

17.44.030 Permitted uses; conditional uses; prohibited uses.

As set forth in Table 1, the following uses shall be permitted, may be permitted with a conditional use permit issued pursuant to Chapter 17.92 or with approval by the Board of Zoning Adjustment pursuant to Chapter 17.98 or shall not be permitted in the M-1, M-2, M-3 and M-4 zones. Other similar permissible uses not identified in Table 1 may be permitted by Planning Commission determination pursuant to Chapter 17.88. All permitted uses in the M-4 zone shall be conducted completely within enclosed buildings in such a manner that no nuisance is created therefrom outside the building.

TABLE 1 Permitted Land Uses

Use categories: "AUPP" Adult use planning permit. "P" Permitted uses. "CUP" Permitted with a conditional use permit issued pursuant to Chapter 17.92. "MCUP" Permitted with a minor conditional use permit pursuant to Chapter 17.92. "BZA" Permitted with approval by the Board of Zoning Adjustment pursuant to Chapter 17.98. "NP" Not permitted. "A" Permitted as Ancillary Use to a Permitted Use. "CCP" Permitted with a commercial cannabis permit issued pursuant to Chapter 5.36.				
Land Uses	M-1 Zone	M-2 Zone	M-3 Zone	M-4 Zone
Adult businesses, provided the use complies with Chapters 5.19 and 17.41	NP	NP	AUPP	NP
Ancillary residential dwelling, provided each commercial or industrial concern shall be restricted to one residential dwelling on the premises for exclusive use by a caretaker or superintendent employed on the premises and his or her family	P	P	P	P
Animal specialties (including, but not limited to: animal training schools, kennels and dog pounds)	CUP	NP	NP	NP
Antique restoration	P	P	P	P
Asphalt manufacturing or refining	NP	NP	P	NP
Auction house (no animals)	P	P	P	P
Automobile assembly plant	NP	P	P	NP
Automobile body and fender repair	CUP	P	P	NP
Automobile (electric) and/or electric vehicles, assembly of	P	P	P	NP
Automobile parts assembly	P	P	P	NP
Automobile sales, new and used	P	NP	NP	NP
Automobile supply store, retail and wholesale	P	NP	A	NP
Automobile service station, provided the use complies with Ch. 17.72	P	P	P	NP
Automobile and truck repair garages, provided outdoor storage of vehicles must be enclosed by a solid wall or fence	P	P	P	NP
Automobile towing and impounding yard	NP	CUP	CUP	NP
Batch plant (cement)	NP	NP	P	NP

Blueprint, photocopy	P	P	P	P
Boat assembly, repair and equipment sales	P	P	P	NP
Bottling and bottle washing	P	P	P	P
Brewery, craft	P	P	P	P
Brick, tile or terra cotta manufacture	NP	P	P	NP
Building materials and lumber yards	P	P	P	NP
Cannabis cultivation	NP	NP	NP	NP
Cannabis distribution	CCP	CCP	CCP	CCP
Cannabis manufacturing	CCP	CCP	CCP	CCP
Cannabis microbusiness	CCP	CCP	CCP	CCP
Cannabis non-storefront retailer	CCP	CCP	CCP	CCP
Cannabis storefront retailer	CCP	CCP	CCP	CCP
Cannabis testing laboratory	CCP	CCP	CCP	CCP
Catalog distribution, provided no retail sales or customers are on the premises	P	P	NP	P
Catering/Commercial kitchen	P	NP	NP	P
Church not exceeding a floor area of 10,000 square feet when combined with a humanitarian/outreach center as defined in § 17.04.319	MCUP	MCUP	NP	NP
Church not exceeding an overall combined floor area of 10,000 square feet	MCUP	NP	NP	NP
Clay products (kiln under 16 cubic feet)	P	P	P	P
Clay products (kiln over 16 cubic feet)	NP	P	P	NP
Commercial recreation and drive-in theaters	CUP	CUP	CUP	CUP
Communications equipment sales, engineering and repair, provided no retail to the general public is done on the premises	P	P	NP	P
Computer and copy sales, equipment sales, engineering and repair, provided the sales are business to business only and no retail to the general public	P	P	NP	P
Concrete products, manufacture of	NP	P	P	NP
Construction equipment sales, repair and incidental retail sale of spare parts	P	P	P	NP
Cosmetics, manufacture of	P	P	P	P
Die casting	P	P	P	NP
Drafting instruments and goods, manufacturing and assembly of	P	P	P	P
Drop forge industries, manufacturing forging with power hammers	NP	NP	P	NP
Dyeing of materials	P	P	P	NP
Electric generating plant	NP	CUP	CUP	NP
Electronics, manufacturing of equipment, components and	P	P	P	P

products				
Electronic waste recycling	P	P	P	P
Emergency shelter subject to the provisions of § 17.44.130	P	BZA	BZA	NP
Equipment rental and repair	P	P	P	NP
Farm equipment, manufacturing and reconditioning of	NP	P	P	NP
Feed stores	P	P	NP	NP
Film processing center, provided no retail sales or customers are on the premises	P	NP	NP	P
Food processing and packaging	P	P	P	P
Foundries, the operation of which shall consist solely of the casting of processed ferrous and/or nonferrous metal into temporary or semipermanent, or permanent molds, including casting by injection under low pressures and casting using direct chill technology, subject to the following limitations: (1) all such operations shall be conducted wholly within a building and meeting the performance standards set forth in Ch. 17.84; (2) any temporary storage of materials or equipment outside any building in which the use is being conducted shall be screened from view from any and all public rights-of-way	NP	CUP	CUP	NP
Fuel dispensing for private industries	P	P	P	NP
Furniture manufacturing	P	P	P	P
Headstone and monument work	P	P	P	NP
High water demand - a non-residential project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit residential project	CUP	CUP	CUP	CUP
House trailer, temporary, provided the use is only for a construction project office during time of construction when a valid building permit is pulled	P	P	P	P
Laboratories	P	P	NP	P
Laundry, industrial	P	P	NP	NP
Lumber mills (saw mills)	NP	P	P	NP
Machine shops, provided all operations are done indoors, there is no outside garage and the use complies with Ch. 17.84	P	P	P	P
Manufacturing, assembly, fabrication of goods from the following materials: Canvas; Felt; Leather; Stones; Yarn. Cellophane; Fiber; Metals; Rubber; Cloth; Glass; Paper; Textiles; Feathers; Hair; Plastic; Wood;	P	P	P	P
Manufacturing, assembly, fabrication of goods from the following materials: Acids; Fiberglass	P	P	P	CUP
Manufacturing, assembly, fabrication of goods from the following materials:	P	P	P	NP

Oil; Plaster; Petroleum base products; Styrofoam Paint;				
Metal galvanizing, painting, plating and powder coating	P	P	P	CUP
Metal scrap collection, storage and distribution, provided such use is conducted indoors, or if outdoors, adequate screened from public view	NP	CUP	CUP	NP
Metal stamping	NP	P	P	NP
Mobile home trailer, camper, and recreational vehicle sales (new and used), and assembly and incidental services, provided all outdoor storage of parts or of inoperable vehicles shall be enclosed with a solid wall or fence	P	P	NP	NP
Motorcycle sales, service and repair	P	P	NP	NP
Musical instrument manufacturing	P	P	P	P
Offices, general, including dental and medical (parking shall be provided per CMC Section 17.76.030)	P	NP	NP	P
Offices for the following types of uses (CMC 17.99.070 not applicable to businesses solely dedicated for office use): -Architectural and engineering; -Health care sales and administrative offices; -Industrial associates and trade group offices; -Industrial medicine – acute care and administrative offices; -Insurance agents, claims and adjusters; -Labor union administration; -Land surveying -Manufacturers representatives; -Real estate brokers and appraisers; -Telecommunication equipment sales; -Title insurance and escrow agents.	P	P	NP	P
Oil drilling operations in oil overlay zones	NP	CUP	CUP	NP
Optical goods, manufacturing of	P	P	P	P
Packaging business	P	P	P	P
Parcel delivery service	P	P	P	P
Parking lot and/or parking structure (garage or multi-story)	P	P	P	P
Pest control operators and services	P	P	NP	NP
Pharmaceutical processing	P	P	P	P
Photography and Portrait Studio, appointment only	P	NP	NP	P
Plastic extrusion lamination molding	P	P	P	P
Print shop (books, periodicals and newspaper publishing)	P	P	P	P
Public scales	P	P	P	NP
Recreational vehicle storage, (Indoor and Outdoor)	CUP	CUP	CUP	CUP
Recuperative care facility subject to the provisions of § 17.44.140	P	P	P	P
Recycling of green waste and wood chipping, excluding	NP	NP	CUP	NP

composting				
Research development and testing laboratories and facilities	P	P	NP	P
Restaurants and other eating places, including drive-in establishments, provided no dancing or live entertainment shall be conducted	CUP	CUP	CUP	CUP
Restaurants and other eating places, excluding drive-in establishments, provided no dancing or live entertainment shall be conducted	MCUP	MCUP	MCUP	MCUP
Retail sale of produces manufactured, assembled, fabricated or processed in whole or major part on premises, provided off-street parking requirements for commercial uses shall be applied to the portion used for retail sales or as determined by the Community Development Director	MCUP	MCUP	NP	MCUP
Retailing, leasing, wholesaling and servicing uses, all of which have as their sole purpose the provision of goods, materials, equipment and services for industrial, construction and agricultural uses or similar type of uses, provided no retail sales or services to the general public	P	P	P	P
Rock crusher or distribution of rocks, sand and gravel	NP	NP	CUP	NP
Rubber, reclaiming and/or manufacture of synthetic rubber or its constituents	P	P	P	P
Rug cleaning (on-site)	P	P	NP	NP
Scientific optical, medical, dental and photographic equipment assembly	P	P	P	P
Showroom design centers with limited retail sale of products associated with home improvement and decorating	P	NP	NP	P
Silk screens, including manufacturing and processing, and similar reproductive processes	P	P	NP	P
Solvent extraction (not including oil)	NP	P	P	NP
Spas, gazebos and aboveground pools, sale of	P	P	NP	P
Sports training/performance enhancement centers	P	NP	NP	P
Storage, outdoor (contractors storage yard), subject to the screening requirements in Section 17.44.090	NP	P	P	NP
Storage facility, self storage	CUP	NP	NP	NP
Studio (art, music, dance, gymnastic, martial arts and other uses similar in nature), subject to the parking requirements for trade schools	P	NP	NP	P
Textile weaving	NP	P	P	NP
Toy manufacturing	P	P	P	P
Trade schools	P	P	P	P
Tree surgeons	P	P	P	P
Truck terminals and wash	NP	P	P	NP
Upholstering	P	P	P	P
Warehouse and distribution	P	P	P	P

Welding, accessory use	P	P	P	P
Welding, primary use	MCUP	P	P	NP

(`78 Code, § 17.44.030.) (Ord. 3323 § 3, 2020; Ord. 3316 § 3, 2020; Ord. 3313 § 4, 2020; Ord. 3223 §§ 31, 32, 2016; Ord. 3220 §§ 30, 31 2015; Ord. 3201 § 5, 2015; Ord. 3186 § 5, 2014; Ord. 3139 § 7 (part), 2013; Ord. 3079 § 1, 2011; Ord. 3062 § 1, 2011; Ord. 3051 § 1, 2010; Ord. 2972 § 1 (part), 2009; Ord. 2951 § 1 (part), 2008; Ord. 2928 § 1, 2008; Ord. 2885 § 2 (part), 2007; Ord. 2866 § 1, 2006; Ord. 2821 § 2, 2006; Ord. 2746 § 2, 2005; Ord. 2708 § 5, 2004; Ord. 2674 § 2, 2003; Ord. 2673 § 2, 2003; Ord. 2510 § 4, 2001; Ord. 2452 § 1, 2000; Ord. 2365 § 1 (part), 1998.)