

**17.19.120 - Permitted uses for Downtown Base Zone Districts.**

The permitted uses for the Base Zone Districts (identified in Section 17.19.040 through 17.19.090) are listed in Table 17.19-1.

Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
<b>Administrative Professional Services</b>						
Administrative/Professional Offices	P <sup>1</sup>	P	P	P	P	N
Advertising Agencies	P <sup>1</sup>	P	P	P	P	N
Architectural/Engineering/Design Services	P <sup>1</sup>	P	P	P	P	N
Attorney/Legal Services	P <sup>1</sup>	P	P	P	P	N
Business Management Services	P <sup>1,2</sup>	P	P	P	P	N
Government Offices and Facilities	P <sup>1,2</sup>	P <sup>3</sup>	P	P	P	N
Travel Agencies	P	P	P	P	P	N
<b>Alcohol Service and Sales</b>						
Bars or Cocktail Lounges (4)	C	N	C	C	C	N
Liquor Stores (4)(5)	C	C	C	C	C	N
Restaurants with Alcoholic Beverage Sales	C	C	C <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	N
<b>Automotive Services</b>						
Automobile, Motorcycle, Truck, and Marine Craft Sales (New and Used)	N	N	P	C <sup>6</sup>	P	N
Automobile Parking Facilities	C	N	C	N	P	N
Automobile Rental Agencies	N	N	C <sup>6</sup>	N	P	N
Automobile Repair Facilities	N	N	C <sup>6</sup>	N	C	N
Body and Paint Shops	N	N	N	N	C	N
Car Wash	N	N	C	N	C	N

Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
Gas/Service Stations	N	N	C <sup>6</sup>	C <sup>6</sup>	C	N
Limousine Services	N	N	C	N	P	N
Recharging Stations	Allowed (P) in any area designed for the parking or loading of vehicles.					
Towing Services - With Indoor Vehicle Service	N	N	N	N	C	N
Towing Services - With Outdoor Vehicle Storage	N	N	N	N	C	N
Truck/Trailer Rentals	N	N	N	N	C	N
<b>Communications Facilities</b>						
Wireless Telecommunication Facility — Stealth	N	N	C	N	C	N
Radio and Television Broadcasting Studios	N	N	P <sup>1,7</sup>	P <sup>1,7</sup>	P	N
Recording and Sound Studios	C <sup>1,7</sup>	C <sup>1,3</sup>	P <sup>1,7</sup>	P <sup>1,7</sup>	P	N
Satellite Dishes (Non-Private)	P	P	P	P	P	N
Satellite Dishes (Private Use)	P	P	P	P	P	P
Ham Radio Antennae (Private Use)	P	P	P	P	P	P
<b>Day Care Facilities</b>						
Commercial Day Care Facilities (not in-home)	N	P	P	P	C	N
Day Care Centers, In Home -Small Family with 1 to 6 Children (as an accessory use in a residential unit)	P <sup>1</sup>	P	P	P	P	P
Day Care Centers, In Home-Large Family with 7 to 12 Children (as an accessory use in a residential unit)	C <sup>1</sup>	C	C	C	C	C

Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
<b>Educational Establishments</b>						
Elementary, Junior, and High Schools/Private & Charter	C <sup>2</sup>	C	C	C	C	C
Elementary, Junior, and High Schools/Public	C <sup>2</sup>	C	P	C	C	C
Colleges or University	P <sup>2</sup>	N	P <sup>1,6</sup>	N	P	N
Tutoring & Testing	P <sup>1,7</sup>	P <sup>3</sup>	P <sup>7</sup>	P <sup>7</sup>	P	N
Vocational and Trade Schools	C <sup>1,7</sup>	C <sup>1,3</sup>	N	N	P	N
<b>Food and Beverage Sales</b>						
Bakeries	P <sup>7</sup>	P <sup>3</sup>	P <sup>7</sup>	N	P	N
Catering Businesses	P	P <sup>3</sup>	P	P	P	N
Convenience Markets	P	P <sup>3</sup>	P	P	P	N
Grocery Stores/Supermarkets	P	P <sup>3</sup>	P	P	P	N
Grocery Stores, Alcohol Sales	P	N	P	C	P	N
<b>General Merchandise and Trade</b>						
Antique Sales	P <sup>7</sup>	P <sup>3</sup>	P <sup>7</sup>	P	P	N
Appliances Sales	P <sup>7</sup>	P <sup>3</sup>	P <sup>7</sup>	N	P	N
Art Galleries, Studios and Supplies	P	P <sup>3</sup>	P	P	P	N
Beauty Supplies	P	P <sup>3</sup>	P	P	P	N
Book and Magazine Sales	P	P <sup>3</sup>	P	P	P	N
Building Materials with outdoor sales/storage	N	N	N	N	C	N
Camera and Photographic Supplies	P	P <sup>3</sup>	P	P	P	N

Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
Candy Stores	P	P <sup>3</sup>	P	P	P	N
Cigar/Cigarette Shops (4)	P	P <sup>3</sup>	P	P	P	N
Clothing Stores	P	P <sup>3</sup>	P	P	P	N
Department Stores	P <sup>8,9</sup>	N	P	P	P	N
Discount Stores	N	N	N	N	P	N
Electronic Equipment Sales	P	P <sup>3</sup>	P	P	P	N
Equipment Sales and Rentals (indoor storage only)	N	N	P	N	P	N
Equipment Sales and Rentals (outdoor storage)	N	N	C	N	C	N
Florists	P	P <sup>3</sup>	P	P	P	N
Freight Forwarding Services	N	N	N	N	P	N
Furniture and Home Furnishings	P	N	C	C	P	N
Garden Supply	P <sup>7</sup>	P <sup>3</sup>	P <sup>7</sup>	P <sup>7</sup>	P	N
Gifts, Crafts, and Novelties	P	P	P	P	P	N
Guns and Ammunition	C	N	C	N	P	N
Hardware Stores	P <sup>7</sup>	P <sup>3</sup>	P <sup>7</sup>	P <sup>7</sup>	P	N
Hobby, Toy and Game Stores	P	P <sup>3</sup>	P	P	P	N
Indoor Swap Meets	N	N	C <sup>5</sup>	C <sup>5</sup>	C	N
Jewelry Sales and Repair	P	P	P	P	P	N
Leather Goods	P	P	P	P	P	N
Luggage Sales	P	P	P	P	P	N

Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
Office Equipment, Furniture and Supplies Sales	P <sup>7</sup>	P <sup>3</sup>	P <sup>7</sup>	P <sup>7</sup>	P	N
Pet Sales and Supplies	P <sup>7</sup>	N	P <sup>7</sup>	P <sup>7</sup>	P	N
Records, Tapes, and Videos	P <sup>7</sup>	P <sup>3</sup>	P	P	P	N
Retail, Other Specialty	P <sup>7</sup>	P <sup>3</sup>	P	P	P	N
Sporting Goods and Equipment	P <sup>7</sup>	P <sup>3</sup>	P <sup>7</sup>	P <sup>7</sup>	P	N
Surplus Stores	P <sup>7</sup>	P <sup>3</sup>	P	P	P	N
Thrift and Second-Hand Stores with donation drop off	C	C	C	C	C	N
Thrift and Second-Hand Stores without donation drop off	P <sup>7</sup>	P <sup>3</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	N
Variety Stores	P <sup>7</sup>	P <sup>3</sup>	P <sup>7</sup>	P <sup>7</sup>	P	N
Wholesale Establishments	N	N	C	C	P	N
<b>Lodging</b>						
Bed and Breakfast Facilities	P <sup>1</sup>	C	C	C	P	C
Emergency Shelters	N	N	C	C	P	N
Hotels and Motels	P <sup>1</sup>	N	P	P	P	N
Residence Inns	P <sup>1</sup>	N	P	P	P	N
Single-Room Occupant (SRO) Facilities	P <sup>1</sup>	C	P	P	N	N
Trailer Parks and Campsites	N	N	N	N	N	N
Transitional Housing	P <sup>1</sup>	C	P	P	N	N

Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
<b>Medical/Health Care</b>						
Ambulance Services	N	N	N	N	P	N
Animal Hospitals/Veterinaries	P <sup>2,7,9</sup>	N	P	P	P	N
Clinics	P	P	P	P	P	N
Convalescent Homes	N	N	C	C	P	N
Chemical Dependency Clinics	N	N	N	N	C	N
Hospitals	N	N	N	N	P	N
Medical/Dental Offices	P <sup>1</sup>	P	P	P	P	N
Pharmacies	P <sup>7</sup>	P <sup>3</sup>	P	P <sup>7</sup>	P	N
Pharmacies with Drive-Through	N	N	C	C	P	N
<b>Personal Services</b>						
Banking, Credit Unions, Financial Services	P	P <sup>3</sup>	P	P	P	N
Barbers and Beauty Parlors	P	P	P	P	P	N
Check Cashing Services	P	N	P	P	P	N
Commercial Pet Grooming Services	P	N	P	N	P	N
Dry Cleaners	P	P	P	P	P	N
Funeral Parlors, Mortuaries	C <sup>2</sup>	N	N	C	P	N
Laundries, Laundromats	N	N	C	C <sup>6</sup>	P	N
Locksmith and Key Shops	P	P	P	P	P	N
Massage Establishments	P <sup>1</sup>	P	P	P	P	N
Pawnbrokers	C	N	C	C	C	N

Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
Photocopying and Photo Developing Services	P <sup>7</sup>	P <sup>3</sup>	P <sup>7</sup>	P <sup>7</sup>	P	N
Photography Studios	P	P	P	P	P	N
Shoe Repair Shops	P	P	P	P	P	N
Tailors	P	P	P	P	P	N
Tattoo/Body Piercing Services	N	N	C	C	C	N
<b>Public and Quasi-Public Uses</b>						
Community Recreation Centers	P	C	P	P	P	P
Cultural Facilities	P	C	P	P	P	N
Libraries	P	P	P	P	P	N
Museums	P	C	C	C	P	N
Parks	P	P	P	P	P	P
Public Safety Facilities	P	P	P	P	P	P
Senior Citizen Activity Centers	P	P	P	P	P	P
<b>Recreation and Entertainment</b>						
Adult-Oriented Businesses	N	N	N	N	N	N
Amusement Parks	N	N	N	N	N	N
Athletic Fields	N	N	N	N	N	N
Batting Cages, Indoor	C <sup>2,8</sup>	N	C	C <sup>6,8</sup>	C	N
Batting Cages, Outdoor	N	N	N	N	C	N
Billiard and Pool Halls	C	N	C	N	C	N
Bowling Alleys	C <sup>2</sup>	N	C	C	P	N

Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
Commercial Sports Facilities	N	N	C	C	C	N
Dance Studios	C	N	C	N	C	N
Golf Driving Ranges	N	N	N	N	N	N
Health Clubs and Gymnasiums	C <sup>7</sup>	C <sup>3</sup>	C <sup>6,7</sup>	C <sup>6,7</sup>	C	N
Miniature Golf Courses	N	N	N	N	C	N
Off-Road Mini-Bike and Motocross Courses	N	N	N	N	N	N
Public Auditorium/Auditoriums	C	N	C	C	C	N
Shooting Ranges (indoor)	N	N	C	N	N	N
Skating Rinks	N	N	C	C	P	N
Video Arcades	C	C	N	N	C	N
Recycling						
Collection Facilities	N	N	N	N	C	N
Processing Facilities	N	N	N	N	C	N
Religious Institutions						
Churches	C	C	P	P	C	C
Monasteries, Convents, or Similar Religious Quarters	C	C	P	P	C	C
Repair Services						
Electrical and Household Appliances Repair	N	N	C	C	P	N
Furniture Refinishing	N	N	N	N	P	N
Furniture Reupholstering	N	N	N	N	P	N
Lawnmower Repair/Sales Shops	N	N	C	N	P	N



Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
Machine Shops	N	N	N	N	C	N
Welding Shops	N	N	N	N	C	N
<b>Residential Uses</b>						
Accessory Guest Houses	P	P	P	P	N	P
Accessory Dwelling Units	P	P	P	P	N	P
Boarding or Rooming Houses	C	N	C	C	N	C
Caretaker’s Unit	P	P	P	P	P	P
Congregate Care Facilities	N	N	C	C	P	C
Day Care Centers, Small Family—1 to 8 Children	P <sup>1</sup>	P	P	P	N	P
Day Care Centers, Large Family—7 to 14 Children	P <sup>1</sup>	P	P	P	N	P
Duplexes	P	P	P	P	N	P
Group or Community Care Facilities - 6 or fewer persons	P <sup>1</sup>	P	P	P	P	P
Group or Community Care Facilities - 7 or more persons	C <sup>1</sup>	C	C	C	C	C
Home Occupation Businesses	P	P	P	P	N	P
Mobile Home Parks	N	N	N	N	C	N
Mobile Home or Manufactured Housing Units Single Lot	N	P	N	N	N	P
Multiple-Family, Apartments & Condominiums	P <sup>1,10</sup>	N	P <sup>10</sup>	P <sup>10</sup>	N	P <sup>10</sup>

Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
Planned Residential Developments	P	P	P	P	N	P
Senior Housing Developments	P	P	P	P	N	P
Single-Family Dwellings	N	P <sup>10</sup>	N	N	N	P <sup>10</sup>
<b>Restaurants</b>						
Delicatessens	P	P	P	P	P	N
Fast-Food Restaurants - Without a Drive-Through <sup>4,11</sup>	P	P	P	P	P	N
Fast-Food Restaurants - With a Drive-Through <sup>4,11</sup>	N	N	C	C	P	N
Sit-Down Restaurants	P	C	P <sup>5</sup>	P <sup>5</sup>	P	N
Sit-Down Restaurant with live entertainment	C	C	C <sup>5</sup>	C <sup>5</sup>	C <sup>5</sup>	N
Restaurant, serving alcohol	See Alcohol Sales, Restaurants with Alcoholic Beverage Sales					
<b>Service Organizations</b>						
Philanthropic and Charitable Institutions	P	C	P	P	P	N
Service Organizations	P	C	P	P	P	N
<b>Temporary Uses</b>						
Street/Craft Fairs and Farmers' Markets - Ongoing	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>	N
Temporary Structures (Subdivision sales Office)	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	N
Christmas Tree/Pumpkin Lots, and Similar, Not Exceeding 30 Days	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	N
Outdoor Displays	C	C	C	C	C	N

Table 17.19-1 Permitted Land Uses for Base Zone Districts in Downtown						
	DMU	BMU	SSMU	SSMU-R	LC	DMF
Parking Lot Sales	P	P	P	P	P	N
Amusement Enterprises	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>	N
<b>Transportation Facilities</b>						
Bus Passenger Terminals	N	N	C	N	C	N
Charter Bus Companies	N	N	C	N	C	N
Motor Vehicle Transportation (Taxi/Shuttle)	N	N	C	C	C	N
Truck Stops and Terminals	N	N	N	N	C	N
<b>Utilities</b>						
Public Utility/Service Structures	N	N	N	N	N	N
Sewage Disposal Facilities/Waste Transfer	N	N	N	N	N	N
Utility Company Offices	P <sup>1,7</sup>	P <sup>1,3</sup>	P <sup>1,7</sup>	P <sup>1,7</sup>	P	N
Water Storage, Distribution, and Collection Facilities	N	N	N	N	N	N
Public Storage Facilities	N	N	N	N	N	N
Wind Energy Conversion Systems	See 17.11.140					

N = Not Permitted  
 P = Permitted  
 C = Conditionally Permitted  
 A = Permitted as an Accessory Use

Footnotes:

1. Use is allowed only on upper floor locations on parcels fronting 6th Street and Beaumont Avenue. Limited lobby or entry areas are allowed on the ground floor.
2. Use is not allowed on parcels fronting 6th Street and Beaumont Avenue.
3. Use is limited to 2,500 square feet.
4. These uses shall not be located on any parcel which is located within 1,000 feet of any school providing instruction in 12th grade or below, day care center, or youth center.

5. New liquor stores shall not be located within 1,000 feet of another liquor store.
6. Must comply with step back standards (Figure 17.19-2) and setbacks per zone if adjacent to single family residential use. Performance standards per Chapter 17.04 apply.
7. Use is limited to 5,000 square feet.
8. Use is limited to 10,000 square feet.
9. CUP required if proposed use is larger than 10,000 square feet.
10. A Live/work unit is only permitted in the primary structure.
11. New fast food restaurants should not be located within 1,000 feet of another fast food restaurant.
12. Temporary Use Permit required