

# Attachment C

## Use Tables with Proposed Amendments by PZC, Assembly T21 Committee, and/or Planning Department

July 29, 2008

<b>TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL DISTRICTS</b>																	
This table shows only those uses allowed in the residential districts. All other uses not shown are prohibited.																	
P = Permitted Use      S = Administrative Site Plan Review C = Conditional Use      M = Major Site Plan Review																	
Use Category	Use Type	R-1	R-1A	R-2A	R-2D	R-2F	R2-M	R-3	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	Definitions and Use-Specific Standards
<b>RESIDENTIAL USES</b>																	
Household Living	Dwelling, mixed-use								P	P							21.05.030A.1.
	Dwelling, multifamily					S	P / S	P	P	P							21.05.030A.2.
	Dwelling, single-family attached			P	P	P	P										21.05.030A.3.
	Dwelling, single-family detached	P	P	P	P	P	P				P	P	P	P	P	P	21.05.030A.4.
	Dwelling, townhouse					S	S	S	S	S							21.05.030A.5.
	Dwelling, two-family			P	P	P	P	P			P	P	P	P	P		21.05.030A.6.
	Dwelling, mobile home										P						21.05.030A.7.
	Manufactured home community					C	C	C	C		C						21.05.030A.8.
Group Living	Assisted living facility (3-8 residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.030B.1.
	Assisted living facility (9 or more residents)	C	C	C	C	P	P	P	P	P	P	C	C				21.05.030B.1.
	Habilitative care facility	C	C	C	C	C	C	C	C	C	C	C	C				21.05.030B.3.
	Roominghouse					C	C	P	P	P	C	C	C	C	C		21.05.030B.4.
	Transitional living facility							P	P	P							21.05.030B.5.
<b>PUBLIC / INSTITUTIONAL USES</b>																	
Adult Care	Adult care (3 to 8 persons)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.040A.
	Adult care (9 or more persons)	C	C	C	C	C	C	C	C	C	C						21.05.040A.
Child Care	Child care center (9 or more children)	C	C	C	C	C	S	S	S	S	S	S	S	S	S	S	21.05.040B.1.

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	Child care home (up to 8 children)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.040B.2.
Community Service	Community center							S	S	S							21.05.040C.2.
	Neighborhood recreation center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	21.05.040C.6.
	Religious assembly	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	21.05.040C.7.
Cultural Facility	Library	P	P	P	P	P	P	P	P	P	P						21.05.040D.3.
Educational Facility	Boarding school							M	M	M							21.05.040E.1.
	College or university									M							21.05.040E.2.
	Elementary school	M	M	M	M	M	M	M	M	M	M	M	M				21.05.040E.3.
	High school or middle school	M	M	M	M	M	M	M	M	M	M	M	M				21.05.040E.4.
	<b>Instructional services</b>	C	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C
Health Care Facility	Health services									P							21.05.040F.1.
	Nursing facility							C	C								21.05.040F.3.
Parks and Open Area	Community garden					P	P	P	P	P							21.05.040G.1.
	Park and open space, public or private	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	21.05.040G.2.
Public Safety Facility	Community or police substation					P	P	P	P	P							21.05.040H.1.
Transportation Facility	Airstrip, private	C	C	C	C	C	C				C	C	C				21.05.040I.2.
Utility Facility	Utility substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	21.05.040J.2.
Telecommunication Facilities	Type 1 tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	21.05.040K.
	Type 2 tower	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	21.05.040K.
	<b>Type 3 tower</b>	C S S	C S S	C S S	C S S	C S S	C S S	C S S	C S S	C S S	C S S	C S S	C S S	C S S	C S S	C S S	21.05.040K.
	<b>Type 4 tower</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.040K.

**COMMERCIAL USES**

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Agricultural Uses	Commercial horticulture	C	C	C	C	C	C				C	C	C	C	C		21.05.050A.1.
Animal Sales, Service & Care	Kennel, commercial													C	C		21.05.050B.2.
	Large domestic animal facility, principal use										S / M C C	S / M C C	S / M C C	S / M C C	S / M C C		21.05.050B.3.
	Retail and pet services									P							21.05.050B.4.
	Veterinary clinic									P P P		C C	C C	C C	C C		21.05.050B.5.
Assembly	Club / lodge / meeting hall							C	S	S							21.05.050C.2. 21.05.020A.
Entertainment and Recreation	Fitness and recreational sports center								S	P							21.05.050D.3.
	General outdoor recreation, commercial															C	21.05.050D.4.
	Skiing facility, alpine															C	21.05.050D.10.
Food and Beverage Service	Restaurant								S	P							21.05.050E.3. 21.05.020A.
Office	Financial institution									P							21.05.050F.2.
	Office, business or professional									P				C	C		21.05.050F.3
Personal Services	General personal services									P				C	C		21.05.050G.3.
Retail Sales	Convenience store							C	S	P							21.05.050H.3.
	General retail									P							21.05.050H.6.
	Grocery or food store								S	S							21.05.050H.7. 21.05.020A
Vehicles and Equipment	Parking lot, principal use							C	C	C	C						21.05.050I.4.

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	Parking structure, principal use							C	C	C	C						21.05.050I.5.	
Visitor Accommodations	Camper park							C	C								21.05.050J.1.	
	Extended-stay lodgings								C	S							21.05.050J.2.	
	Hostel					C	C	S	S	S							21.05.050J.3.	
	Hotel/motel								C	S							21.05.050J.4.	
	Inn									S							21.05.050J.5. 21.05.020A.	
	Recreational and vacation camp												C		C	C	C	21.05.050J.6.
<b>INDUSTRIAL USES</b>																		
Manufacturing and Production	Natural resource extraction, organic and inorganic	C	C	C	C	C	C	C			C	C	C	C	C		21.05.060B.5.	
Waste and Salvage	Land reclamation	S / C	S / C	S / C	S / C	S / C	S / C	S / C	S / C	S / C	S / C	S / C	S / C	S / C	S / C	S / C	S / C	21.05.060E.4.
	Snow disposal site	C	C	C	C	C	C	C			C	C	C					20.05.060E.6.

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Use Category	Use Type	COMMERCIAL AND MIXED-USE											INDUSTRIAL			OTHER				Definitions and Use-Specific Standards	
		B-1A	B-3	DT-1	DT-2	DT-3	RO	MC	NMU	CMU	RMU	MT-1	MT-2	I-1	I-2	MI	AF	DR	PR		PLI
<b>RESIDENTIAL USES</b>																					
Household Living	Dwelling, mixed-use	P	P				P	C	P	P	P										21.05.030A.1.
	Dwelling, multifamily		P				P		P	P	P										21.05.030A.2.
	Dwelling, single-family detached																P				21.05.030A.4.
	Dwelling, townhouse								S	S	S										21.05.030A.5.
Group Living	Assisted living facility (3-8 residents)						P		P	P	P										21.05.030B.1.
	Assisted living facility (9 or more residents)		P				P		P	P	P										21.05.030B.1.
	Correctional community residential center		C							C	C			C						C	21.05.030B.2.
	Habilitative care facility		C				C													C	21.05.030B.3.
	Roominghouse	P	P				P		S	S	S										21.05.030B.4.
	Transitional living facility		P																	C C C	21.05.030B.5.
<p><b>**Some uses in some districts may require a higher level of review. Check district-specific standards (chapter 21.04), use-specific standards (chapter 21.05), and development and design standards (chapter 21.07) for thresholds for a higher level of review.**</b></p>																					

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<b>PUBLIC / INSTITUTIONAL USES</b>																							
Adult Care	Adult care facility	P	P				P		P	P	P									P		21.05.040A.	
Child Care	Child care center	P	P				P		P	P	P									P		21.05.040B.1.	
	Child care home	P	P				P		P	P	P											21.05.040B.2.	
Community Service	Cemetery or mausoleum																			P		21.05.040C.1.	
	Community center		S				S		S	S	S								C	S		21.05.040C.2.	
	Crematorium		P											P	P					C		21.05.040C.3.	
	Government administration and civic buildings	P/M	P/M				P/M	C	P/M	P/M	P/M					C			M	P/M		21.05.040C.4.	
	Homeless and transient shelter																				C		21.05.040C.5.
	Neighborhood recreation center	S							S	S											S		21.05.040C.6.
	Religious assembly	P	P				P		P	P	P			P	P						P		21.05.040C.7.
Cultural Facility	Aquarium							M			M					M			M	M		21.05.040D.1.	
	Botanical gardens																		S	S		21.05.040D.2.	

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	Library	S/M	S/M				S/M		S/M	S/M	S/M									S/M		21.05.040D.3.
	Museum or cultural center							S/M		S/M	S/M			S/M	<del>S/M</del>	<del>M</del>			S/M	S/M		21.05.040D.4.
	Zoo																	C	C			21.05.040D.5.
Educational Facility	Boarding school		P							M	M									M		21.05.040E.1.
	College or university		M					M		M	M									M		21.05.040E.2.
	Elementary school		M				M		M	M	M									M		21.05.040E.3.
	High school or middle school		M				M			M	M									M		21.05.040E.4.
	Instructional services		P				P		P	P	P									C		21.05.040E.5.
	Vocational or trade school		C					C		C	C			P	P	C				M		21.05.040E.6.
Health Care Facility	Health services	P	P				P		S	S	S									C		21.05.040F.1.
	Hospital/Health care facility		P				P		<del>S</del>	S	S									C		21.05.040F.2.
	Nursing facility		P				C			S	S											21.05.040F.3.
Parks and Open Area	Community garden																	P	P			21.05.040G.1.

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	Park and open space, public or private	S	S				S	S	S	S	S			S	S	S	S	S	S	S	S	21.05.040G.2.
Public Safety Facility	Community or police substation	P	P				P	P	P	P	P									P		21.05.040H.1.
	Correctional institution																			C		21.05.040H.2.
	Fire station	M	M				M	M	M	M	M			M	M	M				M		21.05.040H.3.
	Public safety facility		C											P						P		21.05.040H.4.
Transportation Facility	Airport																			C		21.05.040I.1.
	Airstrip, private																			C		21.05.040I.2.
	Heliport																			C		21.05.040I.3.
	Rail yard														P	P						21.05.040I.4.
	Railroad freight terminal							P						P	P	P						21.05.040I.5.
	Railroad passenger terminal									M	M									M		21.05.040I.6.
	Transit center		S						S	S	S									S		21.05.040I.7.
Utility Facility	Utility facility													C	P	P				C	C	21.05.040J.1.
	Utility substation	S	S				S	S	S	S	S			P	P	P	S	S		S	S	21.05.040J.2.



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Telecommunication Facilities	Type 1 tower	S P P	S P P				S P P	P	S P P	S P P	S P P			P	P	P	S M P P P	S P P	S	S	S P P	21.05.040K.
	Type 2 tower	S C C	S P P				S C C	P	C P P	C P P	C P P			P	P	P	S M P P P	S C C	S	S	S P P	21.05.040K.
	Type 3 tower	S P P	S P P				S P P	P	C P P	C P P	C P P			P	P	P	S M P P P	S P P	S	S	S P P	21.05.040K.
	Type 4 tower	S P P	S P P				S P P	P	S P P	S P P	S P P			P	P	P	S P P	S P P	S P P	S P P	S P P	21.05.040K.
<b>COMMERCIAL USES</b>																						
Agricultural Uses	Commercial horticulture		P						P S	C P S			P	P						C		21.05.050A.1.
Animal Sales, Service & Care	Animal shelter		S										P	P						S/ M		21.05.050B.1.
	Kennel, commercial		P					P	C	C			P	P								21.05.050B.2.
	Large domestic animal facility, principal use		C										P	C				C	C			21.05.050B.3.
	Retail and pet services	P	P						P	P	P			P C C								21.05.050B.4.

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	Veterinary clinic	P	P				P		P	P	P			P	P								21.05.050B.5.	
Assembly	Civic / convention center																				C		21.05.050C.1. 21.05.020A.	
	Club / lodge / meeting hall		P				P			P	P			P								S	21.05.050C.2. 21.05.020A.	
Entertainment and recreation	Amusement establishment		P							P	P			P								C	21.05.050D.1. 21.05.020A.	
	Entertainment facility, major		C								C			C							C	C	21.05.050D.2. 21.05.020A.	
	Fitness and recreational sports center	P	P				P		P	P	P											S	21.05.050D.3.	
Entertainment and recreation cont.	General outdoor recreation, commercial		P											P							M	C	21.05.050D.4.	
	Golf course																					C	C	21.05.050D.5.
	Motorized sports facility													C								C	C	21.05.050D.6. 21.05.020A.
	Movie theater		C M C								S	S											21.05.050D.7. 21.05.020A.	
	Nightclub		P								P	P			P									21.05.050D.8. 21.05.020A.
	Shooting range, outdoor																					C	C	21.05.050D.9.
	Skiing facility, alpine																					C	C	21.05.050D.10.

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	Theater company or dinner theater		C							P S S	P S S												21.05.050D.11. 21.05.020A.
Food and Beverage Service	Bar		P					P	P	P	P			P						P			21.05.050E.1. 21.05.020A.
	Food and beverage kiosk	P	P				P	P	S	S	S			P	P	P			P	P			21.05.050E.2. 21.05.020A.
	Restaurant	P	P				P	P	P	P	P			P					P	P			21.05.050E.3. 21.05.020A.
Office	Broadcasting facility		P				P C C			C C	P			P						P			21.05.050F.1.
	Financial institution	P	P				P		P	P	P												21.05.050F.2.
	Office, business or professional	P	P				P	P	P	P	P			P							P		21.05.050F.3.
Personal Services, Repair, and Rental	Business service establishment		P				P		P	P	P			P									21.05.050G.1.
	Funeral services		P				P			S	S												21.05.050G.2.
	General personal services	P	P				P		P	P	P												21.05.050G.3.
	Small equipment rental		P					P		P P	P P			P									21.05.050G.4.
Retail Sales	Auction house		P											P	P								21.05.050H.1.
	Building materials store		P								C			P	C C								21.05.050H.2.
	Convenience store	P	P						P	P	P												21.05.050H.3. 21.05.020A.

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	Farmers market		P						P	P									P		21.05.050H.4.	
	Fueling station	C	P					C	C	S	S			P	P	P					21.05.050H.5. 21.05.020A.	
	General retail	P	P					P	P	P	P										21.05.050H.6.	
	Grocery or food store	P	P						S	S	S										21.05.050H.7. 21.05.020.A.	
	Liquor store	P	P						P	P	P										21.05.050H.8. 21.05.020.A.	
	<b>Pawnshop</b>		P						P	<b>P</b>	<b>P</b>										21.05.050H.9.	
Vehicles and Equipment	Aircraft and marine vessel sales		P					P						P	P	P					21.05.050I.1.	
Vehicles and Equipment cont.	Parking lot or structure (50+ spaces)	C	P				C	C		M	M			P	P					C	21.05.050I.2. or I.3.	
	Parking lot or structure (less than 50 spaces)	C	P				C	C		S	S			P	P					P	21.05.050I.2. or I.3.	
	<b>Vehicle parts and supplies</b>		P							<b>C</b>	<b>P</b>			P							21.05.050I.4.	
	Vehicle-large, sales and rental		P								S			P							21.05.050I.5.	
	Vehicle-small, sales and rental		P					C			S			P							21.05.050I.6.	
	Vehicle service and repair, major		P											P	P						21.05.050I.7.	
	Vehicle service and repair, minor	C	P						C	S	P			P	P						21.05.050I.8.	

# Attachment C

**TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS**

**P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review**

For uses allowed in the AD and TA districts, see section 21.04.060.

This table shows only those uses allowed in the non-residential districts. All other uses not shown are prohibited.

Use Category	Use Type	COMMERCIAL AND MIXED-USE												INDUSTRIAL			OTHER					Definitions and Use-Specific Standards	
		B-1A	B-3	DT-1	DT-2	DT-3	RO	MC	NMU	CMU	RMU	MT-1	MT-2	I-1	I-2	MI	AF	DR	PR	PLI	W		
Visitor Accommodations	Camper park		C																	C		21.05.050J.1.	
	Extended-stay lodgings		P				S		P	P												21.05.050J.2.	
	Hostel		P				S		P	P												21.05.050J.3.	
	Hotel/motel		P				M		S	S												21.05.050J.4. 21.05.020A.	
	Inn		P				S		P	P	P											21.05.050J.5. 21.05.020A.	
	Recreational and vacation camp		P																		C		21.05.050J.6.
<b>INDUSTRIAL USES</b>																							
Industrial Service	Data processing facility		P				P			P			P	P	C					P	P	S	21.05.060A.1.
	Dry cleaning establishment		P						P	C	P		P	P									21.05.060A.2.
	General industrial service												P	P									21.05.060A.3.
	Governmental Service												P	P							C		21.05.060A.4.
	Heavy equipment sales and rental												P	P									21.05.060A.5.
	Research laboratory		P					P			C			P	P	P						C	21.05.060A.6.
Manufacturing and Production	Commercial Food Production		C							C			P	P							P		21.05.060B.1.
	Cottage crafts	P	P						P	P	P		P										21.05.060B.2.

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	Manufacturing, heavy													C	P	C							21.05.060B.3.
	Manufacturing, light							C						P	P	C							21.05.060B.4.
	Natural resource extraction, organic and inorganic	C	C				C	C	C	C	C			C	C	C	C	C	C	C			21.05.060B.5.
	Natural resource extraction, placer mining														C					C	C		21.05.060B.6.
Marine Facility	Aquaculture							C							C	P					C		21.05.060C.1.
	Facility for combined marine and general construction													P	P	P							21.05.060C.2.
	Marine operations							P							P	P							21.05.060C.3.
	Marine wholesaling							P							P	P							21.05.060C.4.
Warehouse and Storage	Bulk storage of hazardous materials													C	C	C							21.05.060D.1.
	Impound yard													P	P						C		21.05.060D.2.
	Motor freight terminal													P	P	P							21.05.060D.3.
	Self-storage facility		P											P	P								21.05.060D.4.

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	Storage yard							P						P	P	P							21.05.060D.5.
	Warehouse													P	P	P					C		21.05.060D.6.
	Wholesale establishment							C						P	P	C							21.05.060D.7.
								P															
Waste and Salvage	Composting facility														P						C		21.05.060E.1.
Waste and Salvage cont.	Incinerator or thermal desorption unit														C						C		21.05.060E.2.
	Junkyard or salvage yard														C								21.05.060E.3.
	Land reclamation	S/C	S/C				S/C	S/C	S/C	S/C	S/C			S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	21.05.060E.4.
	Landfill														C						C		21.05.060E.5.
	Snow disposal site		C											S	S	S					C		21.05.060E.6.
	Solid waste transfer facility													C	P						C		21.05.060E.7.

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