17.03.020 - Table of Allowed Uses

(a) **Explanation of Use Permission Abbreviations**

The following abbreviations are used to indicate use permissions. Where two abbreviations are included in a cell, the first letter indicates whether or how the use is allowed and the second letter indicates any potentially applicable specific use review process. The Director shall determine which, if any, specific use review is applicable, even if not otherwise noted in the Table of Allowed Uses.

(1) **Uses Permitted by Right**

"P" in a cell indicates that the use is permitted by right in the respective zone district. Permitted uses are subject to all other applicable regulations of the UDC.

(2) **Special Use Permit Required**

"S" in a cell indicates that the use is only permitted in the respective zone district with approval of a Special Use Permit pursuant to §17.06.070(b) and subject to all other applicable regulations of the UDC.

(3) **Zoning Compliance Review for Marijuana Required**

"M" in a cell indicates that the use is only permitted in the respective zone district with approval of a Zoning Compliance Review for Marijuana, subject to all other applicable regulations of the UDC.

(4) **Zoning Compliance Review for Hemp Required**

"H" in a cell indicates that the use is only permitted in the respective zone district with approval of a Zoning Compliance Review for Hemp, subject to all other applicable regulations of the UDC.

(5) **Application to Conduct a Designated Activity of State and Local Interest**

"D" in a cell indicates that the use is only permitted in the respective zone district pursuant to Chapter 17.07, Areas and Activities of State and Local Interest, subject to all other applicable regulations of the UDC.

(6) **Application for Hazardous Waste Incinerator or Processor**

"W" in a cell indicates that the use is only permitted in the respective zone district pursuant to Chapter 17.08, Hazardous Waste Incinerator or Processor Site Procedures, subject to all other applicable regulations of the UDC.

(7) **Mining and Extraction Permit Required**

"E" in a cell indicates that the use is only permitted in the respective zone district with approval of a Mining and Extraction Permit pursuant to Chapter 17.09 and subject to all other applicable regulations of the UDC.

(8) **Prohibited Use**

A blank cell indicates that the use is prohibited in the respective zone district.

(9) **Use-Specific Standards**

In some instances, use-specific standards apply to certain land uses in a specific zone district. Regardless of whether a use is allowed by right or with approval of a Special Use Permit, Zoning Compliance Review, or 1041 Permit, additional standards may be applicable to that use. Use-specific standards are identified and cross-referenced in the last column of the table.

(b) **Similar Use Determination**

All possible uses may not be listed within this UDC, and new uses may evolve over time. When it is unclear whether a proposed use is permitted, a determination of whether or not a proposed use is similar to a permitted or conditionally permitted use may be made by the Director in accordance with §17.06.050(g), UDC Interpretation.

(c) **Table of Allowed Uses**

Table 17.03.1: Table of Allowed Uses

P = Permitted **S** = Special Use Permit **E** = Mining and Extraction Permit **W** = Hazardous Waste Incinerator or Processor **M** = Zoning Compliance Review (Marijuana) **H** = Zoning Compliance Review (Hemp) **D** = Designated Activity of State and Local Interest

See §17.04.020(d) for off-street parking requirements

Zone District	A1	A2	A3	RR	SR1	SR2	LR	HR	MN	MC	CC	LI	HI	PP	PL	CF	Use-Specific Standards
Agricultural Uses																	
Animal Feeding Operation	S																17.03.030(b)(1)
Agricultural Production	P	P	P	S	S	S	S	S	S	S				P			
Agricultural Processing	P	P	P									P	P	P			17.03.030(b)(2)
Agricultural Tourism	P	P	P	S													
Concentrated Animal Feeding Operation	S																17.03.030(b)(3)
Equestrian Facility, Commercial	S	S	S								S			P	S	S	17.03.030(b)(4)
Nursery	P	P	P	P						P	P	P	P	P			
Hemp Establishment	P/H	P/H										P/H	P/H	P/H			17.03.030(b)(5)
Livestock Sales and Auction	S	S															
Roadside Sale Stand	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Sawmill	P	P	S										P				17.03.030(b)(6)
Residential Uses																	
Household Living																	
Dwelling, Attached						P	P	P	P	P				P			
Dwelling, Cottage Court							P	P	P	P							17.03.030(c)(1)
Dwelling, Live/Work	P	P	P						P	P				P			
Dwelling, Multi-Family								P	P	P				P			
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	P				P			
Dwelling, Two-Family						P	P	P	P	P				P			
Manufactured Home	P	P	P	P	P	P	P	P	P	P				P			17.03.030(c)(2)
Manufactured Home Community								S	S	S				S			17.03.030(c)(3)
Group Living																	
Boarding or Rooming House								P	P	P				P			
Dormitory														P			
Group Home, FHAA Large								P	P	P				P			
Group Home, FHAA Small	P	P	P	P	P	P	P	P	P	P				P			

Group Residential Facility, Large								P	P	P				P			
Group Residential Facility, Small	S	S	S	S	S	S	S	P	P	P							
Transitional Housing								P	P	P							
Public, Civic, and Institutional Uses																	
Community and Cultural Facilities																	
Assembly, Religious or Secular	P	P	S	S	S	S	S	S	P	P	P	S		P		P	
Cemetery or Mausoleum	S	S	S												S	S	
Crematory												P	P				
Community Center									P	P				P		P	
Daycare Center, Adult or Child	S	S	S	S	S	S	S	S	P	P	P	S		P			
Cultural Facility									S	P	P	P	P	P			
Emergency Facility											P	P	P	P	P	P	
Exhibition Center										P	P	P	P	P			
Government Offices and Facilities									P	P	P	P		P		P	
Educational Facilities																	

College or University	P								P	P	P			P			
Private School									P	P	P			S			
Trade School										P	P	P	P	P			
Healthcare Facilities																	
Hospital									P	P	P	P		S		P	
Medical or Dental Clinic										P	P	P		P			
Parks and Open Space																	
Parks and Playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Riding Trails and Fields	P	P	P	P	P	P	P	P						P		P	
Water Recharge Areas	P	P												P	P	P	
Commercial Uses																	
Adult Uses																	
All									S	S	P	P					17.03.030(d)(1)
Agricultural and Animal Uses																	
Garden Supply Center	P	P	P							P	P	P		P			
Kennel, Breeding and Boarding	S	S	S	S						S	S	S		P			
Veterinary Hospital	S	S	S	S						P	P	P					
Food and Beverage																	

Alcoholic Beverage Sales									P	P	P	P		P			
Bar or Tavern									P	P	P	P		P			
Craft Alcohol Facility									P	P	P	P					
Farmers Market	P	P	P						P	P	P					P	
Restaurant									P	P	P	P		P			
Lodging Facilities																	
Bed and Breakfast	S	S	S	S					P	P	P						
Hotel or Motel									P	P	P			P			
Campground or Recreational Vehicle Park	S	S															17.03.030(d)(2)
Marijuana																	
Medical Marijuana Cultivation (Indoor)	P/M	P/M										P/M	P/M	P/M			17.03.030(d)(4)
Medical Marijuana Cultivation (Outdoor)	P/M	P/M												P/M			17.03.030(d)(4)
Medical Marijuana Products Manufacturer	P/M	P/M									P/M	P/M	P/M	P/M			17.03.030(d)(4)
Medical Marijuana Store																	

located 250 feet or greater from an existing dwelling											P/M						17.03.030(d)(4)
located within 250 feet from an existing dwelling											S/M						17.03.030(d)(4)
Medical Marijuana Testing Facility											P/M	P/M	P/M	P/M			17.03.030(d)(4)
Medical Marijuana Transporter											P/M	P/M	P/M	P/M			17.03.030(d)(4)
Private Social Club, Marijuana Permitted																	
Retail Marijuana Cultivation (Indoor)	P/M	P/M										P/M	P/M	P/M			17.03.030(d)(4)
Retail Marijuana Cultivation (Outdoor)	P/M	P/M												P/M			17.03.030(d)(4)
Retail Marijuana Products Manufacturer	P/M	P/M									P/M	P/M	P/M	P/M			17.03.030(d)(4)
Retail Marijuana Store																	

located 250 feet or greater from any existing dwelling											P/M						17.03.030(d)(4)
located within 250 feet from any existing dwelling											S/M						17.03.030(d)(4)
Retail Marijuana Testing Facility											P/M	P/M	P/M	P/M			17.03.030(d)(4)
Retail Marijuana Transporter											P/M	P/M	P/M	P/M			17.03.030(d)(4)
Office																	
Flex Building												P	P				
Laboratory and/or Research Facility	S								S			P	P	P			
Bioengineering Facility														S			
Industrial Laboratory Facility														S			
Office									P	P	P	P		P			
Personal Services																	
Personal Service									P	P	P	P		P			
Studio	S	S	S	S	S	S	S	S	P	P	P	P					

Recreation and Entertainment																	
Golf Course	S	S	S	S	S	S	S	S	S	P	P			P		P	
Recreation and Entertainment, Indoor									S	S	P	P		P			
Recreation and Entertainment, Outdoor																	
Large (≥ 2 acres)	S	S									S	P		S		P	
Small (< 2 acres)			S	S		S				S	P	P		P		P	
Shooting Range, Indoor												S	S	S			
Shooting Range, Outdoor	S	S												S			
Retail Sales																	
Auction Hall											S	S					
Flea Market											S	S					
Retail Sales, Small									P	P	P	P	P	P			
Retail Sales, Medium										P	P	P		P			
Retail Sales, Large											P	P		P			
Transportation																	
Airport or Heliport, Private	S	S										S	S	S			

Freight Depot												P	P	P			
Heliport, Commercial									P	P	P	S	S	P		P	17.03.030(d)(3)
Parking Lot						S	P	P	P	P	P	P	P	P			
Parking Structure											P	P	P	P			
Passenger Terminal														S	P	P	
Rest Stop														P	P	P	
Truck Stop											S	P	P	P			
Vehicle Equipment																	
Car Wash									P	P	P	P	P	P			
Rail Car Storage, Repair, and Restoration													P	P			
Vehicle Repair, Major												P	P	P			
Vehicle Repair, Minor									P	P	P	P	P	P			
Vehicle Sales, Rental, and Leasing, Heavy	S	S									P	P	P	P			
Vehicle Sales, Rental, and Leasing, Light										P	P	P	P	P			
Vehicle Service Station									P	P	P	P	P	P			
Industrial Uses																	
Industrial Services																	

Autonomous Vehicle Test Site														S			
Contractor's Yard	P	P										P	P	P			17.03.030(e)(1)
Industrial Sales and Services												P	P	P			
Manufacturing, Assembly, or Processing																	
Manufacturing, Heavy												P	P	P			
Manufacturing, Light											S	P	P	P			
Aerospace Activities														S			
Natural Resource Extraction																	
Mining or Extraction Processing	P/E	P/E	P/E									P/E	P/E	P/E			Chapter 17.09
Mining or Extraction	P/E	P/E	P/E									P/E	P/E	P/E			Chapter 17.09
Storage, Warehousing and Wholesale																	
Hazardous Storage	S	S										S	S	S			
Mini-Storage										S	P	P		P			17.03.030(e)(3)
Outdoor Storage	P	P									P	P		P			17.03.030(e)(4)
Wholesale Sales												P					
Warehouse												P	P	P			

Telecommunications																	
Broadcast Tower Facilities	S	S	S									S	S	S			17.03.030(e)(6)
Utilities and Renewable Energy																	
Biofuel Energy Facility														P/D			Chapter 17.07
Cogeneration Facility														P/D			Chapter 17.07
Electric Power Plant	P/D											P/D	P/D	P/D			Chapter 17.07
Geothermal Facility														P/D			Chapter 17.07
Medium-Scale Solar Facility	P/D										P/D	P/D	P/D	P/D			Chapter 17.07
Nuclear Power Facility	P/D												P/D	P/D			Chapter 17.07
Utilities	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D	P/D			17.03.030(e)(4)
Utility-Scale Solar Facility	P/D													P/D			Chapter 17.07
Waste-to-Energy (Biomass) Facility														P/D			Chapter 17.07
Waste and Salvage																	
Composting Facility	S	S										S	S				17.03.030(e)(1)
Hazardous Waste Facility	S												S	S			

Hazardous Waste Incinerator or Processor	P/W												P/W	P/W			Chapter 17.08
Junkyard													S				
Recycling Collection Center												S	P	P			
Recycling Processing Center													P	P			
Solid Waste Disposal Site and Facility	S																
Solid Waste Transfer Station													S	S			
Wireless Communication Facilities (WCF)																	
Attached WCF									P	P	P	P	P	P			17.03.030(e)(6)
Tower, Collocation	P	P										P	P	P			17.03.030(e)(6)
Tower, New	S	S										S	S	S			17.03.030(e)(6)
Accessory Uses																	
Aviary	P	P	P	S										P			
Concession Stand	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	17.03.040(e)
Dwelling, Accessory	P	P	P	P	P	P	P	P									17.03.040(c)

Dwelling, Caretaker's Accessory											S	S	S	S			17.03.040(d)
Dwelling, Farmstead Accessory	P	P															17.03.040(f)
Equestrian Facility, Private	P	P	P	P													17.03.030(b)(3)
Food Truck									P	P	P	P	P	P			17.03.040(g)
Gaming Arcade											S	S					
Greenhouse	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Home Occupation	P	P	P	P	P	P	P	P	P	P							17.03.040(h)
Home Day Care, Large	P	P	P	P	P	P	P	P	P	P							17.03.040(h)
Home Day Care, Small	P	P	P	P	P	P	P	P	P	P							
Outdoor Commercial Storage											P	P	P	P			17.03.040(i)
Outdoor Display and Sales										P	P						17.03.040(j)
Primitive Camping	P	P	P	P	P	P	P	P									17.03.040(k)
Private Cemetery	P	P	P														17.03.040(l)
Short-Term Rental	P	P	P	P	P	P	P	P	P	P							17.03.040(l)
Solar Energy Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P			17.03.040(n)

Urban Agriculture				P	P	P	P	P	P	P				P			17.03.040(o)
Vehicle Storage	P	P	P	P	P	P	P	P									17.03.040(p)
Wind Energy Facility	P	P	P	P	P	P	P	P	P	P	P	P	P				17.03.040(q)
Temporary Uses																	
Carnival or Circus	P	P									P				P	P	
Recreation Vehicle as Temporary Housing	P	P	P	P	P	P	P	P									17.03.050(a)
Seasonal Sales and Experiences	P	P	P						P	P	P						
Meteorological Tower	P											P	P	P			