

# 24M.203

## ALLOWABLE LAND USES

### 24M.203.010 Purpose

This Section identifies the land use types allowed in each zone established by the Regulating Plan and determines the type of City approval required for each use.

### 24M.203.020 Applicability

A lot or building shall be occupied by only the land uses allowed by Table B within the zone applied to the site by the Regulating Plan. Each land use listed in Table B is defined in Section 24M.300 (Glossary).

### 24M.203.030 Land Use Tables

#### A. ALLOWED LAND USES.

1. Establishment of an allowed use. Any one or more land uses identified by Table B as being allowed within a specific zone may be established on any lot within that zone, subject to the planning permit requirement listed in the Table B, and in compliance with all applicable requirements of this Development Code.
2. Use not listed.
  - a. A land use that is not listed in Table B, and is determined by the Director to not be included in Section 24M.300 (Glossary) under the definition of a listed land use, is not allowed, except as otherwise provided in Subsection A.3.
  - b. A land use that is listed in the table, but not within a particular zone is not allowed within that zone, except as otherwise provided in Subsection A.3.
3. Similar and compatible use may be allowed. The Director may determine that a proposed use not listed in Table B is allowable in compliance with the procedure in Zoning Ordinance Chapter 24.115.130.
4. Permit requirements and development standards. When the Director determines that a proposed, but unlisted, use is similar to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and

what other standards and requirements of this Development Code apply.

5. Temporary uses. Temporary uses are allowed in compliance with the Temporary Use Permit requirements of the Zoning Ordinance.

**B. PERMIT REQUIREMENTS.**

Table B provides for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this Development Code. These are shown as “P” uses in the table;
2. Allowed subject to the approval of a Use Permit (Zoning Ordinance Chapter 24.520), or Director’s Permit (Zoning Ordinance 24.505), and shown as “UP” or “UP” uses in the table;
3. Not allowed in particular zones, and shown as a “—” in the table.

**C. STANDARDS FOR SPECIFIC LAND USES.**

Where the last column in Table B (“Additional Regulations”) includes a Section number, the regulation in the referenced section also applies to the use. Requirements in other sections of this Development Code or the Zoning Ordinance may also apply.

**D. ADDITIONAL CITY APPROVAL REQUIREMENTS.**

Where the last column in Table B (“Additional Regulations”) includes a Section number, the regulation in the referenced section also applies to the use. Requirements in other sections of this Development Code or the Zoning Ordinance may also apply.

## 24M.203.031 Land Use Tables

TABLE B: Specific Function. This table expands the Building Function categories of Table A to delegate specific functions within the Transect Zones.

<b>Allowed Land Uses and Permit Requirements for Midtown Zones</b>	P	Permitted Use		
	DP	Director's Permit required		
	UP	Use Permit required		
	—	Not Allowed		
<b>Land Use Types (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>			<b>Additional Regulations</b>
	<b>T4.5</b>	<b>T4.5-SF</b>	<b>T5.2</b>	

### INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Laboratory - Medical, analytical	—	P(2)	P(2)	
Printing and publishing	DP	DP(4)	P(2)	
Research and development	DP	DP(4)	P(2)	

### RECREATION, EDUCATION & PUBLIC SAFETY

Adult business	—	—	—	
Community meeting	UP	UP	UP	ZO 24.480
Health/fitness facility	P	P	P	
Library, museum	P	P	P	
Live entertainment	—	UP	UP	
School, public or private	UP	UP	UP	
Studio - Art, dance, martial arts, music, etc.	P	P	P	

### RESIDENTIAL

Dwelling - Multi-unit	P	P	P	
Dwelling - Second unit/carriage house	P	P	—	
Dwelling - Single dwelling	P	—	—	
Home occupation	P	P	P	
Live/work	DP	P	P	
Residential accessory use or structure	P	P	P	
Special Residence	UP	UP	UP	

### Key to Zone Symbols

<b>T4.5</b>	Urban General	<b>T5.2</b>	Urban Center
<b>T4.5-SF</b>	Urban General - Shopfront Overlay		
<b>CTO</b>	Refer to (Regulating Plan Figure 1-1 for parcels within the Coastal Zone subject to provisions of Municipal Code Section 24.310.050 for Low Cost Visitor Service Facilities		

### Notes:

- (1) A definition of each listed type is in Section 24.300 (Definitions).
  - (2) Use allowed only on second or upper floor, or behind ground floor street frontage use.
  - (3) Use Permit as may be required by ZO 24.497
  - (4) Permitted by right on second floor & above.
  - (5) Director's Permit may be required ZO24.505
  - (6) Sales and maintenance of electric vehicles with Federally rated top speed of 45 mph permitted by right.
- \* Permitted use within the Coastal Area.

TABLE B: Specific Function. (Continued)

<b>Allowed Land Uses and Permit Requirements for Mid-town Zones</b>	P Permitted Use			
	DP Director's Permit required			
	UP Use Permit required			
	— Not Allowed			
<b>Land Use Types (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>			<b>Additional Regulations</b>
	<b>T4.5</b>	<b>T4.5-SF</b>	<b>T5.2</b>	

**RETAIL**

Bar, tavern, night club	UP	UP	UP	ZO 24.460
Farmers' Market, Certified Gas Stations	DP	DP	DP	
General retail, except, with any of the following features	—	UP	—	
Alcoholic beverage sales	P	P	P	
Auto- or motor-vehicle related sales or services	UP	UP	UP	ZO 24.460
Drive-through facility	—(6)	—(6)	—(6)	
Floor area over 20,000 s.f.	—	—	UP	
Operating between 11:00 pm and 7:00 am	—	UP	UP	
Thrift Stores	DP	DP	DP	ZO 24.505
Restaurant	P*	P	P	

**SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL**

Bank, financial services	P	P	P	
Business support service	P	P	P	
Medical/Dental	P	P(2)	P(2)	
Office	P	P	P	

**SERVICES - GENERAL**

Catering service	P	P	P	
Day care	P	P	P	
Drive-through service	—	—	—	
Emergency Shelter	P	P	P	ZO 24.437
Lodging	P*	UP	P	
Mortuary, funeral home	UP	UP	UP	
Personal Services	P	P	P	
Personal Services: Restricted	--	--	--	ZO 24.115.3325

**TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE**

Parking facility, public or commercial	—	—	P	
Wireless telecommunications facility	UP	UP	UP	ZO 24.497 (3)
Transit station or terminal	UP	UP	UP	