

Appendix A

As Adopted November 3, 2010

Non-Residential Land Use Categories: Permitted, Conditional and Accessory Uses

Definitions:

P = Permitted Use - A use that is allowed in the zone indicated provided all regulations of the development ordinances are satisfied

C = Conditional Use - A use that is allowed in the zone indicated in accordance with Chapter 19.13 of the Zoning Ordinance

A = Accessory Use - A use that is allowed in the zone indicated as an ancillary portion of a primary business allowed in the zone

* = Uses that include unique regulations

Zoning District

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Agricultural Related Activities

1	Contract sorting, grading, and packaging services (fruits/vegetables)	C	C							C
2	Veterinarian services and small animal hospitals				P		P			
3	Large animal hospitals	P	P							P
4	Kennels and small animal pens	C	C							C
5	Greenhouses and nurseries	P	P							P
6	Farm products warehousing and storage (excluding stockyards)	P	P							P
7	Agricultural related exhibit and auction facilities									P

Amusements

1	Fairgrounds									P
2	Amusement parks (five or more acres)							C		
3	Amusement parks (less than five acres)					P	P			
4	Arcades and video games					P	P*	A		
5	Miniature golf					P	A			
6	Golf driving ranges									C
7	Bowling centers					P	P			
8	Roller skating and ice skating rinks					P	P			

* Must be located within a multi-tenant structure greater than 12,000 square feet

Apparel - Manufacturing

1	All-purpose apparel manufacturing	P	P							
2	Luggage, handbags and miscellaneous textiles	P	P							
3	Curtains and draperies	P	P							

Apparel and Accessories - Retail

1	Clothing and apparel				P	P	P	P		
2	Clothing accessories and specialties (not sexually oriented)				P	P	P	P		
3	Sexually oriented clothing accessories and specialties		C							
4	Shoes and footwear				P	P	P	P		

Automotive, Equipment and Marine - Retail

1	Automobile and passenger truck sales	P				P	P			
2	Recreational vehicle and travel trailers	P				P				
3	Construction and heavy equipment sales, animal trailer, tractor and farm implement	P								
4	Automotive accessories				P	P	P			
5	Tire sales and minor automotive maintenance (no outdoor storage)					P	C			
6	Fuel centers with convenience store					P	P*			
7	Marine craft sales, rental and accessories					P	P			
8	Marine craft service	P				A	A			
9	Motorcycles, snowmobiles and off-road vehicle sales					P	P			

* = Uses that include unique regulations

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* S-1 Zone at north freeway interchange area only

Building Materials - Retail

1	Home improvement centers (greater than 10,000 square feet)					P	P		
2	Hardware store (less than 10,000 square feet)					P			
3	Lumber yards	P	P			P			
4	Heating and plumbing equipment	P				P	P		
5	Paint, glass, and wallpaper	P				P	P		
6	Electrical and lighting supplies	P				P	P		
7	Flooring materials and products	P	P			P	P		
8	Garage door sales and accessories	P				P	P		

Business Services

1	Advertising agencies	P				P	P		P*
2	Business and management consulting services	P				P	P		P*
3	Travel agencies and arrangement services					P	P	P**	P*
4	Outdoor advertising businesses	P	P						
5	Credit reporting, adjustment and collection services	P			P	P	P		P*
6	Blueprinting, retail photocopying, and other duplicating services	P				P	P	P**	
7	Extermination and pest control services	P	P						
8	Security systems and locksmithing	P					P	P**	
9	Employment and recruiting services	P				P	P	P**	P*
10	Food lockers	P	P						P
11	Household goods warehousing and storage (storage units)	P	P						
12	Research, development and testing services	P		P					
13	Watch, clock, and jewelry sales and repair	P					P	P**	
14	Detective and protective services	P				P	P		P*
15	Equipment and machinery rental and leasing	P	P				C		
16	Photography and photofinishing	P				P	P	P**	P
17	Automobile rental services	P					P		
18	Service truck rental services	P	P				C		
19	Collection of recyclable materials (not to include processing or ferrous metals)	C	P						
20	Private postal services					A	P	P**	A
21	Call Centers, telemarketing, and phone research businesses	P***			P***				
22	Taxidermy	P					P		
23	Gunsmithing	P					P		
24	Personal transportation services (taxi and limousines)	P	P				P		

* Second story or higher or basement only

** Must be located within a multi-tenant structure greater than 12,000 square feet

*** Must satisfy specific parking requirements of Chapter 19.4

Chemical Products - Manufacturing

1	Medicinal chemicals and botanical products	P		P					
2	Pharmaceutical preparations	P		P					

Communication Facilities

1	Telephone exchange stations	P	P				P		
2	Telephone relay towers (microwave)	C	C						
3	Radio broadcasting studios	P	P				P		
4	Radio transmitting stations and towers	C	C						
5	Television broadcasting studios	P	P				C		
6	Television transmitting stations and relay tower	C	C						
7	Radio and television broadcasting studios (combined systems)	P	P				C		
8	Cellular and low power towers	*	*						*

* = Uses that include unique regulations

* In accordance with Chapter 19.17 of the Zoning Ordinance

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Construction Contractors and Services

1	Building construction general contractor (office only)	P	P				P			
2	Landscaping services and products	P	P				C			
3	General construction contractor	P	P							
4	Plumbing, heating, and air conditioning	P	P				P			
5	Painting, paper and decorating services	P	P				P			
6	Electrical contracting	P	P			P	P			
7	Masonry, stonework, tile setting, and plastering services	P	P							
8	Carpentry and woodwork	P	P				P			
9	Roofing services	P	P				C			
10	Concrete services, finish work, form work/flat work	P	P							
11	Water well drilling	P	P							
12	Fencing contractors	P	P							
13	Fencing manufacturing and fabrication	P	P							

Cultural Activities and Nature Exhibits

1	Libraries					P	P		P	
2	Museums					P	P		P	
3	Art Galleries					P	P	P	P	
4	Planetaria					P	P		P	
5	Aquariums					P	P		P	
6	Botanical gardens and arboretums			P					P	P
7	Zoos									P
8	Historic and monument sites	P	P	P	P	P	P	P	P	P

Eating and Drinking Places - Retail

1	Restaurants (no drive through facilities)					P		P	P	
2	Fast food						P	P		
3	Fast food (no drive through facilities)					P	P	P	P	
4	Taverns, bars, and sports bars					P	P	P	P	
5	Microbreweries					P	P	P	P	

Educational Services

1	Commercial daycare				P	P	P			
2	Preschool operations						P			
3	Universities and colleges	P		P			P			
4	Junior colleges	P		P			P			
5	Vocational and trade schools	P	P							
6	Barber and beauty schools					P	P			
7	Art and music schools					P	P	P*		
8	Dancing schools					P	P			
9	Driving schools	P	P							

* Must be located within a multi-tenant structure greater than 12,000 square feet

Fabricated Metal Products - Manufacturing

1	Small arms and ammunition	P	P							
2	Engines and turbines		P							
3	Farm machinery and equipment		P							
4	Construction and mining equipment		P							
5	Metalworking machinery and equipment		P							
6	Computer and office machines	P	P							

* = Uses that include unique regulations

	I-1	I-2	R&D	PO-1	CC-1	GC-1	S-1	CAP	A-5
7 Electrical transmission and distribution equipment	P	P							
8 Electrical lighting and wiring equipment	P	P							
9 Household appliances	P	P							
10 Radio and television devices	P	P							
11 Electronic components and accessories	P	P							
12 Aircraft and aerospace equipment	P	P							
13 Boat building		P							
14 Boat repair	P	P							
15 Railroad equipment		P							
16 Motorcycles, bicycles, and associated parts	P	P							
17 Cutlery, hand tools, and general hardware	P	P							
18 Aircraft and associated parts		P							
19 Fabricated structural metal products (no outdoor storage)	P	P							
20 Bolts, nuts, screws, rivets, and washers	P	P							
21 Metal stamping		P							
22 Fabricated wire products		P							
23 Sheet metal and ductile work	P	P							
24 Decorative metal products	P	P							

Finance, Insurance and Real Estate Services

1 Banking services and credit unions					P	P	P**		
2 Stockbrokers, security and commodity dealers					P	P	P**	P*	
3 Insurance agents, brokers, and services					P	P		P*	
4 Real estates agents, brokers, and management					P	P		P*	
5 Title abstracting					P	P		P*	
6 Short term lending, pawn shops and cash stores						P			

* Second story or higher or basement only
 ** Must be located within a structure greater than 50,000 square feet

Food - Manufacturing

1 Meat, poultry and small game (slaughtering, packing and preparation)		C							C
2 Canning fruits, vegetables and preserves	P	P							
3 Drying and dehydrating fruits and vegetables	P	P							
4 Frozen fruits, fruit juices, and vegetables	P	P							
5 Flour and other grain mill products	P	P							
6 Preparing feeds for animal & fowls									P
7 Candy, chocolate and other confectionery products	P	P			P	A	A	P	
8 Bottling and canning of soft drinks and carbonated water	P	P							
9 Ice	P	P							
10 Bakeries and baked goods	P	P				A			

Food - Retail

1 Groceries						P	P		
2 Meats					P	P		P	
3 Candy, nut and confectionery					P	P	P	P	
4 Bakeries and baked goods					P	P	P	P	
5 Health foods and diet plans					P	P	P	P	
6 Specialty foods					P	P	P	P	

Furniture and Fixtures - Manufacturing

1 Furniture and home furnishings	P	P							
2 Office furniture	P	P							
3 Partitions, shelving, lockers, and office and store fixtures	P	P							
4 Blinds and shades	P	P							
5 Cabinets and other wood products	P	P							

* = Uses that include unique regulations

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Furniture and Home Furnishings - Retail

1	Furniture and home furnishings					P	P	P	P	
2	Floor coverings					A	P	P		
3	Draperies, curtains, and upholstery					A	P	P		
4	China, glassware, and metalwork					P	P	P	P	
5	Household appliances						P	P		
6	Electronic equipment						P	P		

Government Structure and Facilities

1	Local government structures	P	P	P	P	P	P	P	P	P
2	Government facilities with storage	P	P							

Lumber, Wood and Composite Products - Manufacturing

1	Hardwood flooring	P	P							
2	Millwork		P							
3	Veneer and plywood		P							
4	Prefabricated wooden buildings		P							
5	Wooden containers		P							
6	Composite building materials and products	P	P							

Metals - Manufacturing

1	Secondary smelting and refining of nonferrous metals and alloys		P							
2	Rolling, drawing, and extruding of aluminum		P							
3	Rolling, drawing, and extruding of nonferrous metals		P							
4	Drawing and insulating of nonferrous wire		P							
5	Nonferrous foundries		P							

Other Retail Sales

1	Department stores						P	P		
2	Variety stores					P	P	P	P	
3	Sporting goods					P	P	P		
4	Wholesale retailer						P	P		
5	Arts, crafts, and hobbies					P	P	P	P	
6	Musical instruments					P	P	P	P	
7	Prescription drugs, pharmacy and major drug and related dispensing				P	A	P	A	A	
8	Liquor stores					P	P	P		
9	Antiques					P	P	P	P	
10	Secondhand merchant						P	P*		
11	Books, stationary and office supplies					P	P	P	P	
12	Accessory animal supplies and tack shops					P	P			
13	Bicycles					P	P	P	P	
14	Toy stores					P	P	P	P	
15	Hay, grains, and feeds	P	P							P
16	Jewelry and precious metals					P	P	P	P	
17	Florists					P	P	P	P	
18	Cameras and photographic supplies					P	P	P	P	
19	Gifts, novelties and souvenirs					P	P	P	P	
20	Video and music sales and rental					P	P	P*	A	
21	Software, computer, and telecommunication sales					P	P	P*		
22	Pet stores					P	P	P*		
23	Botanical nurseries (no cultivating)						P			
24	Tobacco specialty store						P			

* Must be located within a structure greater than 12,000 square feet

* = Uses that include unique regulations

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Paper and Allied Products - Manufacturing

1	Envelopes	P								
2	Bags (except textile bags)	P								
3	Wallpaper	P								
4	Die cut paper and paperboard; and cardboard	P	P							
5	Paperboard boxes and containers	P	P							
6	Building paper and building board	P	P							

Personal Services

1	Laundering and dry cleaning - including self service					P				
2	Laundering and dry cleaning - no self service				P	P	P*			
3	Linen supply and industrial laundry	P				P				
4	Carpet and furniture cleaning	P				P				
5	House cleaning	P				P				
6	Commercial janitorial	P				P				
7	Photography studios				P	P	P*	P		
8	Beauty and barber services, including esthetics and permanent cosmetics				P	P	P*	P		
9	Health spas					P	P	P		
10	Mortuaries and funeral homes					P				
11	Cemeteries									C
12	Catering services				A	P	A	A		
13	Reception centers				P	P				
14	Automobile wash automatic					P				
15	Automobile wash - self service					P				
16	Pet grooming					P	A			P
17	Personal fitness (martial arts - no combat, physical therapy, gyms)			A	P	P	P*			
18	Dietician and weight loss centers					P				
19	Tanning salons				P	P	P*			
20	Tattooing and body art					P	P*			
21	Pleating, decorative and novelty stitching, and custom tailoring					P				
22	Apparel cleaning and repair					P				

* Must be located within a multi-tenant structure greater than 12,000 square feet

Printing, Publishing Industries

1	Newspapers, books and periodicals; publishing and/or printing	P								
2	Commercial printing	P								
3	Manifold business forms	P								
4	Greeting cards	P								
5	Bookbinding	P								
6	Typesetting	P								
7	Photoengraving	P				P				

Professional Services

1	Physician or dental services			P	P	P				
2	Hospitals and medical clinics			P		P				
3	Medical or dental laboratory		P	P		P				
4	Medical clinics - out patient and residential health care			P		P				
5	Chiropractors			P	P	P	P**			
6	Massage therapy and physical therapy			P		P	P**			
7	Ophthalmology and optometry services			P		P	P**			
8	Legal services and adoption agencies			P	P	P		P*		
9	Family and behavioral counsel services			P		P		P*		
10	Computer software businesses	P		P	P	P		P*		
11	Engineering, surveying, land planning, environmental and architectural	P				P				

* = Uses that include unique regulations

	I-1	I-2	R&D	PO-1	CC-1	GC-1	S-1	CAP	A-5
12 Educational and scientific research			P	P					
13 Accounting, auditing and bookkeeping				P		P		P*	
14 Genealogical						P		P	
15 Interior design					P	P	P**	P	
16 Motion picture production	P	P				P			

* Second story or higher or basement only

** Must be located within a structure greater than 12,000 square feet

Professional, Scientific, Photographic and Optical - Manufacturing

1 Laboratory, and scientific and research instruments	P	P	P						
2 Mechanical measuring and controlling instruments	P	P	P						
3 Automatic temperature controls	P	P							
4 Optical instruments and lenses	P	P	P	P					
5 Surgical and medical instruments and apparatus	P	P	P						
6 Orthopedic, prosthetic, and surgical appliance and supplies	P	P	P						
7 Dental equipment and supplies	P	P	P						
8 Ophthalmic goods	P	P	P	P					
9 Surgical and medical instruments and apparatus	P	P	P						
10 Photographic equipment and supplies	P	P							
11 Watches, clocks, clockwork operated devices, and parts	P	P			P	P			
12 Musical instruments and parts	P	P							
13 Pens, pencils, and other office and artists' materials	P	P				P			
14 Costume jewelry and novelties	P	P			P	P			
15 Morticians' goods	P	P							

Public Assemblies

1 Amphitheaters							A	P	C
2 Movie or live production theater (no sexually oriented businesses)					P	P	P	P	
3 Drive-in movies						C			C
4 Public dance					P	P			
5 Stadiums, exhibit halls or auditoriums						C			C
6 Arenas and field houses						C			C
7 Race tracks									C
8 Convention center					P	P			C

Railroad and Motor Vehicle Transportation

1 Railroad rights of way and transportation equipment and facilities		P							
2 Bus passenger terminals (inter-city and local)			P	P		P	P		
3 Bus garaging and equipment maintenance	P	P							
4 Motor freight terminals	P	P							
5 Motor freight garaging and equipment maintenance	P	P							

Recreation Activities

1 Public or private golf courses									P
2 Riding stables									P
3 Recreation centers and athletic clubs	P			P		P	P		
4 Swimming pools						P	P		
5 Water slides						P	A		
6 Archery and shooting ranges (indoor facilities)	P					A	A		P
7 Archery and shooting ranges (outdoor facilities)									P

Repair Services

1 Automobile repair	P	P				C			
2 Auto body work and restoration	P	P							
3 Automobile lube and tune-up						P			

* = Uses that include unique regulations

	I-1	I-2	R&D	PO-1	CC-1	GC-1	S-1	CAP	A-5
4 Automobile detailing					P	P			
5 Appliance and computer repair	P								
6 Machine repair	P					P			
7 Small engine repair	P					P			
8 Radio and television repair services	P					P			
9 Watch, clock and jewelry repair services	P				P	P			
10 Reupholstery and furniture repair services	P					P			
11 Towing services - impound	C	C							
12 Towing services - no impound	P	P				A			
13 Painting and powder coating services	P	P							
14 Vehicular exterior application (pinstripping)	P								
Sexually Oriented Businesses									
1 Sexually oriented businesses (as defined in Title 4, Business License Ordinance)		P							
Stone, Clay and Glass - Manufacturing									
1 Flat glass		P							
2 Glass containers		P							
3 Brick and structural clay tile		P							
4 Ceramic wall and floor		P							
5 Vitreous china, plumbing fixtures, and china		P							
6 Fine earthenware (whiteware), table and kitchen articles		P							
7 Porcelain electrical supplies		P							
8 Concrete brick		P							
9 Concrete products (excluding brick and block)		P							
10 Cut stone and stone products		P							
11 Concrete batch plants			Not Allowed						
Storage and Accessory Structures									
1 Storage condos	P	P							
2 Storage units	P	P							
3 Storage facilities for machinery and equipment	P	P							
4 Silos for agricultural purposes									P
Transient Lodgings									
1 Hotels and motels						P	P		
2 Bed and breakfast operations					P	P		P	
Utilities									
1 Electric transmission right-of-way	C	C	C	C	C	C	C	C	C
2 Electric generation plants		P							
3 Electricity regulating sub-stations	C	C	C	C	C	C	C	C	C
4 Gas pipeline right-of-way	C	C	C	C	C	C	C	C	C
5 Gas pressure control stations	C	C							C
6 Water pipeline right-of-way	P	P	P	P	P	P	P	P	P
7 Water treatment plants (purification)	P	P							P
8 Water storage	P	P							P
9 Irrigation distribution channels	P	P	P	P	P	P	P	P	P
10 Water pressure control stations	P	P	P	P	P	P	P	P	P
11 Sewage treatment plants		C							
12 Sewage sludge drying beds (municipal only)		C							
13 Sewage lift stations	P	P	P	P			P		P
14 Public and private utility rights-of-way	P	P	P	P	P	P	P	P	P
15 Public and private maintenance and utility facilities (public property)	P	P	P	P	P	P	P	P	P
16 Public and private maintenance and utility facilities (private property)	C	C	C	C	C	C	C	C	C

* = Uses that include unique regulations

	I-1	I-2	R&D	PO-1	CC-1	GC-1	S-1	CAP	A-5
Wholesale Trade									
1 Automobiles and other motor vehicles	P	P							
2 Tires and tubes	P	P							
3 Prescription drugs, drug proprietary and druggists' sundries	P		P	P					
4 Paints and varnishes	P	P							
5 Dry goods, piece goods and notions	P	P							
6 Apparel and accessories, hosiery and lingerie	P	P							
7 Footwear	P	P			A				
8 Groceries (general line)	P	P							
9 Dairy products	P	P							P
10 Poultry and products	P	P							P
11 Confectionery	P	P							
12 Meat and meat products	P	P							P
13 Fruits and vegetables	P	P							P
14 Grain	P	P							P
15 Electrical equipment, wiring supplies and construction materials	P	P							
16 Electrical appliances, television and radio sets	P	P							
17 Electronic parts and equipment	P	P							
18 Hardware	P	P							
19 Plumbing and heating equipment and supplies	P	P							
20 Air conditioning, refrigerated equipment and supplies	P	P							
21 Commercial and industrial machinery, equipment and supplies	P	P							
22 Farm machinery and equipment	P	P							
23 Transportation equipment and supplies (except motor vehicles)	P	P							
24 Metals and minerals (except petroleum products and scrap)		P							
25 Tobacco and tobacco products	P	P							
26 Beer, wine and distilled alcoholic beverages	P	P							
27 Paper products	P	P							
28 Furniture and home furnishings	P	P							
29 Lumber and construction materials	P	P							