

**§ 25.18.040. Land Use and Permit Requirements.**

Table 25.18-1 (Use Matrix for Downtown Districts) identifies allowed uses and corresponding permit requirements for the downtown districts and all other provisions of this title. Descriptions/ definitions of the land uses can be found in Chapter 25.99 (Definitions). The special use provisions column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Uses that are not listed are not permitted. However, the Commission may make a use determination as outlined in Section 25.72.020 (Use Determinations).

**TABLE 25.18-1. USE MATRIX FOR DOWNTOWN DISTRICTS**

- P = use permitted by right
- A = use requires administrative use permit
- C = use requires approval of conditional use permit
- N = use not permitted

Land Use	Zone				Special Use Provisions
	D	D-O	DE	DE-O	
<b>Residential Uses</b>					
Accessory dwelling unit	P	P	P	P	25.34.030
Assisted Living	N	N	N	C	
Condominium	C <sup>1</sup>	C <sup>1</sup>	C	C	25.16.040.B
Dwelling, duplex	C <sup>1</sup>	C <sup>1</sup>	C	P	25.16.040.B
Dwelling, multifamily	C <sup>1</sup>	C <sup>1</sup>	C	P	25.16.040.B
Dwelling, single-family	C <sup>1</sup>	C <sup>1</sup>	C	<del>N</del> P	25.16.040.B
Group home	C <sup>1</sup>	C <sup>1</sup>	C	N	25.16.040.B
Junior accessory dwelling unit	P	P	P	P	25.34.030
Home-based business	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	25.34.020
<b>Agriculture-Related Uses</b>					
Garden, private	C <sup>1</sup>	C <sup>1</sup>	N	P	
Greenhouse, private	N	N	C	P	
Horticulture, private	N	N	C	P	
<b>Recreation, Resources Preservation, Open Space, and Public Assembly Uses</b>					
Club, private	N	N	N	C	
Day care center	C <sup>1</sup>	C <sup>1</sup>	N	<del>N</del> C <sup>1</sup>	
Day care, large family	N	N	N	P	25.10.040.F
Day care, small family	N	N	N	P	
Institution, educational	N	N	C	C	

Land Use	Zone				Special Use Provisions
	D	D-O	DE	DE-O	
Institution, general	N	N	C	C	
Institution, religious	N	N	C	C	
Mechanical or electronic games, ≤ 4	P <sup>1</sup>	P <sup>1</sup>	P	N	
Mechanical or electronic games, ≥ 5	C <sup>1,2</sup>	C <sup>1,2</sup>	C	N	
Recreational facility, incidental	N	N	N	C	25.10.040.H
Recreation facility, private	N	N	N	P	
Recreation facility, public	N	N	N	C	
<b>Retail, Service, and Office Uses</b>					
Accessory massage establishments	P	P	P	N	25.34.160
Ancillary commercial	N	N	A	N	25.16.040.E
Animal Clinic	C <sup>1,6</sup>	C <sup>1,6</sup>	C <sup>1,6</sup>	N	25.34.210
Art gallery	P	P	P	A	
Art studio	P <sup>1</sup>	P <sup>1</sup>	A	A	
Book and card shops	P	P	N	N	
Bed and breakfast	N	N	C	C	
Cannabis storefront retail	C	N	C	N	25.34.120
Cannabis testing and research laboratory	N	N	N	N	25.34.120
Clothing and apparel shops	P	P	P	N	
Convention and visitor's bureau	P <sup>1</sup>	P <sup>1</sup>	C	N	
Drugstore	P <sup>1</sup>	P <sup>1</sup>	N	N	
Financial institution	P <sup>1</sup>	P <sup>1</sup>	C	N	
Furniture stores and home furnishings	P	P	P	N	
Gift and accessories boutiques (including small antiques)	P	P	P	N	
Grocery store < 35,000 SF	C <sup>1</sup>	C <sup>1</sup>	N	N	
Health club, gyms or studios	C <sup>1,2</sup>	C <sup>1,2</sup>	C <sup>2</sup>	N	
Hotel	C	C	C	C	
Independent stand-alone massage establishments	P <sup>1</sup>	P <sup>1</sup>	C	N	25.34.160
Jewelry shops	P	P	P	N	
Liquor store	P <sup>1</sup>	P <sup>1</sup>	N	N	
Liquor, beverage, and food items shop	P <sup>1</sup>	P <sup>1</sup>	N	N	
Luggage shops	P	P	P	N	
Medical, clinic	P <sup>1</sup>	P <sup>1</sup>	P	N	

Land Use	Zone				Special Use Provisions
	D	D-O	DE	DE-O	
Medical, office	P <sup>1</sup>	P <sup>1</sup>	P	A <sup>5</sup>	
Medical, hospital	P <sup>1</sup>	P <sup>1</sup>	C	C	
Medical, laboratory	N	N	P	N	
Mortuary	C <sup>1</sup>	C <sup>1</sup>	N	N	
Office, professional	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	25.28.040.C
Office, local government	P <sup>1</sup>	P <sup>1</sup>	P	N	
Office, neighborhood government	N	N	N	C	
Office, travel agency	P <sup>3</sup>	P <sup>3</sup>	P	N	25.10.040.K
Outdoor sales	A <sup>1</sup>	A <sup>1</sup>	A	N	
Personal services	P	P	P	N	
Restaurant	C <sup>2</sup>	C <sup>2</sup>	C <sup>1</sup>	N	25.16.040.H
Retail	P	P	P	N	
Retail, bulky items	P <sup>1</sup>	P <sup>1</sup>	C	N	
Retail, Golf carts and neighborhood electric vehicles (NEV)	C	N	C	N	25.34.190
Spa	P	P	P	C	
Sundries shops (general merchandise)	P	P	P	N	
Time-share project	C <sup>1</sup>	C <sup>1</sup>	N	N	
<b>Utility, Transportation, Public Facility, and Communication Uses</b>					
Fire station	C	C	C	C	
Commercial communication tower	C	C	C		
Commercial parking lot	P	P	C	C	25.10.040.I
Office parking lot	N	N	N	C	25.10.040.L
Public service facility	N	N	N	C	
Utility facility	N	N	N	C	
Utility installation	C	C	N	N	
<b>Automobile and Vehicle Uses</b>					
Automotive rental agency	P	P	C	N	
Automotive service station	C	C	N	N	
<b>Temporary Uses</b>	See Section 25.34.080				

- 1 Uses prohibited along El Paseo facing ground floor frontages.
- 2 The establishment may be permitted with an administrative use permit but may be elevated to a conditional use permit at the discretion of the ZA based on parking, traffic, or other impacts.
- 3 Office professional uses along El Paseo facing ground floor frontages within the El Paseo Overlay district may be allowed subject to a conditional use permit per Section 25.28.040(El Paseo Overlay district).

4. Home occupation uses are permitted in residential dwelling units in approved residential and mixed-use developments.
5. Medical offices existing and operating with an appropriate City business license prior to 2023 are permitted by right to continue operating without requiring an administrative use permit.
6. Use only permitted on properties with frontage along Highway 111.

(Ord. 1313, 2016; Ord. 1329 § 4, 2017; Ord. 1350A § 2, 2019; Ord. 1358 § 2, 2020; Ord. 1393 § 12, 2023; Ord. 1405 § 2, 2023; Ord. No. 1416, 8/22/2024)