

V. Schedule of Permitted Uses

5.1), but are substantially similar, may be permitted upon approval of the Development Services Director or his/her designee, subject to Appeals Board for appeal.

5.1 Applicability: Due to the emphasis on urban form over land uses in the District, general use categories have been identified by Character Zone. Uses not listed in the following schedule (Table

Table 5.1 – Schedule of Uses							
	Character Zone	Boulevard Mixed Use	Village Mixed Use	Highway Mixed Use	Campus Commercial	Transition	Neighborhood
Land Use							
Residential Uses							
Household Living	One-family detached dwelling	NP	NP	NP	NP	P	P
	One-family attached (townhouse, rowhouse)	NP	P	NP	NP	P	P ¹
	Manor Home	NP	P	NP	P	P	P/C
	Multifamily dwelling apartment	P	P	P	P	P	NP
	One dwelling unit when part of a business (Loft or Live-Work)	P	P	P	P	P	NP
Public & Civic Uses							
Education	College or University	NP	NP	P	P	NP	NP
	Day care center (child or adult)	NP	P	P	P	P	NP
	Kindergarten	P	P	P	P	P	p
	School, elementary or secondary (public or private)	P	P	P	P	P	P
	Business college or commercial school	NP	NP	P	P	NP	NP
Government	Government office facility	NP	NP	P	P	P	NP
	Museums and other special purpose recreational institutions	NP	NP	P	P	NP	NP
	Museum, library or fine art center	NP	NP	P	P	NP	NP
Healthcare Facilities	Assisted living facility	NP	NP	P	P	P	NP
	Blood bank	NP	NP	P	P	NP	NP
	Care facility	P	NP	P	P	P	NP
	Health services facility; including doctor's office or medical clinic	P	P	P	P	P	NP
	Hospice	NP	NP	NP	P	NP	NP
	Hospital	NP	NP	NP	P	NP	NP
	Massage Therapy and Spa	P	P	P	P	P	NP
Nursing home (with full medical services)	NP	NP	P	P	P	NP	
Recreation	Center, community recreation or welfare	P	NP	P	P	NP	NP
	Center, community recreation or welfare, private or non-profit	P	NP	P	P	NP	NP
	Park or playground (public or private)	P	P	P	P	P	P

¹ Maximum of 8 attached units in a lot

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	Character Zone	Boulevard Mixed Use	Village Mixed Use	Highway Mixed Use	Campus Commercial	Transition	Neighborhood
Religious	Place of worship	P	P	P	P	P	P
	Place of worship auxiliary use	P	NP	P	P	NP	NP
Utilities	Telecommunications antenna (on structure)	P/C	NP	P/C	P/C	NP	NP
	Telecommunications tower	P/C	NP	P/C	P/C	NP	NP
Commercial Uses							
Entertainment and Eating	Amusement, indoor	P	P	P	P	NP	NP
	Amusement, outdoor	P	P	P	P	NP	NP
	Bowling alley	P	P	P	P	NP	NP
	Bar, tavern, cocktail lounge; club, private or teen	P	P	P	P	NP	NP
	Club, commercial or business	P	P	P	P	P	NP
	Drive-in restaurant or business	P/C	NP	NP	P/C	P/C	NP
	Bingo Parlor	P	P	P	P	P	NP
	Health or recreation club	P	P	P	P	P	NP
	Indoor recreation	P	P	P	P	P	NP
	Lodge or civic club	P	P	P	P	P	NP
	Massage parlor	P	P	P	P	P	NP
	Restaurant, café, cafeteria	P	P	P	P	P	NP
Lodging	Swimming pool, commercial	P	NP	P	P	NP	NP
	Theater, drive-in	NP	NP	NP	P	NP	NP
Office	Theater, movie theater or auditorium	P	P	P	P	NP	NP
	Bed and breakfast inn	NP	NP	NP	NP	P	P
Retail Sales and Service without drive through services	Hotel, motel or inn	P	P	P	P	NP	NP
	Bank, financial institution	P	P	P	P	P	NP
	Offices	P	P	P	P	P	NP
	Antique shop	P	P	P	P	P	NP
	Appliance, sales, supply or repair	P	P	P	P	P	NP
	Bakery	P	P	P	P	P	NP
	Barber or beauty shop	P	P	P	P	P	NP
	Book, stationary stores or news stand	P	P	P	P	P	NP
	Burglar alarm sales and service	P	P	P	P	P	NP
	Caterer or wedding service	P	P	P	P	P	NP
	Clothing/wearing apparel sales, new	P	P	P	P	P	NP
	Clothing/wearing apparel sales, used	P	P	P	P	P	NP
Convenience store	P	P	P	P	P	NP	
Copy store or commercial print without off-set printing	P	P	P	P	P	NP	

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	Character Zone	Boulevard Mixed Use	Village Mixed Use	Highway Mixed Use	Campus Commercial	Transition	Neighborhood
	Dance studio	P	P	P	P	P	NP
	Dressmaking, custom; millinery shop	P	P	P	P	P	NP
	Duplicating services	P	P	P	P	P	NP
	Farmer's Market	P	P	P	P	P	NP
	Furniture sales, new and used (office & residential) in a building	P	P	P	P	P	NP
	Furniture upholstery, refinishing or resale	P	P	P	P	P	NP
	General merchandise store	P	P	P	P	P	NP
	Greenhouse or plant nursery	P	NP	P	P	P	NP
Retail Sales and Service <u>without</u> drive through services	Grocery store	P	NP	NP	P	NP	NP
	Home improvement store	P	P	P	P	P	NP
	Interior decorating	P	P	P	P	P	NP
	Large retail store	P	NP	P	P	NP	NP
	Laundry or dry cleaning collection office	P	P	P	P	P	NP
	Leather goods shop	P	P	P	P	P	NP
	Locksmith	P	P	P	P	P	NP
	Medical supplies/equipment sales or rental	P	P	P	P	P	NP
	Mortuary or funeral home	P	P	P	P	P	NP
	Newspaper distribution center	P	P	P	P	P	NP
	Optician	P	P	P	P	P	NP
	Pawn shop	P	P	P	P	P	NP
	Pharmacy (drug store)	P	P	P	P	P	NP
	Photograph, portrait/camera shop or photo finishing	P	P	P	P	P	NP
	Recording studio	P	P	P	P	P	NP
	Retail sales, general	P	P	P	P	P	NP
	Saddle or harness, repair or sales	P	P	P	P	P	NP
	Shoe shine shop	P	P	P	P	P	NP
	Studio, art or photography	P	P	P	P	P	NP
	Tailor, clothing or apparel shop	P	P	P	P	P	NP
Veterinary clinic w/indoor kennels	P	NP	P	P	P	NP	
Vehicle Sales and Service <u>with</u> drive through facilities	Auto parts supply, retail	P/C	NP	NP	P/C	P/C	NP
	Automotive repair; paint and body shop	P/C	NP	NP	P/C	P/C	NP
	Car wash, full or self service	P/C	NP	NP	P/C	P/C	NP
	Gasoline sales	P/C	NP	NP	P/C	P/C	NP
	Parking area or garage, storage commercial or auxiliary	P	P/C	P	P	P/C	NP

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	Character Zone	Boulevard Mixed Use	Village Mixed Use	Highway Mixed Use	Campus Commercial	Transition	Neighborhood
	Service station	P/C	NP	NP	P/C	P/C	NP
Light Industrial							
Light Industrial Services	Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes	NP	NP	NP	P/C	NP	NP
	Food processing (no slaughtering)	NP	NP	NP	P/C	NP	NP
	Furniture or cabinet repair or construction	NP	NP	NP	P/C	NP	NP
	Furniture sales, with outside storage/display (new/used)	NP	NP	NP	P/C	NP	NP
	Manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning/polishing preparations, boats under 28ft in length, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats, or dresses for wholesale trade	NP	NP	NP	P/C	NP	NP
	Monument/marble works, finishing and carving only	NP	NP	NP	P/C	NP	NP
	Monument works, stone	NP	NP	NP	P/C	NP	NP
	Paint mixing or spraying	NP	NP	NP	P/C	NP	NP
	Paper box manufacture	NP	NP	NP	P/C	NP	NP
	Pattern shop	NP	NP	NP	P/C	NP	NP
	Printing, lithographing, book-binding, newspapers or publishing	NP	NP	NP	P/C	NP	NP
	Rubber stamping, shearing/punching	NP	NP	NP	P/C	NP	NP
Sheet metal shop	NP	NP	NP	P/C	NP	NP	
Welding shop, custom work (not structural)	NP	NP	NP	P/C	NP	NP	
Heavy Industrial							
Heavy Industrial Manufacturing and Transit	Brewery, distillery or winery	NP	NP	NP	P/C	NP	NP
	Passenger station	NP	P	NP	NP	NP	NP
	Wholesale: bakery, produce market or wholesale house	NP	NP	NP	P/C	NP	NP
	Wholesale office or sample room	NP	NP	NP	P/C	NP	NP
Other Uses							
Agriculture and Minerals	Community garden	P/C	P/C	P/C	P/C	P/C	P/C
	Gas Drilling & Production	P	P	P	P	P	P
Accessory Uses	Accessory use or building (for residential use)	NP	NP	NP	NP	P	P
	Incidental Outdoor Display (subject to standards in Section 7 of the Code)	P/A	P/A	P/A	P/A	P/A	NP
	Satellite antenna (dish)	P	P	P	P	P	P
	Solar energy equipment	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
	Wind energy equipment	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Rainwater harvesting equipment	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	

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	Character Zone	Boulevard Mixed Use	Village Mixed Use	Highway Mixed Use	Campus Commercial	Transition	Neighborhood
	Utility equipment (includes electrical transformers, gas meters, etc)	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Temporary Uses	Amusement, outdoor (temporary)	P	P	P	P	NP	NP
	Batch plant, concrete or asphalt (temporary)	P	P	P	P	NP	NP
	Residence for security purposes, temporary	P	P	P	P	NP	NP
	Sales from kiosks	P	P	P	P	P	NP
	Special Event (subject to City's Special Events Ordinance)	P	P	P	P	NP	NP
	Trailer, portable; sales, construction or storage	P	P	P	P	P	P
	Vendor, Food, Non-Potentially Hazardous Food	P	P	P	P	NP	NP
	Vendor, Food, Potentially Hazardous Food	P	P	P	P	NP	NP
	Vendor, Merchandise	P	P	P	P	NP	NP
Vendor, Mobile Food Vendor Parks/Courts	P	P	P	P	NP	NP	

P= Permitted by right NP= Not Permitted

P/C = Permitted with Specific Criteria as established in Table 5.2

P/A = Permitted Accessory Use

P/A/C = Permitted Accessory Use with Specific Criteria as established in Table 5.2