

CHAPTER 27.06

Field Code Changed

USE GROUPS

Sections:

- 27.06.010 Purpose and Scope.
- 27.06.020 Classification of Use Types.
- 27.06.030 Use Group Characteristics.
- 27.06.040 Designation of Uses.
- 27.06.050 Use Group Table
- 27.06.060 Agriculture Use Group
- 27.06.070 Household Living Use Group
- 27.06.080 Group Living Use Group
- 27.06.090 Utilities Use Group
- 27.06.100 Civic Services Use Group
- 27.06.110 Education and Instruction Use Group
- 27.06.120 Office Use Group
- 27.06.130 Retail Sales and Services Use Group
- 27.06.140 Food and Drink Establishments Use Group
- 27.06.150 Commercial Recreation and Entertainment Facilities Use Group
- 27.06.160 Major Entertainment and Event Use Group
- 27.06.170 Heavy Commercial Services Use Group
- 27.06.180 Manufacturing, Processing, Storage and Distribution Use Group
- 27.06.190 Waste Management and Extractive Services Use Group

27.06.010 Purpose and Scope.

In order to carry out the purposes and provisions of this title, the main uses of buildings and premises have been classified and combined into use groups based on common functional and physical characteristics ("Use Groups"). The classification ~~of uses~~ of uses of buildings and premises into Use Groups provides a systematic basis for assignment of present and future use types to zoning districts. (Ord. 19733 §3; June 25, 2012).

27.06.020 Classification of Use Types.

(a) Considerations.

(1) Main uses of a building or premises (sometimes referred to in this Title as "use types") are assigned to the Use Group whose description most closely describes the nature of the main use. The main use may have one or more accessory uses. The use of a building or premises for more than one main use is addressed in subsection (b) below. Accessory uses are addressed in subsection (c) below.

(2) The Building Official shall prepare and maintain an up-to-date list of common uses included within each use group ("List of Use Group Types"). When any proposed use is not listed on the List of Use Group Types, the Building Official shall make a determination as to what Use Group the proposed use will be assigned to. If a building or premises is used for two

or more main uses, each use shall be classified in the Use Group whose description most closely portrays the nature of such uses. The Building Official's classification of a use is subject to the right of appeal to the Board of Zoning Appeals pursuant to Section 27.75.030. The following items shall be considered when determining what Use Group a main use is classified in, and whether the activities associated with the main use constitute an accessory use:

- (i) The description of the activity in relationship to the characteristics of each use group;
- (ii) The relative amount of site or floor space and equipment devoted to the activity;
- (iii) Relative amounts of sales from each activity;
- (iv) The customer type for each activity;
- (v) The relative number of employees in each activity;
- (vi) Hours of operation;
- (vii) Building and site arrangement;
- (viii) Vehicles and/or machinery used with the activity;
- (ix) The relative number of vehicle trips generated by the activity;
- (x) Whether the activity would be likely to be found independent of the other activities on the site.

(xi) Off-site impacts

(b) More Than One Main Use.

(1) When a building or premises has more than one main use, each main use shall comply with the regulations of the zoning district in which the use is located.

(2) More Than One Main Building or Use on a Lot or Tract in R-5, R-6, R-7, R-8, O-1, O-2, O-3, R-T, B-1, B-2, B-3, B-4, B-5, ~~H-1~~, H-2, H-3, H-4, I-1, I-2, or I-3 District. A lot or tract located in the R-5, R-6, R-7, R-8, O-1, O-2, O-3, R-T, B-1, B-2, B-3, B-4, B-5, ~~H-1~~, H-2, H-3, H-4, I-1, I-2, or I-3 district may have more than one main building or use, but only when such buildings or uses conform to all open space requirements for the district in which the lot or tract is located. The exception is that no more than two single-family dwellings may be on a lot or tract. In addition, in the R-5, R-6, R-7, and R-8 districts, the lot or tract must meet the minimum lot requirements and conditions in said district for each main building or use.

(3) Two or More Buildings for Two-family Dwellings, Multiple-family, or Institutional Purposes. In the event that a lot or tract located in the R-1 through R-4 zoning district is to be occupied under a special permit or planned unit development by a group of two or more buildings to be used as a unit for any combination of two-family dwellings, multiple-family dwelling, or institutional purposes, there may be more than one main building on the lot; provided, however, that the open space between buildings shall have a minimum dimension of twenty feet, unless modified by the approval of a special permit or planned unit development. In addition, the lot or tract must meet the height and area regulations in said district for each main building or use except yards, average lot width, and height may be modified by of approval for such use under the special permit or planned unit development.

(4) Multiple Dwelling Considered as One Building. For the purpose of the side yard regulations, a two-family dwelling or a multiple dwelling shall be considered as one building occupying one lot.

(c) Accessory Uses.

Comment [CJE1]: H-1 zoning district is being eliminated from the Zoning Ordinance. It is very restrictive and seldom used. The existing H-1 areas are proposed for rezoning to H-3.

(1) Accessory uses permitted in each district are accessory buildings and uses customarily incident to any of the permitted uses, permitted conditional uses, or permitted special uses in the district unless stated otherwise in the regulations.

(2) Construction and Use of Accessory Buildings. No accessory buildings shall be constructed upon a lot until the construction of the main building has been commenced, and no accessory buildings shall be used for dwelling purposes, except that in the AG, AGR, and R-1 zoning districts, an accessory building may be used for dwelling purposes by not more than two domestic employees employed entirely on the premises if a special permit for such use has been obtained in conformance with the requirements of Chapter 27.63.

(3) Unless otherwise stated, accessory uses are subject to all applicable regulations of the main use.

(4) Production, manufacture, distribution, and storage of toxic, radioactive, flammable, or explosive materials, including chemicals and gases, fireworks, and explosives, except fireworks, shall be allowed in connection with a permitted commercial, business, or industrial purpose as incidental to the referenced permitted use without the requirement of obtaining a special permit.

(5) Early childhood care facilities and schools are not a permitted accessory use to a church in the I-1 Industrial District.

(d) Occupancy of Basements and Cellars. No basement or cellar shall be occupied for residential purposes until the remainder of the building has been substantially completed. (Ord. 19827 §2; February 25, 2013; prior Ord. 19733 §3; June 25, 2012).

27.06.030 Use Group Characteristics.

A brief summary is inserted at the beginning of each Use Group in this chapter to describe and clarify the basic characteristics of the use types and activities that may occur within that Use Group. (Ord. 19733 §3; June 25, 2012).

27.06.040 Designation of Uses.

(a) Permitted Uses. Permitted Uses are all use types within each Use Group which are allowed by right within a designated zoning district in conformance with applicable regulations in this Title and are not classified as a permitted conditional use or permitted special use.

(b) Permitted Conditional Uses. Permitted Conditional Uses are those use types within each Use Group which, due to the unique nature of the use and/or impact of the use on the community, are only allowed within a designated zoning district in conformance with the specific conditions for said use set forth in Chapter 27.62 and any other applicable regulations in this Title.

(c) Permitted Special Uses. Permitted Special Uses are those use types within each Use Group which, due to the unique nature of the use and/or impact of the use on the community, are only allowed within a designated zoning district upon approval of a special permit in conformance with the requirements of Chapter 27.63 and any other applicable regulations of this Title.

(d) Prohibited Uses. Prohibited Uses are those use types within each Use Group which are not allowed within a designated zoning district due to the incompatibility of the use to permitted, permitted conditional, and permitted special uses within that zoning district. (Ord. 19733 §3; June 25, 2012).

27.06.050 Use Groups Tables.

The Use Group Table set out under each Use Group in this chapter identifies those use types within that Use Group which are a permitted use, permitted conditional use, permitted special use, or prohibited use within each of the City’s zoning districts.

Uses designated with a “P” are permitted uses.

Uses designated with a “C” are permitted conditional uses.

Uses designated with an “S” are permitted special uses.

Uses designated with an empty box are prohibited uses.

(Ord. 19733 §3; June 25, 2012).

27.06.060 Agriculture Use Group

Characteristics: The Agriculture Use Group is characterized by activities that involve the practice of cultivating soil, producing crops, farming, raising livestock; training, producing, keeping, caring for, and/or selling of plants or animals in varying degrees and the preparation and marketing of the resulting product. These activities generally require more than 3 acres of land. Such uses include but are not limited to stables, riding academies, stock yards, sale barns, confined feeding facilities roadside stands for the temporary or seasonal sale of produce, pet cemeteries, agricultural attractions, urban gardens, farms, ranches, orchards, vineyards and wineries.

Use Group Table:

Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3	H4	I1	I2	I3
Agricultural Attraction	C																									
Confined feeding facilities	C																									
Farm wineries	S																									
Greenhouses	C	C			S													P	P		P	P	P	P	P	P
Heritage centers	S																									
Market gardens	S	S																								
Pet cemeteries (only allowed outside of City limits) (see 6.04.260)	C	C																								
Sale barn	S																								P	P
Urban garden			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	€	C	C	C	C	C	C
All other uses in this Use Group	P	P																						P	P	P

Comment [CJE2]: Eliminate the H-1 Zoning District

(Ord. 19827 §3; February 25, 2013; prior Ord. 19733 §3; June 25, 2012).

27.06.070 Household Living Use Group

Characteristics: The Household Living Use Group is characterized by the residential occupancy of a dwelling unit by a household living independently. Tenancy is generally arranged on a month-to-month basis, or for a longer period. Such uses include but are not limited to single and two family dwellings, townhouses and multifamily dwellings units. Housing with paid supervision or care for residents is included under the Group Living Use Group.

Use Group Table:

Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3	H4	I1	I2	I3
Apartment hotels	S	S	S	S	S	S	S	S	P	P	P	C			C	C	C	P	P		S		S			
Connection of a single family dwelling	S	S	S	S	S	S	S	S	S	S																
Dwellings for caretakers, resident watchmen, and supervisory personnel employed and residing on premises																		P	P	P	P	P	P	P	P	P
Dwellings for domestic employees in accessory buildings	S	S	S															P								
Elderly and Retirement Housing			S	S	S	S	S	S	S	S	S	S	P	S	S	S	S	P	S							
Housing for the Handicapped			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S							
Mobile home courts			S	S	S	S												P								
Mobile home subdivisions			S	S	S	S												P								
Multiple family dwellings	S*	S*	S*	S*	S*	S*	P	P	P	P	P	C	P		C	C	C	P	C	P	S		S			
Single-family dwellings	P	P	P	P	P	P	P	P	P	P	P	C	P	P	C	C	C	C	P		S		S			
Townhouses	S	S	S	S	S	S	P	P	P	P	P	C	P		C	C	C	P	C	P	S		S			
Two-family dwellings	S	S	P	P	P	P	P	P	P	P	P	C	P	P	C	C	C	C	P		S		S			
All other uses in this Use Group	P	P	P	P	P	P	P	P	P	P	P		P	P				P	P							

Comment [CJE3]: The B-1 zoning district will be revised to reflect uses that are neighborhood oriented. This district is designed to be prescriptive. Because it is prescriptive the P has been removed from the "all other uses in this Use Group" line of all use groups. It will likely be used in lieu of zoning agreements.

Comment [CJE4]: Allow residential in the H-2 and H-4 Zoning districts by Special Permit. This will provide for a case by case review to determine appropriateness for mixing residential with commercial uses.

Comment [CJE6]: Allow residential in the H-2 and H-4 Zoning districts by Special Permit. This will provide for a case by case review to determine appropriateness for mixing residential with commercial uses.

Comment [CJE5]: To clarify that in the B-4 there are conditions on first floor residential east of S. 17th Street, same as are being proposed for other business districts.

* Multiple dwellings (not including those approved as a permitted special use under a community unit plan) lawfully existing in this district on the effective date of this title or on the effective date of a change of district boundaries from another zoning district to this district shall be considered nonstandard uses in conformance with the provisions of Chapter 27.61. Notwithstanding any provision to the contrary, any enlargement, extension or reconstruction of such multiple dwellings shall be limited to no more than the number of dwelling units licensed with Building and Safety on the effective date of this title or on the effective date of the change in district boundaries.

(Ord. 19827 §4; February 25, 2013; prior Ord. 19733 §3; June 25, 2012).

27.06.080 Group Living Use Group

Characteristics: The Group Living Use Group is characterized by the residential occupancy of a structure by a group of people who do not meet the characteristics of Household Living. Tenancy is generally arranged on a month-to-month basis, or for a longer period. Group Living may have common eating and social areas for residents. The residents may receive any combination or duration of care, counseling, training, or treatment. Such uses include but are not limited to dwellings for members of religious orders, convalescent home, nursing home, domestic shelters, assisted living facilities, fraternities and sororities, group homes, temporary shelters for the homeless.

Use Group Table:

Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3	H4	I1	I2	I3
Alternative to imprisonment facilities		S	S	S	S	S	S	S	S	S								P								
Children's homes		S	S	S	S	S	S	S	S	S								P								
Domestic shelters	C	C	C	C	C	C	C	C	C	C				C				P			P	P	P			
Healthcare facilities, Residential			S	S	S	S	S	S	S	S	S	S	P	S	S	S	S	P	S							
Dwellings for members of religious orders	S	S	S	S	S	S	S	S	S	S								P								
Dwellings for non-related persons	S	S	S	S	S	S	S	S	S									P								
Fraternities and sororities								P	P	P								P								
Group homes	C	C	C	C	C	C	C	C	C	C	P			P	C			P	P							
Shelters for the homeless, temporary																		S						S		
All other uses in this Use Group																		P								

(Ord. 19827 §5; February 25, 2013; prior Ord. 19733 §3; June 25, 2012).

27.06.090 Utilities Use Group

Characteristics: The Utilities Use Group is characterized by the use of equipment for the purposes of distribution of basic utilities which provide service for, but is not limited to electricity, gas, phones, cable, and fiber optics. In addition, such uses include but are not limited to broadcast stations and towers, commercial wind energy conversion system, personal wireless services facilities, and alternative and renewable energy generation systems.

Use Group Table:

Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3	H4	I1	I2	I3
Broadcast stations	S									S	P	P	P	P	P	P	P	P	P		P	P	SP	P	P	P
Broadcast towers	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Commercial Wind Energy Conversion System	S																									
Personal wireless services facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Public utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Utility and cable television purposes	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P
Wind Energy Conversion System	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
All other uses in this Use Group																								P	P	P

(Ord. 19773 §1; September 10, 2012; prior Ord. 19733 §3; June 25, 2012).

Comment [CJE7]: All changes in H-4 are due to the conversion of the Planned Service Commercial Special Permit to a Use Permit.

Comment [CJE8]: When the Planned Service Commercial Special Permit is converted to a Use Permit, some uses in H-4 will be converted from a special permitted use to a conditional use or a permitted use, depending on how it was treated in the Planned Service Commercial.

27.06.100 Civic Services Use Group

Characteristics: The Civic Services Group is characterized by uses which provide services that enhance the health, safety and welfare of the community. Such uses often serve and are complimentary to neighborhoods. They also provide for assemblies of members, guests, and/or the general public for social, cultural, charitable, religious and civic purposes. Such uses include but are not limited to adult care centers, clubs, cemeteries and mausoleums, churches, museums and hospitals. Such Civic Services typically do not include people living on site as their permanent residence.

Use Group Table:

Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3	H4	I1	I2	I3
Adult day services facility				S	S	S					P	P	P	P	P	P	P	P	P		P	P	P	P	P	P
Cemeteries and mausoleums	C	C	S	S	S	S	S	S	S	S					S	S	S	P		S	S	S	S	P	P	P
Churches	P	P	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		P	P	SP	C	C	C
Clubs/ Lodges	S	S	S	S	S	S	S	P	P	P	S	P	P	P	P	P	P	P	P		P	P	P	P	P	P
Health care facilities, Non-residential			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S		S	S	S			S
Neighborhood support services			S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P
All other uses in this Use Group											P	P	P	P	P	P	P	P	P		P	P	P	P	P	P

(Ord. 19827 §6; February 25, 2013; prior Ord. 19733 §3; June 25, 2012).

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Comment [CJE9]: Churches are a permitted use in all other commercial / non industrial zoning districts. This provides consistency. Churches had previously only been permitted in the H-4 by the Planned Service Commercial Special Permit.

27.06.110 Education and Instruction Use Group

Characteristics: The Education and Instruction Use Group is characterized by places that provide learning, child development, including basic curriculum, post-secondary education, job skills, technical training, and other instructional courses. Such uses include but are not limited to academies for business, dance, music, gymnastics, and martial arts; early childhood care facilities, private elementary and secondary schools, community colleges, colleges, or other post-secondary education facilities including industrial trade schools.

Use Group Table:

Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3	H4	I1	I2	I3
Academies	S	S	S	S	S	S	S	S	S	S	P	S	S	S	P	P	P	P	P		P	P	P	S		P
Community, satellite, private colleges; vocational schools or other post-secondary education facilities, except industrial trade schools	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	P	P		P	P	SP	S		P
Industrial trade schools	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	P	P		P	P	SP	S	P	P
Early childhood care facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P		P	P	S	S	S	S
Private schools	P		C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C			C	C	SC			S
All other uses in this Use Group															P	P	P	P	P		P	P	P			P

(Ord. 19827 §7; February 25, 2013: prior Ord. 19733 §3; June 25, 2012).

Comment [CJE10]: Private schools, industrial trade schools, early childhood care facilities and other post secondary schools are a permitted use in all other commercial zoning districts. This provides consistency. Industrial Trade Schools had previously only been permitted in the H-4 by the Planned Service Commercial Special Permit.

27.06.120 Office Use Group

Characteristics: The Office Use Group is characterized by activities conducted in an office setting that focus on the provision of goods and services. Generally the uses are open during normal business hours and are not associated with late night activities. Individual uses generally do not require more than an acre of land. Such uses include but would not be limited to offices for doctors, therapists, architects, engineers, lawyers, accountants, banks, savings and loan associations, credit unions, finance companies, data centers, and insurance companies. Office use may include research and development activities as defined in technology transfer industries in Chapter 27.03.210.

Use Group Table:

Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3	H4	I1	I2	I3
Banks, savings and loan associations, credit unions, and finance companies											S	P	P	C	P	P	C	P			P	P	P	P	P	P
Offices										S	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P
All other uses in this Use Group											P	P	P	P	P	P	P	P	P		P	P	P	P	P	P

(Ord. 19733 §3; June 25, 2012).

27.06.130 Retail Sales and Services Use Group

Characteristics: The Retail Sales and Services Use Group is characterized by uses that are involved in the sale, lease, or rental of new or used products to the general public. They may also provide personal services, or provide product service or repair for consumer and business goods. Services and repairs are typically performed on site. Small-scale production, assembly, or manufacturing of retail goods and crafts primarily sold on the premises is permitted as accessory to business activity. A portion of the premise may be used for outdoor storage of products associated with the main use. These uses may be open 24 hours a day and may include drive up or drive thru facilities. These uses generally do not involve the use, storage, production or manufacturing of hazardous chemicals. Such uses include but are not limited to retail sales, personal services, service and repair facilities, motorized vehicle repair and sales, hotels and motels, ambulance services, motorized fuel sales facility, parking lots, recycling drop-off facilities and off-sale of alcoholic beverages. Parking as a primary use is part of this use group.

Use Group Table:

Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3	H4	I1	I2	I3
Garden centers	S	S		S	S										P	P	P	P	P		P	P	P	P	P	P
Hotels and motels														P	P	P	P	P	P	P	P	P	P	P	P	C
Kennels	P	P													C	C	C	P	P		C	C	C	P	P	P
Mail order catalog sales											C	S	S		P	S	P	P						P	P	P
Marinas for sale, service, and storage of motorboats and related water craft															P		H	P	P					P	P	P
Motorized vehicle fuel sales facility															P	P	P	C	P	P	P	P	P	P	P	P
Motorized vehicle repair/service															C	P	C	C	P	P	P	P	P	P	P	P
Motorized vehicle sales																C	C	P		C	C	P	P	P	P	P
Motorized vehicle wash facilities															C	C	C	P	P	C	C	S	P	P	P	P
Off-sale alcoholic beverages															S	C	S	P	C	S	S	S	S	S	P	S
Outdoor retail sales																		P	P			P	P	P	P	P
Outdoor seasonal sales	C	C	S	S	S	S	S	S	S	S	S	S	S		P	P	P	P	P		P	P	P	P	P	P
Parking garage as a primary use											S				P	P	P	C	P		P	P	P	P	P	P
Parking lots as a primary use			S	S	S	S	S	S	S	S					P	P	C	P		P	P	P	P	P	P	P
Parking lots, temporary			S	S	S	S	S	S	S	S							P							P	P	P
Parking lots, temporary commercial			S	S													P							P	P	P
Personal services											C	C	C	C	P	P	P	P	P		P	P	P	P	P	P
Retail sales											C	C			P	P	P	P	P		P	C	C	P	P	P
Service and repair facilities															C	C	P	C	P		C	P	P	P	P	P
Veterinary facilities	S	S													C	C	C	P		C	C	C	P	P	P	P
All other uses in this Use Group															P	P	P	P	P		P	P	P	P	P	P

(Ord. 19827 §8; February 25, 2013; prior Ord. 19733 §3; June 25, 2012).

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- Comment [CJE11]: The B-1 zoning district will be revised to reflect uses that are neighborhood oriented. This district is designed to be prescriptive. Because it is prescriptive the P has been removed from the "all other uses in this Use Group" line of all use groups. It will likely be used in lieu of zoning agreements.
- Comment [CJE12]: Marinas are being added as a permitted use to the B-3 since they will no longer be a permitted use in the B-1.
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- Comment [CJE13]: The intent of restricting uses in the B-1 is to provide for a limited business district with uses that are not typically open 24 hours, do not have drive thru facilities and typically cater to neighborhoods and the walking public.
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- Comment [CJE14]: Motorized vehicle wash facilities previously were permitted only when a special permit for Planned Service Commercial had been approved.
- Formatted Table
- Comment [CJE15]: Parking lots and garages are being added as a permitted use in all the B and H zoning districts
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- Comment [CJE16]: The condition that retail sales be limited to 30,000 square feet be eliminated.

27.06.140 Food and Drink Establishments Use Group

Characteristics: The Food and Drink Establishments Use Group is characterized by activities primarily relating to dining, drinking, and/or minor or occasional entertainment. Establishments provide indoor and/or outdoor seating and sell food or drinks prepared on site. Areas for entertainment may also be provided. These uses may be open 24 hours. Such uses include but are not limited to restaurants, fast food or drive thru eating facilities, bars and other on premises sale of alcoholic beverages. The Food and Drink Establishments Use Group may also include the small scale production manufacturing and distribution of food or beverages for facilities generally located on less than one acre such as craft breweries and local bakeries when those uses also sell their products on site.

Use Group Table:

Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3	H4	I1	I2	I3
On-sale alcoholic beverages														S	S	C	S	P	C	S	S	S	S	S	S	S
Restaurants											C			S	P	P	P	P	P	P	P	P	P	P	P	P
All other uses in this Use Group															P	P	P	P	P	P	P	P	P	P	P	P

(Ord. 19827 §9; February 25, 2013; prior Ord. 19733 §3; June 25, 2012).

27.06.150 Commercial Recreation and Entertainment Facilities Use Group

Characteristics: The Commercial Recreation Facilities Use Group is characterized by uses that provide as its primary function events and activities for the entertainment and/or recreation of members, guests or customers. Events or activities may be indoors or outdoors. Such uses include but are not limited to outdoor recreational facilities, campgrounds, enclosed commercial recreational facilities, miniature golf courses, sexually oriented live entertainment establishments, social halls, community halls, theaters and picture arcades. This use group does not include facilities that are primarily used for instruction and are not open to the public.

Use Group Table:

Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3	H4	I1	I2	I3
Campgrounds	S	S																								
Community halls	S																									
Recreational facilities, enclosed commercial															P	P	P	P	P		P	P	P	P	P	P
Recreational uses, outdoor	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	P	P			P	P	P	P	P	P
Sexually oriented live entertainment establishments																				S	S	S	S	S	S	S
Social halls															C	C	C	P	C		C	C	C	P	P	
Theaters (indoor)																		P	S							
Theaters (outdoor)																					S	P	P	S		
All other uses in this Use Group															P	P	P	P	P		P	P	P	P	P	P

(Ord. 19733 §3; June 25, 2012).

27.06.160 Major Entertainment and Event Use Group

Characteristics: The Major Event Entertainment Use Group is characterized by activities and structures that draw large crowds of people to specific events or shows. These activities generally do not occur on a daily basis. They do involve activities that may last late into the night and early morning. Such uses include but are not limited to amphitheaters, animal racing tracks, arenas, auditoriums, convention center, exhibition and meeting facilities, recreational facilities for motorized vehicles, and stadiums.

Use Group Table:

Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3	H4	I1	I2	I3
Places of public assembly																		P	P					P	P	P
Race track for motorized vehicles	S																							S		
All other uses in this Use Group																		P								

(Ord. 19733 §3; June 25, 2012).

27.06.170 Heavy Commercial Services Use Group

Characteristics: The Heavy Commercial Services Use Group is characterized by uses that are engaged in the repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors, building maintenance services, and similar uses perform the majority of their services off-site. Outdoor storage and activity and a fleet of service vehicles and machinery are common. Heavy equipment or truck idling may occur for long periods of time. Few customers, especially the general public, come to the site on a regular basis. Such uses include but are not limited to private landing strips, building and construction contractor services, tree services, truck stops, truck terminals, truck wash facilities, mini-warehouse and lumber yards.

Use Group Table:

Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3	H4	I1	I2	I3
Contractor services																	C	P	P		C	P	P	P	P	P
Cabinet shops or stores																	C	P	P		C	P	SC	P	P	P
Lumber yards																		P	P			P	P	P	P	P
Mini-warehouses																	C				P	P	P	P	P	P
Private landing strips and appurtenances	S	S																								
Temporary storage of construction equipment and materials	S																	P						P	P	P
Tree service	S																	P						P	P	
Truck stops																		P		P		P	P	P	P	P
Truck terminals																						P	P	P	P	P
Truck wash facilities																	C		P	C		C	SC	P	P	P
All other uses in this Use Group																		P				P	P	P	P	P

Comment [CJE17]: These are the same conditions that existed in the Planned Service Commercial. They are being carried over to the H-4 making cabinet shops a conditional use where they had previously been permitted only by the special permit for Planned Service Commercial.

Comment [CJE18]: Removing truck wash facilities from the H-2 district provides consistency with other like uses such as truck stops and truck terminals which are already prohibited.

Comment [CJE19]: Truck wash facilities are a conditional use today in the Planned Service Commercial. Since the Planned Service Commercial Special Permit the use becomes conditional.

(Ord. 19773 §2; September 10, 2012; prior Ord. 19733 §3; June 25, 2012).

27.06.180 Manufacturing, Processing, Storage and Distribution Use Group

Characteristics: The Manufacturing, Processing, Storage and Distribution Use Group is characterized by uses that are involved in the manufacturing, processing, fabrication, packaging, assembly of goods and/or storage or movement of goods. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the site. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. Activities commonly use trains or heavy trucks to ship and receive goods. Access to or near a highway is preferred. There is little on-site sales activity with the customer present. Such uses include but are not limited to assembly facilities, concrete dispensing units, salvage yards, grain elevators and mills, warehouses and outdoor motorized vehicle storage.

Use Group Table:

Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3	H4	I1	I2	I3
Assembly Facilities																		P			C	C		P	P	P
Bag cleaning works																								S	P	
Bakeries (wholesale)																		P			P	P		P	P	P
Blast furnaces, coke ovens, smelting, or ore reduction works																								S	P	
Boiler works or forge																								S	P	
Bottling works																		P			P	P		P	P	P
Brewery (over 20,000 barrels)																								S	P	
Brick, tile, pottery, or terra-cotta manufacture, other than the manufacture of handicrafts																								P	P	P
Coal yard																		P				P		P	P	P
Concrete dispensing units (small batch)																		P				S	S	P	P	P
Concrete paving plants (temporary)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	€	C	C	C	C	C	C
Creameries																		P				P		P	P	P
Distillation of bones, coal, or wood																								S	P	
Enclosed disassembly operations																		P			P	P	P	P	P	P
Fertilizer or toxic or flammable agricultural chemicals: Facilities for commercial storage or sale	S	S																						S	S	P
Forges																								S	P	
Fuel oil storage tanks and all bulk storage of oils, petroleum and similar flammable liquids and chemicals																								S	S	C

Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3	H4	I1	I2	I3
Grain elevators																								P	P	P
Grain elevators and grain mills																								P	P	P
Grain mills																								P	P	
Liquefied petroleum, gas and similar gas used for fuel stored above ground																					S	S	S	C	C	
Manufacture, transfer, or storage of acetylene																								S	P	
Open storage																	P							P	P	P
Optical lens grinding and finishing																P	P			P	P			P	P	P
Outdoor vehicle storage																	P					C	C	P	C	P
Petroleum and petroleum products, bulk storage																								S	S	C
Production, manufacture, distribution, or commercial storage of toxic, flammable, or explosive materials, including chemicals and gases, fireworks and explosives, arsenals and magazines																									S	
Refining or bulk storage of petroleum or natural gas, or their products																								S	P	
Refining The refining, distillation, or manufacture of: Acids or alcohols; Ammonia, bleach, or chlorine; Asphalt, tar, or products made therewith, including roofing or waterproofing; Cement, lime, gypsum, or plaster of paris; Disinfectants; Dyestuffs; Fertilizer; Glue, sizing, or gelatin; Oilcloth, linoleum, oiled rubber goods; Paint, shellac, turpentine, or oils; Paper or pulp; Rubber, gutta-percha, balata, creosote, or products treated therewith; Shoe polish																									S	P
Rendering fat																								S	P	
Rock crusher																								S	P	
Rolling mill (a steel mill where metal is rolled into sheets or bars)																								S	P	
Salvage yards																								S		
Stock yards or slaughter of animals or fowl																								S	P	

Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3	H4	I1	I2	I3
Storage of explosives																								S		
Tanning, curing, or storage of raw hides or skins																								S	P	
The milling, processing, refining, or distillation of agricultural crops.																								S	P	
Transportation of toxic, radioactive, flammable, or explosive materials																								S	P	
Warehouses																		C				P	P	P	P	P
Wholesale and distribution centers																		P						S	P	P
Yeast plant																								S	P	
All other uses in this Use Group																		P						P	P	P

(Ord. 19913 §1; September 9, 2013: prior Ord. 19827 §10; February 25, 2013: Ord. 19733 §3; June 25, 2012).

27.06.190 Waste Management and Extractive Services Use Group.

Characteristics: The Waste Management and Extractive Services Use Group is characterized by uses that receive solid or liquid wastes from others for disposal and/or processing on the site, facilities that transfer waste to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the biological decomposition of organic material. It also includes uses that mine or extract minerals or aggregate resources from the ground. Site grading approved with a development is not considered an extractive industry. Such uses include but are not limited to landfills, dumping or reduction of garbage, offal, or dead animals, commercial composting operations, salvage yards, and soil mining.

Use Group Table:

Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3	H4	I1	I2	I3
Dumping or reduction of garbage, offal, or dead animals																								S		
Excavation and Stone Milling including: Extraction of sand, gravel, soil and mining, quarrying, stone mills	S	S			S											S					S	S	S	S	S	S
Landfills, Limited	S																						S	S	P	P
All other uses in this Use Group																								P	P	P

(Ord. 19733 §3; June 25, 2012).