
2.4 PERMITTED USES

A. Classification of New and Unlisted Uses

The classification of any form of land use which is not defined in this Chapter or which is defined in this Chapter but has not been classified by placement in the Permitted Use Tables in Section 2.4.C (i.e., a "new or unlisted use") shall be defined and/or classified as follows:

1. The Director of Community Services or designee shall refer the question of any new or unlisted use to the Commission requesting an interpretation as to the zoning classification into which such use should be placed accompanied by a statement of facts listing the following:
 - a. the general description of the use;
 - b. whether the contains a residential component;
 - c. with respect to non-residential components of the use, a general description of the types of sales, processing, or manufacturing and the goods to be sold, processed, or manufactured;
 - d. if intended as a type of office use, a general description of the services to be provided;
 - e. whether the use requires a storage component, the amount or nature of such storage, and whether the storage areas is enclosed or open;
 - f. anticipated number of employees;
 - g. transportation requirements, including the nature of the public street access required for the use, and the types of vehicles which such use will likely require for its operations;
 - h. the amount of noise, odor, fumes, dust, toxic material and vibration likely to be generated by the use; and
 - i. the general requirements for public utilities such as water and sanitary sewer which the use will need for its operations.
2. The Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use should be permitted or permitted upon grant of a specific use permit.
3. The Commission shall forward its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council shall consider the recommendation of the Commission and make a final determination concerning the classification of such use.

B. Use of a Residential Property for Non-Residential Purposes

It is unlawful to use any building, structure or property located in the R-1, R-2, R-3, R-4, R-5, R-6, D-1, D-2, MF-1, MF-2, MF-3, MF-4 zoning or in residential use PD districts for a non-residential purpose except as a home occupation or as otherwise authorized in this Chapter or other City ordinance.

C. Use Table

1. **Classification of Uses.** The uses for property within the City are classified as "Permitted," "Specific Use Permit Required," or "Not Permitted." Uses for which classifications have been established are set forth in the Use Table set forth in Section 2.4.C.2.
2. **Use Table Key**
 - a. **Use Permitted (X)**

An "X" indicates that a use is allowed in the respective zoning district subject to a use standard, if applicable. Such use is also subject to all other applicable requirements of this Chapter.
 - b. **Specific Use Permit Required (S)**

An "S" indicates a use may be permitted in the respective zoning district only where approved by the City Council in accordance with Section 6.5, Specific Use Permit. Specific uses are subject to all other applicable requirements of this Chapter, including all applicable use standards, except where such use standards are expressly modified by the City Council as part of the specific use permit approval.
 - c. **Temporary Use (T)**

A "T" indicates a use may be permitted in the respective zoning district but for a limited duration, as determined by the Comprehensive Zoning Ordinance or the Director of Planning or his designee.
 - d. **Use Not Permitted**

A blank cell indicates that a use is not allowed in the respective zoning district.
 - e. **Use Standard**

The column of the Use Table marked "Use Stds" indicates a cross-reference to a provision of this Chapter where compliance with additional development and use regulations may be required prior to a use being permitted or permitted following the grant of a Specific Use Permit.

USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	I-RU	O	LR-1	LR-2	C	LI	HI	Use Stds
Key: X = Use Permitted S = Specific Use Permit Required T = Temporary Use Blank Cell = Use Not Permitted																				
Agricultural Type Uses																				
Animal Clinic or Hospital (No outside runs, play area or pens allowed)																S	S	X	X	
Animal Clinic, Hospital or Kennel w/ outside runs, play area or pens																		S	X	
Community Garden															S	X	X	X	X	
Farm or Ranch	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Farmers Market															S	X	X	X		
Greenhouse or Plant Nursery (Commercial)																	S	S	X	
Commercial Type Uses																				
Alcohol Sales (Wholesale)																		X	X	
Bakery (Wholesale)																	X	X	X	
Bakery (Retail)														X	X	X	X	X	X	
Beauty Salon														S	X	X	X	X	X	
Brewery (includes Wineries) ²																S		X	X	
Brewpub ²																		X	X	
Building Material Sales																	X	X	X	
Cabinet and Upholstery Shop																	X	X	X	
Catering Services																	X	X	X	
Distillery ²	Entertainment Overlay District Only																			
Dry Cleaning and Laundry Plant																	X	X	X	
Feed Store																	X	X	X	
Food Processing																		X	X	
Heavy Construction Equipment Rental																		S	X	
Heavy Machinery Sales and Storage																		X	X	
Job Printing or Newspaper Printing																	X	X	X	
Lab, Medical or Dental														S	S	X	X	X	X	
Lab, Scientific or Research														S	S	S	X	X	X	
Lawn Mower Sales, Service, and Repair (Small Engine)																S	X	X	X	
Manufacture or Light Compounding or Fabrication																		X	X	
Milk Depot, Dairy or Ice Cream Plant																	X	X	X	
Paint Shop																	X	X	X	
Petroleum Products Storage -Wholesale																		X	X	
Plumbing Shop																	X	X	X	
Radio/TV/Cable Broadcast Studio																	X	X	X	
Self-Storage Facility																		S	X	
Trailer Rental or Sales																	S	S	X	
Transfer, Storage & Baggage Terminal																	X	X	X	
Wholesale Office and Showroom																	X	X	X	
Educational & Institutional Uses																				
Adult Day Care													S	S	S	S	S	S		
Art Gallery or Museum														S	X	X	X	X	X	
Benevolence Storage and Distribution													S							

USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	I-RU	O	LR-1	LR-2	C	LI	HI	Use Stds	
Key: X = Use Permitted S = Specific Use Permit Required T = Temporary Use Blank Cell = Use Not Permitted																					
Cemetery or Mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X		
Crematorium																				X	
Community Center (Public)	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	
Day Camp													S	S	S	S		X			
Driving School																S		X	X		
Fraternal Organization, Lodge or Civic Club														S		X	X	X	X		
Home for Care of Alcoholic, Narcotic, or Psych											S			S			X	X	X		
Hospital (Acute Care)													X	X	X	X	X	X	X		
Hospital (Chronic Care)														S	S	S	X	X	X		
Institutions of Religious or Philanthropic Nature					S	S	S	S	S	S	S	S	X	S	S	S	X	X	X		
Library (Public)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Local Government Public Facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Mortuary or Funeral Home														S	S	S	S	X	X		
Nursing or Residence Home for Aged					S	S	S	S	S	S	S	S	S	S	S	S	X	X	X		
Park or Playground	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Rectory, Monastery or Convent	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X	X	X	X		
School, Business or Trade														S	X	X	X	X	X		
School, Nursery, Kindergarten (or Day Care)			S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	S			
School, Denominational (or Day Care)	S	S	S	S	S	S	X	X	X	X	X	X	S	X	X	X	S	S	S		
School, College or University			S	S	S	S	S	S	S	S	S	S		X	X	X	S	S	S		
School, Private Primary or Secondary			S	S	S	S	S	S	S	S	S	S	S	X	X	X	S	S	S		
School, Public	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X		
Temporary Use of Civic or Philanthropic Nature	By Resolution of City Council																				
Test Preparatory School																X	X				
Worship Facility	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X	X	X	X		
Manufacturing and Industrial Uses																					
Light Manufacturing or Industrial Uses as outlined by Article 4.5 Performance Standards as meeting performance standards for light industrial classification																			X	X	4.5
Heavy Manufacturing or Industrial Uses as outlined by Article 4.5 as meeting performance standards for heavy industrial classification																				X	4.5
Natural Resource Storage and Extraction																					
Extraction and Storage of Sand, Caliche, Stone or Gravel																	S	S	S		
Mining or Storage of Mining Wastes																			S	S	
Recreational and Entertainment Uses																					
Amusement, Commercial (Indoors) ²																S	S	X	S		
Amusement, Commercial (Outdoors)																S	S	S			
Banquet Hall or Events Center ²																S	S	S	S	2.5	
Country Club (Private) with Golf Course	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X	X	X	X		
Golf Course (Public)	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X		
Park or Playground (Public)	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X		
Playfield or Stadium (Public)	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X		
Private Club ²												S		S	S	S	S	S	S	2.6	

USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	LRU	O	LR-1	LR-2	C	LI	HI	Use Stds
Key: X = Use Permitted S = Specific Use Permit Required T = Temporary Use Blank Cell = Use Not Permitted																				
Shooting Range (Indoor)																			S	S
Stable																	S	X	X	
Swim or Tennis Club	S	S	S	S	S	S	S	S	S	S	S	X		X	X	X	X	X	X	
Temporary Carnival or Circus	By Resolution of City Council																			
Theater, Drive-In																	S	S	S	
Theater, Indoor ²															S	S	S	S	S	
Residential Uses																				
Boarding or Rooming House									S	S	S	S					X			
Home Occupation	X	X	X	X	X	X	X	X												
Multiple-Family Dwelling or Apartment									X	X	X	X								
One-Family Detached	X	X	X	X	X	X	X	X	X	X	X	X								
One-Family Attached						X	X		X	X	X	X								
Two-Family Dwelling							X	X	X	X	X	X								
Live/Work Units															S	S	X	X	X	
Guest/Servants Quarters	S	S																		2.9
Retail and Service Type Uses																				
Antique Shop															X	X	X	X	X	
Bank or Financial Institution														S	X	X	X	X	X	
Bar or Tavern ²	Entertainment Overlay District and Alcoholic Beverage (On-Premise) Overlay Districts Only																			
Beer and Wine Package Sales Establishment ¹	Beer and Wine Sales Overlay Zones (BW) Only																			
Bicycle sales and service															X	X	X	X	X	
Check Cashing businesses, Payday Advance/Loan businesses or Car Title Loan businesses																S				2.5
Consignment Store																	X	X	X	
Dry Cleaners (Full Service)															X	X	X	X	X	
Dry Cleaning/Laundry Pickup Station														X	X	X	X	X	X	
Gun (Firearm) Sales																S		X	X	
Florist															X	X	X	X	X	
Furniture Store (New)															S	S	X	X		
Garden and Nursery Sales															S	S	S	S	S	
Hookah/Vapor Lounge																				
Hotel														S			S	S	S	2.5B
Household Appliance Repair																X	X	X	X	
Household Appliance Sales															X	X	X	X	X	
Laundromat (Self Service)															S	S	X	X	X	
Massage Business															S	S	X	X	X	
Mortuary or Funeral Parlor															S	S	X	X	X	
Offices, Medical & Dental Offices and Clinics															X	X	X	X	X	
Offices, Professional and Administrative															X	X	X	X	X	
Optical Store															X	X	X	X	X	
Outside Sales (Permanent)																S	S	S	S	
Outside Sales (Temporary)															T	T				

USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	I-RU	O	LR-1	LR-2	C	LI	HI	Use Stds
Key: X = Use Permitted S = Specific Use Permit Required T = Temporary Use Blank Cell = Use Not Permitted																				
Paint, Wallpaper and Related															X	X	X	X	X	
Pawn Store																	X	X	X	
Pet Store, Small Animals and Related, No Outside Runs															X	X	X	X	X	
Pet Store with Outside Runs																	S	S	X	
Pharmacy															X	X	X	X	X	
Prepackaged Retail Sales (Drive Through)																				
Printing or copy center														X	X	X	X	X	X	
Reflexology (Hand and Foot Massage)															S	X	X	X	X	
Restaurant, General ²														S	X	X	X	X	X	
Restaurant, with Drive-through Service															S	S	X	X	X	
Restaurant, with Drive-in Service																S	S	S	S	
Restaurant, Qualifying ²															X	X	X	X	X	2.6
Retail, General															X	X	X	X	X	
Retail, Personal Services															X	X	X	X	X	
Retail, Warehouse																S	X	X	X	
Retail Store Consisting Primarily of Specialty and Novelty Items																S	S	S	S	
Small Handtool and Hand Carried Equipment (Indoor Display and Storage)																S	X	X	X	
Smoking Establishment ²	Entertainment Overlay District Only with Specific Use Permit																			
Studio for Photographer, Musician, Artist or Health															X	X	X	X	X	
Supermarket															S	S	X	X	X	
Temporary Real Estate Office (model home)	Approved administratively on a case-by-case basis																			Temp.
Tobacco Store (Including E-Cigarette) ²																X	X	X	X	
Tattoo Studio																S	S	S		2.5C
Tool, Equipment Trailer Rental																	S	S	X	
Travel Agencies														X	X	X	X	X	X	
Used Merchandise																	X	X	X	
Sexually Oriented Business																				
Adult Arcade																		S	S	2.5D
Adult Bookstore or Adult Video Store																		S	S	2.5D
Adult Cabaret																		S	S	2.5D
Adult Motel																		S	S	2.5D
Adult Motion Picture Theater																		S	S	2.5D
Adult Theater																		S	S	2.5D
Escort Agency																		S	S	2.5D
Nude Modeling Studio																		S	S	2.5D
Sexual Encounter Center																		S	S	2.5D
Special Industrial Processes																				
Batching Plant (Permanent) Asphalt or Concrete																		S	X	4.5
Batching Plant Temporary On-Site	Allowed in any Zoning District, not to exceed 60 days																			4.5
Batching Plant Temporary Off-Site	Allowed in any Zoning District, not to exceed 60 days (Requires Resolution of City Council)																			4.5
Bottling Plant																		X	X	4.5

USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	LRU	O	LR-1	LR-2	C	LI	HI	Use Stds
Key: X = Use Permitted S = Specific Use Permit Required T = Temporary Use Blank Cell = Use Not Permitted																				
Cement or Hydrated Lime Manufacture																			X	4.5
Dump or Sanitary Fill Area																		S	X	4.5
Gas Wells and Gas Compressor Stations																				2.7
Inside Paper Sorting and Bailing for Recycling																		S	X	4.5
Meat Packing Plant																		S	X	4.5
Recycling Plant (non-putrescent materials only)																		X	X	4.5
Smelter or Refinery																			X	4.5
Welding or Machine Shop																	S	X	X	4.5
Transportation Related Uses																				
Airport Landing Field																				X
Bus Station or Terminal																	X	X	X	
Hauling or Storage Company (no outdoor storage)																		X	X	
Heliports																		S	X	
Motor Freight Terminal																				X
Railroad Freight Terminal																	S	S	X	
Railroad Passenger Station																X	X	X	X	
Railroad Track or Right-of-Way	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Switching Yard																				X
Utility, Accessory & Incidental Uses																				
Accessory Building	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	2.9
Community Center (Private)										X	X				X	X	X	X	X	
Electrical Generating Plant																	S	X	X	
Electrical Substation	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	
Electrical Transmission Line	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Field or Construction Office (Temporary)	Subject to Approval and Control by the Building Official																			
Fire Station or Similar Public Safety Building	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	
Gas Transmission Line	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Gas Metering Station	X	X	X	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	
Lift Station (Sewage)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Local Utility Distribution Lines	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Municipal Water Tower	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Private Utility Shop or Storage																		X	X	
Public Building, Shop or Yard of Local, State or Federal Government							S	S	S	S	S	S		S	S	S	X	X	X	
Telecom (Cellular) Tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Sewage Treatment Plant																	S	S	X	
Sign- Off Premise (Billboard)																				X
Telephone Exchange, Switching Relay and Transmitting Equipment	X	X	X	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	
Water Reservoir, Pumping Station or Well	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Vehicle Related Uses																				
Boat Sales																	S	S	X	
Car Wash																S	S	S	S	
Commercial Parking Lot for Automobiles														S	S	S	X	X	X	

USE	R-1	R-2	R-3	R-4	R-5	R-6	D-1	D-2	MF-1	MF-2	MF-3	MF-4	I-RU	O	LR-1	LR-2	C	LI	HI	Use Stds
Key: X = Use Permitted S = Specific Use Permit Required T = Temporary Use Blank Cell = Use Not Permitted																				
Commercial Parking Lot for Trucks																			S	X
Gasoline Service Station																S	S		S	S
Enclosed Vehicle Storage Facility																		S*	X	
Off-Street Parking Incidental to Main Use	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Tires and Wheel Accessories																S	S	X	X	
Towing Impound Yard																				
Vehicle Maintenance (diagnostic, lube, brakes, state inspections, glass repair, paintless dent repairs, installation of accessories)																X	X	X	X	
Vehicle Parts and Accessory Sales (Indoor)															X	X	X	X	X	
Vehicle Rental																	S	S	X	
Vehicle Repair (general repair and reconditioning, paint and body, engine rebuild, undercoating, mufflers, exhaust, custom shop)																		S	X	
Vehicle Sales and Leasing (New)																	S	S	X	
Vehicles Sales and Leasing (Used)																S	S*	S		
Wrecking and/or Salvage Operation																			S	
*Use is allowed with a Specific Use Permit (SUP), except in the Eastside Business District.																				
¹ In no case shall a Pre-Packaged Retail Sales (Drive Through) which is also a Beer and Wine Package Sales Establishment be permitted in any zoning district, it being the intent of this ordinance to expressly prohibit the use and development of all Pre-Packaged Retail Sales (Drive Through) uses within the City.																				
² Refer to Article 5.7 Entertainment Overlay District. These land uses are allowed by right within the Entertainment Overlay District. Except, Smoking Establishments are allowed by Specific Use Permit (S) within the Entertainment Overlay District. Smoking Establishments are not allowed outside the boundary of the Entertainment Overlay District.																				

(Ord. No. 3415 , § 1 (Exh. A), 1-20-2017; Ord. No. 3629 , § 1(A), 2-18-2020; Ord. No. 3682, § 1(B), 3-2-2021)