Production Support, Sales, and Service	--	--	--	L	Sec. 21-3200.G.1
	Feedlot, Stockyard, and the Commercial Sale of Livestock	--	--	--	C	Sec. 21-3210.G.3
	Community Garden	L	L	L	P	Sec. 21-3200.G.2
	Greenhouse/Nursery/Tree Production (With Outdoor Storage)	--	--	L	L	Sec. 21-3200.G.4

Table 21-2230-1, Special Purpose and Overlay District Use Table

Use Category	Specific Use	P	OS	F-P	A G	Standards
	Kennel	--	--	--	L	Sec. 21-3200.G.5
	Rodeo	--	--	--	C	Sec. 21-3210.G.4
	Agriculture Uses Other than Listed	--	--	--	P	--
Resource Extraction	All Resource Extraction Uses	--	--	--	--	--

Table Notes:

1. No new residential use shall be established on any property that lies within an airport noise contour of 55 DNL (day-night noise level) or higher.

Subsec. 21-2230.1 - Planned Unit Development (PUD) District

Purpose. The purpose of the Planned Unit Development District (PUD district) is to allow projects of innovative design and layout that would not otherwise be permitted under this LDC because of the strict application of zoning district or general development standards. The PUD district functions as an overlay district, applied in conjunction with an underlying zone district. While the underlying zoning remains in place, the PUD overlay may modify certain standards to encourage flexibility.

Typically, the PUD consists of a combination of land uses that provides a higher level of standards through innovative land planning and site design concepts. The PUD district shall not be used merely as a mechanism to avoid the application of the requirements of other zone districts. The PUD district purpose is to:

- *Promote more economical and efficient use of land while providing a harmonious grouping of a variety of land uses;*
- *Promote innovative design of residential areas and allow for greater densities when additional site amenities are included in the development;*
- *Create physical connections between existing and proposed developments to achieve an integrated community with common open space, transportation, transit, and public service networks; and*
- *Allow for innovative development projects that assist in the implementation of the Comprehensive Plan and not as a device to circumvent development regulations, standards, and good planning practice.*

A. Standards.

1. *PUD Zone Document.* The standards of a PUD district are set forth in its respective PUD zone document. In the event that a PUD zone document fails to address a specific standard, the standard of the most applicable zoning district or use, as determined by the Director, shall apply.
2. *Site Area.* No PUD shall be less than 20 acres in size unless the following conditions are met and approval is granted by the Community Development Director:
 - a. Primarily mixed use development is proposed; or
 - b. The PUD zone document, as implemented, will catalyze economic development by meeting at least two of the Comprehensive Plan Economic Development goals.