

Chapter 20.40
PERMISSIBLE USES

Sections:

- 20.40.010 Tables of Permissible Uses.
- 20.40.020 Use of Designations Z, S, C in tables of Permissible Uses.
- 20.40.030 Community and Economic Development Director Jurisdiction over uses otherwise Permissible with a Zoning Permit.
- 20.40.040 Permissible Uses and Specific Exclusions.
- 20.40.050 Accessory Uses.
- 20.40.060 Permissible Uses not Requiring Land Use Permits.
- 20.40.070 Change in Use.
- 20.40.080 Combination Uses.
- 20.40.090 More Specific Use Controls.
- 20.40.100 Footnotes of Permissible Use Table
- 20.40.110 Tables of Permissible Uses Key
- 20.40.120 Residential Zones Permissible Use Table
- 20.40.130 Commercial and Mixed-Use Zones Permissible Use Table
- 20.40.140 Industrial Zones Permissible Use Table
- 20.40.150 Special Zones Permissible Use Table
- 20.40.160 Public / Semi-Public Zone Permissible Use Table

Commented [AR1]: Added Economic to Director throughout the chapter.

Commented [AR2]: Added an explanation of the what the footnotes are used for, a key for the permissible use table, and added sections for the new tables.

Commented [AR3]: Added section for Permissible Use Key

Commented [AR4]: Added sections for the new permissible use tables.

20.40.010 - Tables of permissible uses.

~~Table 20.40-1, the~~ The Tables of Permissible Uses sets forth the permissible uses within the respective zoning classifications in the city, subject to other applicable provisions in this title. It should be read in close conjunction with the definitions of terms set forth in Section 20.08.010 (definitions of basic terms) and the other interpretative provisions set forth in this article. The tables are separated into five classifications: Residential Zones, Commercial and Mixed-Use Zones, Industrial Zones, Special Zones, and Public/Semi-Public Zone.

Commented [AR5]: There are multiple tables instead of just one.

Commented [AR6]: There are now multiple tables.

Commented [AR7]: Added in the sections and tables for each zoning district classification.

20.40.020 - Use of the designations Z, S, C in tables of permissible uses.

- (a) Subject to Section 20.40.030 (community and economic development director jurisdiction over uses otherwise permissible with a zoning permit), when used in connection with a particular use in the table of permissible uses (Section 20.40.010), the letter "P" means that the use is permissible with a valid city business license. The letters "ZV" mean that the use is permissible with a zoning verification approval. The letters ACUP mean that the use is permissible with an administrative conditional use permit. The letter "Z" means that the use is permissible in the indicated zone with a zoning permit issued by the community and economic development director. The letter "S" means a special use permit must be obtained from the community and economic development director or hearing examiner, and the letter "C" means a conditional use permit must be obtained from the hearing examiner.
- (b) When used in connection with residential uses (~~use classification 1.000~~), the designation "ZSC" means that such developments of less than twenty dwelling units must be pursuant to a zoning permit, developments of twenty or more but less than fifty dwelling units need a special use permit, and developments of fifty or more dwelling units require a conditional use permit.
- (c) When used in connection with nonresidential uses, the designation "ZS" or "ZC" means that such developments require a zoning permit if the total area to be developed is less than four acres in size, and a special or conditional use permit, respectively, if the total area is four acres or larger in area. The area to be developed shall be measured using a rectangular perimeter enclosing the full extent of the on-site

Commented [AR8]: No longer using classification numbers.

development, including any development that may be necessary to meet the requirements of this title.

If development occurs in succession over time, then a special or conditional use permit shall be required at the point when the entire developed or developing area surpasses four acres.

- (d) Use of the designation ZSC for combination uses is explained in Section 20.40.080 (Combination Uses).

20.40.030 - Community and economic development director jurisdiction over uses otherwise permissible with a zoning permit.

Notwithstanding any other provisions of this chapter, whenever the Tables of Permissible Uses (interpreted in the light of Section 20.40.020 (Use of the Designations Z, S, C in Tables of Permissible Uses) and the other provisions of this chapter) provides that a use in a nonresidential zone or a nonconforming use in a residential zone is permissible with a zoning permit, a special use permit shall nevertheless be required if the community and economic development director finds that the proposed use would have an extraordinary impact on neighboring properties or the general public. In making this determination, the community and economic development director shall consider, among other factors, whether the use is proposed for an undeveloped or previously developed lot, whether the proposed use constitutes a change from one principal use classification to another, whether the use is proposed for a site that poses peculiar traffic or other hazards or difficulties, and whether the proposed use is substantially unique or is likely to have impacts that differ substantially from those presented by other uses that are permissible in the zoning district in question.

20.40.040 - Permissible uses and specific exclusions.

- (a) The presumption established by this title is that all legitimate uses of land are addressed within the Tables of Permissible Uses and are either allowed or not allowed thereby. But because the list of permissible uses set forth in ~~Section 20.40.010 (the Tables of Permissible Uses)~~ cannot be all-inclusive, those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to the listed uses.
- (b) Notwithstanding Subsection (a), all distinct uses that are not listed in ~~Section 20.40.010 (the Tables of Permissible Uses)~~, even given the liberal interpretation mandated by Subsection (a), are prohibited. Nor shall ~~Section 20.40.010 (the Tables of Permissible Uses)~~ be interpreted to allow a use in one zoning district when the use in question is more closely related to another specified use that is permissible in other zoning districts. Similarly, all uses listed but left blank under the zone compatibility columns are prohibited.
- (c) Without limiting the generality of the foregoing provisions, the following uses are specifically prohibited in all districts:
- (1) Any use that involves the manufacture, handling, sale, distribution, or storage of any highly combustible or explosive materials in violation of the city's fire prevention code.
 - (2) RV Parks
 - (3) Outdoor Storage unless permitted per 20.44.
 - (4) Stand Alone Private Parking Lot
 - (5) Cannabis Collective Gardens
 - (6) Cannabis Dispensaries
 - (7) Lattice Towers
 - (8) Off-Premises Signs
 - (9) Mini-Storage and Storage Units
 - (10) Stockyards, slaughterhouses, rendering plants.
 - ~~(11)~~ Use of a travel trailer, motor home, or other recreational vehicle as a permanent residence. (Temporary residence is permitted under certain conditions pursuant to Section 20.44.044, Recreational Vehicles as Temporary Dwelling Units).
 - ~~(12)~~ Use of a motor vehicle parked on a lot as a structure in which, out of which, or from which

Commented [AR9]: There are now multiple tables and not just one.

any goods are sold or stored, any services are performed, or other business is conducted. This prohibition does not apply to temporary public services, such as bookmobiles, blood donation centers, public service information, etc. (Situations that do not comply with this subsection on the effective date of this title are required to conform within thirty days.)

- ~~(3)~~(13) The following activities, including any similar activities, are prohibited as home occupations in all zones: marijuana production, marijuana processing, and marijuana retail.
- ~~(4)~~(14) The number of permanent supportive housing units and transitional housing units allowed on any given property shall be no more than the number of standard dwelling units that would be allowed under the zoning of the property, PROVIDED THAT in no case shall the number of permanent supportive housing units and transitional housing units allowed on any given property exceed ten. No permanent supportive housing unit or transitional housing unit may be located within one mile of another property than contains permanent supportive housing or transitional housing. Each unit of permanent supportive housing or transitional housing shall be limited to occupancy by one family as that term is defined in the AMC. All permanent support housing units and transitional housing units shall be within a quarter mile walking distance to a Community Transit bus stop. Permanent supportive housing or transitional housing shall not be located within a mile of emergency housing and emergency shelters.
- ~~(5)~~(15) The occupancy of an emergency shelter or emergency housing facility shall be limited to no more than five families or twenty people, whichever is fewer. There shall be no more than one continuously operating emergency shelter in the city and no more than one continuously operating emergency housing facility within the city. As used herein, the phrase “continuously operating” is intended to exclude emergency shelters and emergency housing facilities that are needed to respond temporarily to a natural disaster or other similarly acute emergency that has caused unexpected homelessness within the city. No continuously operating emergency shelter may be located within a mile of a continuously operating emergency housing facility. No continuously operating emergency housing facility may be located within a mile of a continuously operating emergency shelter. Emergency housing and emergency shelters shall not be located within a mile of permanent supportive housing or transitional housing units.

20.40.050 - Accessory uses.

- (a) The tables of permissible uses (~~Section 20.40.010~~) ~~classifies~~classify different principal uses according to their different impacts. Whenever an activity (which may or may not be separately listed as a principal use in this table) is conducted in conjunction with another principal use and the former use (i) constitutes only an incidental or insubstantial part of the total activity that takes place on a lot, or (ii) is commonly associated with the principal use and integrally related to it, then the former use may be regarded as accessory to the principal use and may be carried on underneath the umbrella of the permit issued for the principal use.
- (b) For purposes of interpreting Subsection (a):
- (1) A use may be regarded as incidental or insubstantial if it is incidental or insubstantial in and of itself or in relation to the principal use,
 - (2) To be "commonly associated" with a principal use it is not necessary for an accessory use to be connected with such principal use more times than not, but only that the association of such accessory use with such principal use takes place with sufficient frequency that there is common acceptance of their relatedness.
- (c) Without limiting the generality of Subsections (a) and (b), the following activities, so long as they satisfy the general criteria set forth above, are specifically regarded as accessory to residential principal uses:
- (1) Offices or studios within an enclosed building and used by an occupant of a residence located on the same lot (or lots where the principal use occupies more than one lot) as such building to carry on

Commented [AR10]: There are multiple tables now.

administrative or artistic activities of a commercial nature, so long as such activities do not fall within the definition of a home occupation.

- (2) Hobbies or recreational activities of a noncommercial nature.
 - (3) The renting out of one or two rooms within a single-family residence (which one or two rooms do not themselves constitute a separate dwelling unit) other than on a daily or weekly basis to not more than two persons who are not part of the family that resides in the single-family dwelling.
 - (4) Yard sales or garage sales, so long as such sales are not conducted on the same lot (or lots where the principal use occupies more than one lot) for more than three days (whether consecutive or not) during any ninety-day period.
- (d) Without limiting the generality of Subsections (a) and (b), the following activities shall not be regarded as accessory to a residential principal use and are prohibited in residential districts.
- (1) Abandoned vehicles as regulated by AMC Chapter 9.92 (Abandoned Vehicles).

20.40.060 - Permissible uses not requiring land use permits.

Notwithstanding any other provisions of this title, no zoning, special use, or conditional use permit is necessary for the following uses:

- (1) Electric power, telephone, telegraph, cable television, gas, water, ~~and sewer~~, and storm lines, wires or pipes, together with supporting poles or structures, located within a public right-of-way.
- (2) Neighborhood, but not regional, utility facilities located within a public right-of-way with the permission of the owner (state or city) of the right-of-way.

20.40.070 - Change in use.

- (a) A substantial change in use of property occurs whenever a new use or activity conducted on a lot creates a more intensive impact to the site in question or to the infrastructure of the city than the previous use, as determined by the community and economic development director and/or his or her designee.
- (b) A mere change in the status of property from occupied to unoccupied or vice versa does not constitute a substantial change in use. Whether a change in use occurs shall be determined by comparing the two active uses of the property without regard to any intervening period during which the property may have been unoccupied unless the property has remained unoccupied for more than one hundred eighty consecutive days or has been abandoned.
- (c) A mere change in ownership of a business or enterprise or a change in the name shall not be regarded as a substantial change in use.

(d) A proposal to substantial change the use of a building or property is required to submit a change of use application and may require additional permitting on the property, such as site, landscaping or building design improvements to bring the current building or property up to current code requirements.

(e) A change in use may require additional vehicle parking spaces, bicycle parking spaces, bicycle racks, pedestrian crosswalks, and/or pedestrian access points to streets and buildings.

(f) Change of use permits requirements are listed in Chapter 20.44 Supplemental Use Regulations.

20.40.080 - Combination uses.

- (a) When a combination use comprises two or more principal uses that require different types of permits (zoning, special use, or conditional use), then the permit authorizing the combination use shall be:
 - (1) A conditional use permit if any of the principal uses combined requires a conditional use permit.
 - (2) A special use permit if any of the principal uses combined requires a special use permit but none requires a conditional use permit.
 - (3) A zoning permit in all other cases. ~~This is indicated in the Table of Permissible Uses by the designation ZSC in each of the columns adjacent to the 29.000 classification.~~

20.40.090 - More specific use controls.

Whenever a development could fall within more than one use classification in the tables of permissible uses (~~Section 20.40.010~~), the classification that most closely and most specifically describes the development controls.

20.40.100 – Footnotes of the Permissible Use Tables

These footnotes are intended to be a helpful reminder that specific uses may be subject to supplemental regulations. The lack of a footnote does not mean that a particular use is not subject to applicable supplemental use regulations. If a particular use does not have a footnote, there still may be applicable supplemental use regulations. If a proposed use is clearly intended to comply with specific supplemental use regulations, then it is subject to them. The community development director will make the determination of whether specific supplemental use regulations are applicable to a particular project. Please see Chapter 20.44 for a complete list of the supplemental use regulations.

20.40.110 – Tables of Permissible Uses Key

<u>Table 20.40-1: Tables of Permissible Uses Key</u>	
P = Permitted with Business License	ZS = Zoning or Special Use Permit
ZV = Zoning Verification	ZC = Zoning or Conditional Use Permit
Z = Zoning Permit	ZSC = Zoning, Special Use or Conditional Use Permit
S = Special Use Permit	ACUP = Administrative Conditional Use Permit
C = Conditional Use Permit	Number = Footnote Condition

Table 20.40-1: Table of Permissible Uses

USE DESCRIPTION	ZONES																			
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP	
1.000 RESIDENTIAL																				
1.100 Single Family Residences																				
1.110 Single family detached, one dwelling unit per lot																				
1.111 Site-built & modular structures	ZV	ZV	ZV			ZV				ZV										
1.112 Class "A" mobile home ¹	ZV	ZV	ZV																	
1.113 Class "B" mobile home ¹	ZV	ZV	ZV																	
1.115 Single-Family apartment above permitted non-residential use (one only) ¹⁷							ZV	ZV	ZV	ZV	ZV		ZV							
1.120 Single family detached, more than one dwelling unit per lot																				
1.121 Mobile Home Park	ZSC	ZSC	ZSC																	
1.122 Cottage Housing		ZSC	ZSC	ZSC	ZSC															

Commented [AR11]: The table has been broken down into 5 different tables Residential Uses, Commercial and Mixed-Use Uses, Industrial Uses, Special Zones Uses, Public / Semi-Public Uses.

The Use Descriptions have been combined and reworded for better understanding of uses. Every Use Description will be defined under AMC 20.08

Changes are listed and the footnotes have been renumbered to go with each new individual table.

The code amendment will remove the entire existing table and be replaced with the 5 new tables of permissible uses.

Commented [AR12]: Changed to Single-Family Residential Detached, one dwelling unit per lot

Commented [AR13]: Combined Class "A" and Class "B" into one column

Commented [AR14]: Combined Class "A" and Class "B" into one column

USE DESCRIPTION	ZONES																			
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP	
1.123 Single-Family apartment above permitted non-residential use (one only) ¹⁷							ZV	ZV	ZV	ZV	ZV		ZV							
1.200 Two-Family Residences-																				
1.210 Two-family conversion²¹		ZV	ZV	ZV	ZV	ZV														
1.220 Accessory dwelling unit ^{2,12}	ZV	ZV	ZV	ZV	ZV	ZV														
1.230 Duplex ²		ZV	ZV	ZV	ZV	ZV														
1.250 Any 1.200 use above a permitted non-residential use (one only) ¹⁷							ZV	ZV	ZV	ZV	ZV									
1.300 Multi-Family Residences-																				
1.310 Multi-family conversions			ZSC	ZSC	ZSC					Z										
1.320 Multi-family townhouses			ZSC	ZSC	ZSC	ZSC	ZS C			ZSC	ZS C	ZSC	ZS C							
1.321 Multi-family rowhouses ³¹			ZSC	ZSC	ZSC	ZSC	ZS C			ZSC	ZS C	ZSC	ZS C							
1.322 Multi-family triplex ³¹			ZSC	ZSC	ZSC	ZSC				Z		ZSC								

Commented [AR15]: This was removed because it is not needed, a duplex is allowed in the zone, which would allow a structure to be converted to a duplex.

Commented [AR16]: This was removed because it is not needed, multi-family is allowed in the zone, which would allow a structure to be converted to one of the multi-family uses and be processed accordingly.

USE DESCRIPTION	ZONES																		
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP
1.323 Multi-family fourplex ³¹			ZSC	ZSC	ZSC	ZSC	ZS C			ZSC	SC	SC	SC						
1.330 Multi-family apartments				ZSC	ZSC					Z	SC	SC	SC						
1.335 Multi-family garden apartments ³¹			ZSC	ZSC	ZSC	ZSC				ZSC	SC	ZSC	SC						
1.340 Any 1.300 use above a permitted non-residential use (Mixed Use) ^{14, 17, 18}							ZS C	ZSC	ZSC	ZSC	ZS C	ZSC	ZS C						
1.400 Homes emphasizing special services, treatment, or supervision																			
1.410 Located in a single-family residence																			
1.411 Homes for handicapped or infirm ⁷	C	C	C	C	C	C		€	ZS	ZSC									
1.412 Nursing care, intermediate care homes ⁷	C	C	C	C	C	C		€	ZS	ZSC									
1.413 Special Needs Childcare homes ⁷	C	C	C	C	C	C		€	ZS	ZSC									
1.414 Halfway houses ⁷	C	C	C	C	C	C		€	ZS	ZSC									

Commented [AR17]: Changed to Residential Homes Emphasizing Special Services, Treatment, or Supervision

Commented [AR18]: Combined all uses into one category, the housing type in each zone determines where these uses are allowed.

USE DESCRIPTION	ZONES																			
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP	
1.415 Adult Family Homes (6 or fewer adults)	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		Z						Z	
1.416 Permanent Supportive Housing ³²	C	C	C	C	C	C	C	€	€	C	C	C	C							
1.417 Transitional Housing ³²	C	C	C	C	C	C	C	€	€	C	C	C	C							
1.420 Located in a multi-family residence (occupying single or multiple dwelling units)																				
1.421 Homes for handicapped or infirm ⁷				C	C					C										
1.422 Nursing care, intermediate care homes ⁷				C	C					C										
1.423 Special Needs Childcare homes ⁷				C	C					C										
1.424 Halfway houses ⁷				C	C					C										
1.425 Adult Family Homes (6 or fewer adults)	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		Z						Z	
1.426 Permanent Supportive Housing ³²	C	C	C	C	C	C	C	€	€	C	C	C	C							

Commented [AR19]: Combined all uses into one category, the housing type in each zone determines where these uses are allowed.

USE DESCRIPTION	ZONES																			
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP	
1.427 Transitional Housing ³²	C	C	C	C	C	C	C	€	€	C	C	C	C							
1.500 Miscellaneous, rooms for rent situations																				
1.510 Rooming houses, boarding houses	Z	Z	Z	Z	Z	Z			Z	Z										
1.520 Tourist homes and other temporary residences renting by the day or week	ZV	ZV	ZV	ZV	ZV	ZV		ZV	ZV	ZV										
1.530 Hotels, motels, and similar businesses or institutions providing overnight accommodations												SC	ZS C							
1.540 Emergency Housing ³³												C	C							
1.550 Emergency Shelter ³³												C	C							
1.600 In-Home Child Day Care	PZV	PZV	PZV	PZV	PZV	PZV		P	P	PZV										
2.000 SALES AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT																				
2.100 No storage of goods outside fully enclosed building																				

Commented [AR20]: Changed to Residential Rooms for Rent

Commented [AR21]: Air BnB. Add footnote that additional information or permitting may be required after the Zoning Verification review.

Commented [AR22]: Changed name see below

Commented [AR23]: Changed name to Retail Trade – No Outside Storage of Goods Allowed

USE DESCRIPTION	ZONES																		
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP
2.110 General Mercantile							ZC <u>ZS</u>	ZCZS	ZCZS	ZCZS	ZS ₁₈	ZSS <u>C</u>	ZS						
2.111 Convenience stores							Z	Z	Z	Z	Z	ZSS <u>C</u>	Z						
2.112 Distribution Center														<u>ZS</u>	ZS	ZS			
2.113 Wholesale sales											ZS ₁₈		ZS	ZS	ZS	ZS	Z ₁₁		
2.120 Sales/Rentals incidental to a non-retail principal use							ZC <u>ZS</u>	ZCZS	ZCZS	ZCZS	ZS		ZS	ZS	ZS	ZS	Z ₁₁		
2.200 Storage and display of goods outside fully enclosed building allowed																			
2.210 General Mercantile ¹⁷									ZC	ZC	ZS	ZS	ZS			ZS			
2.220 Sales/Rentals incidental to a non-retail principal use									ZC	ZC	ZS		ZS		ZS	ZS			
2.230 Wholesale sales											ZS		ZS			ZS			
2.240 Distribution Center														<u>ZS</u>	ZS	ZS			

Commented [AR24]: Changed name to Retail Trade – Outside Storage of Goods Allowed

USE DESCRIPTION	ZONES																		
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP
2.300 Transient Merchant Sales (vending carts, food trucks, ice cream trucks, mobile delivery, peddlers, and similar uses) ³	PAC UP	PAC UP	PAC UP	PAC UP	PAC UP	PACU P	PA CU P	PACUP	PACUP	PACUP	PA CU P	ZSA CUP	PA CU P	PA CU P	PA CU P	PA CU P	PA C U P	PA CU P	PAC UP
3.000 OFFICE, CLERICAL, RESEARCH AND SERVICES NOT PRIMARILY RELATED TO GOODS OR MERCHANDISE																			
3.100 All operations conducted entirely within fully enclosed building																			
3.110 Operations designed to attract and serve customers or clients on the premises, such as the offices of attorneys, physicians, other professions, insurance and stockbrokers, travel agencies, government office buildings, etc.							ZS	ZS	ZS	ZS	ZS ₁₈	ZSS C	ZS	ZS	ZS	ZS ₁₅	Z	ZS ₁₂	ZS
3.120 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use																			
3.121 Such operations conducted on any floor level								ZS	ZS	ZS	ZS	SC	ZS	ZS	ZS	ZS	Z ₁₁		ZS

Commented [AR25]: Changed name to Mobile Sales and Deliveries criteria is listed under AMC 20.44

Commented [AR26]: Changed to ACUP and criteria is listed under AMC 20.44.

Commented [AR27]: Changed name and broke into 3 categories: Office, Personal Services, and Professional Services

Commented [AR28]: Separated out all the uses under 3.000 into the following categories:

- Attorney / Legal Services
- Banks with Drive-Thru Windows
- Clinics of Physicians or Dentist
- Dry Cleaner / Laundromat
- Crematorium
- Consultant
- Funeral Home
- Government Office Buildings
- Health Care Facility
- Industrial or Manufacturing On-Site Office
- Insurance / Stockbroker
- Research and Development
- Salon / Barber Shop / Beauty Shop/ Tanning
- Studio: Art, Music, Dance
- Technology
- Travel Agencies

Commented [AR29]: See Above

USE DESCRIPTION	ZONES																		
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP
3.122 Such operations conducted on second or higher floors, but not on the ground floor								ZS	ZS	ZS	ZS	SC	ZS	ZS	ZS	ZS	Z ₁₁		
3.130 Office or clinics of physicians or dentists							ZS	ZS	ZS	ZS	ZS	SC	ZS	ZS					ZS
3.200 Operations conducted partially or fully outside fully enclosed building																			
3.210 Operations designed to attract and serve customers or clients on the premises											ZS ₁₈	SC	ZS						
3.220 Operations designed to attract little or no customer or client traffic other than the employees of the entity operating the principal use											ZS	SC	ZS		ZS	ZS			
3.230 Banks with drive-thru windows							ZS		ZS	ZS	ZS		ZS						
4.000 MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS, MERCHANDISE AND EQUIPMENT																			

Commented [AR30]: See Above

Commented [AR31]: Changed name to: Industry, Manufacturing, Processing, Repairing, Renovating, Assembly of Goods, Merchandise, or Equipment

USE DESCRIPTION	ZONES																			
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP	
4.100 All operations conducted entirely within fully enclosed building																				
4.110 Primarily consists of business done with walk-in trade								ZS	ZS	ZS	ZS	SC	ZS	ZS				Z ₁₁		
4.120 Primarily consists of business not done with walk-in trade														ZS	ZS	ZS	Z ₁₁			
4.200 Operations conducted within or outside fully enclosed building																ZS				
5.000 EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES																				
5.100 Schools																				
5.110 Elementary and secondary (including associated grounds and athletic and other facilities) ¹⁸	C	C	C	C	C	C	€													C ¹⁰
5.120 Trade or vocational schools				€	€		€	ZS ¹⁶	ZS	ZS	ZS ₁₈	SC	ZS	ZS	ZS ₁₈	ZS ₁₈	Z ₁₁			
5.130 Colleges, universities, community colleges (including associated facilities such as		€	€	€	€		€			ZS	ZS ₁₈		ZS	ZS	ZS ₁₈					C ¹⁰

Commented [AR32]: Separated out into 3 categories: Educational, Cultural, Social, or Fraternal Uses, Religious

Descriptions have been reduced in the table and information has been added to the definitions.

USE DESCRIPTION	ZONES																			
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP	
dormitories, office buildings, athletic fields, etc.) ¹⁷																				
5.200 Religious assembly as principle on-site use. (Including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings) ¹⁷	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	SC	ZS							
5.210 Religious assembly accessory to an existing on-site non-religious principal use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P
5.300 Libraries, museums, art galleries, art centers, and similar uses (including associated educational and instructional activities)																				
5.310 Located within a building designed and previously legally occupied as a residence		ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	SC	ZS	ZS	ZS	ZS				C ¹⁰
5.320 Located within any permissible building		C	C	C	C	C	ZS	ZS	ZS	ZS	ZS ₁₈	SC	ZS	ZS	ZS₁₈	ZS₁₈	Z ₁₁			C ¹⁰

Commented [AR33]: Moved the uses Libraries, Museums, Art Gallery or Center, and Social, Fraternal Clubs and Lodges, Union Halls under the new use created as Cultural, Social, or Fraternal Uses

Commented [AR34]: Combined uses in the Residential Zones and will provide definition on when a Zoning Permit or Conditional Use Permit is required.

Commented [AR35]: Combined uses in the Residential Zones and provided a definition on when a Zoning Permit or Conditional Use Permit is required.

USE DESCRIPTION	ZONES																			
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP	
5.400 Social, fraternal clubs and lodges, union halls, and similar uses ¹⁷							ZS	ZS	ZS	ZS	ZS	SC	ZS	ZS	ZS-18	ZS				ZS-18
6.000 RECREATION, AMUSEMENT, ENTERTAINMENT																				
6.100 Activity conducted primarily within building or substantial structure																				
6.110 Bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic and exercise facilities and similar uses								ZS	ZS	ZS	ZS ¹⁸	ZSS C	ZS	ZS-18	ZS ¹⁸	ZS ¹⁸				
6.120 Movie theaters																				
6.121 Seating capacity of not more than 300 ¹⁷							ZS	ZS	ZS	ZS	ZS	SC	ZS							
6.122 Unlimited seating capacity ¹⁷									ZS	ZS	ZS		ZS							
6.130 Coliseums, stadiums, and all other facilities listed in the 6.100 classification designed to seat or accommodate simultaneously more than 1,000 people ^{17,18}											ZS		ZS	ZS	ZS	ZS				

Commented [AR36]: Changed use name to Movie Theaters Seating Capacity Less than 300.

Commented [AR37]: Changed use name to Movie Theaters Unlimited Seating Capacity

Commented [AR38]: The numbers in the permissible use table do not exist with the new tables.

USE DESCRIPTION	ZONES																			
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP	
6.200 Activities conducted primarily outside enclosed buildings or structures																				
6.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, etc.	C	C	C	C	C	C					ZS	SC	ZS	ZS	ZS	ZS				
6.220 Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc.,	ZS ¹⁸	ZS ¹⁸	ZS ¹⁸	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS ₁₈	SC	ZS	ZS	ZS ₁₈	ZS ₁₈				ZSC ₁₀
6.230 Golf driving ranges not accessory to golf courses, par 3 golf courses, miniature golf courses, skateboard parks, water slides, and similar uses ¹⁷	C ¹⁸	C ¹⁸	C ¹⁸	ZS	ZS				ZS	ZS	ZS ₁₈	SC	ZS	ZS	ZS ₁₈	ZS ₁₈				ZSC ₁₀
6.250 Indoor Automobile and motorcycle racing tracks															ZC	ZC				
6.260 Drive-in movie theaters ^{17, 18}											ZS		ZS		ZS	ZS				
7.000 INSTITUTIONAL RESIDENCE OR CARE OR CONFINEMENT FACILITIES																				

Commented [AR39]: Combined this use and the one below into the following use name: Athletic Fields, Tennis Courts, Swimming Pools, Miniature Golf Courses, Water Slides, Skateboard Parks, Parks and Similar Uses.

Commented [AR40]: Combine into use name described above.

Commented [AR41]: Changed use name to Golf and Country Club, Driving Range Not Accessory to Golf Course, Par 3 Golf Course, Swimming Pools, Tennis Clubs, and similar uses.

USE DESCRIPTION	ZONES																			
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP	
7.100 Hospitals, clinics, other medical (including mental health) ^{17, 18}				ZS	ZS	C			ZS	ZS	ZS		ZS	ZS	ZS			ZS	C	C ¹⁰
7.200 Nursing care institutions, intermediate care institutions, handicapped or infirm institutions, childcare institutions ^{17, 18}	C	C	C	ZSC	ZSC	C	ZS		ZS	ZS	ZS		ZS	ZS	ZS			ZS	C	
7.300 Institutions (other than halfway houses) where mentally ill persons are confined ^{17, 18}	C	C	C	ZSC	ZSC	C	C			ZS	ZS		ZS	ZS	ZS			C		
7.400 Penal and correctional facilities ^{13, 18}																				C ¹⁰
8.000 RESTAURANTS, BARS, NIGHT CLUBS																				
8.100 No substantial carry-out or delivery service; no drive-thru service; service or consumption inside or outside fully enclosed building							ZS	ZS	ZS	ZS	ZS ₁₈	ZS	ZS	ZS	ZS ₁₈			Z ₁₁		
8.300 Carry-out and delivery service; no drive-thru service; consumption outside fully enclosed building allowed							ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	Z			

USE DESCRIPTION	ZONES																			
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP	
8.400 Carry-out and delivery service; drive-thru service; service or consumption outside fully enclosed building allowed							ZS		ZS	ZS	ZS		ZS		ZS	ZS				
8.500 Establishments offering adult entertainment																C				
8.600 Gambling Establishments													ZS							
9.000 MOTOR VEHICLE-RELATED SALES AND SERVICE OPERATIONS																				
9.100 Non-Aviation-Related Operations																				
9.110 Motor vehicle sales or rental; mobile home sales									ZS	ZS	ZS		ZS							
9.120 Sales with installation of motor vehicle parts or accessories (e.g., tires, mufflers, etc.)									ZS	ZS	ZS		ZS							
9.130 Motor vehicle repair and maintenance, not including substantial body work																				
9.131 With no storage of vehicles									ZS		ZS		ZS							

Commented [AR42]: Changed name to Motor Vehicle – Related Sales and Service Operations (Non-Aviation Related)

USE DESCRIPTION	ZONES																			
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP	
9.132 With storage of vehicles																ZS				
9.140 Motor vehicle painting and body work																				
9.141 With no storage of vehicles											ZS		ZS							
9.142 With storage of vehicles																ZS				
9.150 Fuel sales ¹⁸							ZS		ZS	ZS	ZS		ZS		ZS	ZS				
9.160 Car wash							ZS		ZS		ZS		ZS							
9.170 Towing Operations															ZS	ZS				
9.180 Electric Vehicle Infrastructure	ZS ²⁴ ZV	ZS ²⁴ ZV ⁵	ZS ²⁵ ZV	ZS ²³ ZV	ZS ²³ ZV	ZS ²³ ZV	ZS	ZS	ZS	ZS	ZS	Z	ZS	ZS ²⁶	ZS	ZS	Z	Z	Z ²⁴	
9.200 Aviation Related Operations																				
9.210 Aircraft sales or rental																			Z ₁₁	
9.220 Aircraft sales with installation of aircraft parts or accessories (e.g., propellers, tires, mufflers, etc.)																			Z ₁₁	

Commented [AR44]: Changed to Z for all commercial or industrial zones if completed without an accompanying land use permit.

Commented [AR43]: Changed to ZV for all residential zones if added to an existing residential garage.

Commented [AR45]: Changed name to Aviation Related Sales and Service Operation

USE DESCRIPTION	ZONES																			
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP	
9.230 Aircraft repair and maintenance, not including substantial body work																		Z ₁₁		
9.240 Aircraft painting and body work																		Z ₁₁		
9.250 Aviation fuel sales																		Z ₁₁		
9.260 Aircraft wash																		Z ₁₁		
10.000 STORAGE AND PARKING																				
10.100 Off site automobile parking garages or parking lots <u>Public Parking Lot or Parking Garage</u>								ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZSC₄₀
10.200 Storage of goods not related to sale or use of those goods on the same lot where they are stored																				
10.210 Storage, Shipping, or Moving Container (accessory use only)																ZS	ZS			

Commented [AR46]: Changed to Public Parking Lot or Parking Garage.

USE DESCRIPTION	ZONES																			
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP	
10.220 Warehouse Storage Facility																ZS ₂₈	ZS			
10.300 Parking of vehicles or storage of equipment outside enclosed structures where: (I) vehicles or equipment are owned and used by the person making use of lot, and (II) parking or storage is more than a minor and incidental part of the overall use made of the lot																	ZS			ZSC ₁₀
10.400 Parking or storage of aircraft, either inside or outside completely enclosed structures																			Z ₁₁	
11.000 SCRAP MATERIALS SALVAGE YARDS, JUNKYARDS, AUTOMOBILE GRAVEYARDS AND AUTOMOBILE RECYCLING FACILITIES																	ZS ₁₉			
12.000 SERVICES AND ENTERPRISES RELATED TO ANIMALS																				
12.100 Veterinarian							ZS		ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS				

Commented [AR47]: Moved to Motor Vehicle-Related Sales and Service Operations (Non-Aviation Related)

USE DESCRIPTION	ZONES																			
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP	
12.200 Kennel											ZS		ZS		ZS	ZS				
12.300 Pet Grooming/Pet Store							ZS	ZS	ZS		ZS	ZS	ZS							
13.000 EMERGENCY SERVICES																				
13.100 Police Stations ¹⁸	C	C	C	C	C	C	S	ZS	ZS	ZS	ZS	SC	ZS	ZS	ZS	ZS	Z			ZSC ₁₀
13.200 Fire Stations ¹⁸	C	C	C	C	C	C	S	ZS	ZS	ZS	ZS	SC	ZS	ZS	ZS	ZS	Z			ZSC ₁₀
13.300 Rescue squad, ambulance service ¹⁸	C	C	C	C	C	C	S	ZS	ZS	ZS	ZS	SC	ZS	ZS	ZS	ZS	Z			ZSC ₁₀
13.400 Civil defense operation	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	SC	ZS	ZS	ZS	ZS	Z			ZSC ₁₀
14.000 AGRICULTURAL, SILVICULTURAL, MINING, QUARRYING, SOIL PROCESSING OPERATIONS																				
14.100 Agricultural operations, farming																				
14.110 Excluding livestock																			Z ²⁷	Z ²⁷
14.120 Including livestock ¹⁸																				ZS

Commented [AR48]: Moved all uses to Public and Semi-Public Facilities

Commented [AR49]: Separated into 2 Categories:

Agricultural:
 Agricultural Farming Operations – Excluding Livestock
 Agricultural Farming Operations – Including Livestock

Silvicultural, Mining, Quarrying, Soil Processing Operations:
 Silvicultural Operations
 Mining, Quarrying, or Soil Processing Operations, including on-site sales of product
 Reclamation Landfill

USE DESCRIPTION	ZONES																			
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP	
14.200 Silvicultural operations																ZS	ZS			
14.300 Mining, quarrying, or soil processing operations, including on-site sales of product																	ZS ₆	ZS₆		ZSC₁₀
14.400 Reclamation landfill																	ZS₆			ZSC₁₀
15.000 MISCELLANEOUS PUBLIC AND SEMI-PUBLIC FACILITIES																				
15.100 Post Office							ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS				ZSC₁₀
15.200 Airport																		C ₁₁		C₁₀
15.300 Solid Waste Facilities (Publicly or Privately owned)																				
15.310 Solid Waste Transfer Station																	ZS ₆			ZSC ₁₀
15.320 Solid Waste Recycling Center																	ZS ₆			ZSC ₁₀

Commented [AR50]: Uses added to Public and Semi-Public Facilities

USE DESCRIPTION	ZONES																			
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP	
15.330 Sanitary Landfill																	ZS-6			ZSC-40
15.340 Biosolid Recycling																	ZS-6	Z-++		ZSC-10
15.400 Military Reserve, National Guard Centers											ZS	SC	ZS	ZS	ZS	ZS	Z-11		ZSC-10	
15.500 Temporary mobile or modular structures used for public services (e.g., mobile classrooms, civic services, public health centers, emergency response centers, etc.)	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z-10	Z	Z-10	
16.000 DRY CLEANER, LAUNDROMAT							ZS		ZS	ZS	ZS		ZS	ZS	ZS					
17.000 UTILITY FACILITY																				
17.100 Neighborhood	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	S	Z	Z	Z	Z	Z-11		ZS-10	
17.200 Community or Regional	C	C	C	C	C	C	C			C	C	C	C	C	ZS	ZS	Z-11		ZS-10	
17.300 Public Utilities	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	
17.400 Franchise Utilities	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	

Commented [AR51]: Move to Public Services

Commented [AR52]: Use added to Personal Services

Commented [AR53]: Changed name to Utility Facilities. Added a use to this category: Public Utility Lift Stations and Pump Stations

Commented [AR54]: Changed name to Electrical Neighborhood Facility

Commented [AR55]: Changed name to Electrical Community or Regional Facility

USE DESCRIPTION	ZONES																			
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP	
18.000 TOWERS AND RELATED STRUCTURES ^{18, 28}																				
18.100 Non-Commercial Towers																				
18.110 Towers and antennas 50 feet tall or less	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	ZSC	Z	Z	Z	Z	Z ₁₁		Z ¹⁰	
18.120 Towers and antennas more than 50 feet tall and receive-only earth stations	S	S	S	S	S	S	Z			S	ZS	ZSC	ZS	ZS	ZS	ZS	ZS ₁₁		ZS ¹⁰	
18.200 Commercial Telecommunications Towers & Monopoles																				
18.210 Antennas 50 feet tall or less											Z	ZSC	Z	Z	Z	Z				
18.220 Antennas more than 50 feet tall and receive-only earth stations											ZS	ZSC	ZS	ZS	ZS	ZS				
18.230 Micro Facilities ⁸	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	ZSC	Z	Z	Z	Z				
18.240 Mini Facilities ⁸				Z	Z	Z	Z	Z	Z	Z	Z	ZSC	Z	Z	Z	Z				
18.250 Macro Facilities ⁸				Z	Z	Z	Z	Z	Z	Z	Z	ZSC	Z	Z	Z	Z				
18.260 Monopole I ⁸												C	C		C	C				

Commented [AR56]: Changed name to Wireless Communication Facilities

Commented [AR57]: Added Non-Commercial to use description

Commented [AR58]: Added Non-Commercial to use description

USE DESCRIPTION	ZONES																				
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP		
18.270 Monopole II ⁸												C	C			C					
18.280 Lattice Towers ⁸																					
19.000 OPEN AIR MARKETS AND HORTICULTURAL SALES																					
19.100 Temporary (Seasonal) Farmer's market ¹⁷							ZS AC UP	ZSACU P	ZSACU P	ZSACU P	ZS AC UP		ZS AC UP								
19.200 Horticultural sales with outdoor display							ZS AC UP				ZS AC UP		ZS AC UP				ZS AC UP				
19.300 Cannabis collective gardens	Prohibited in All Zones																				
19.400 Cannabis dispensaries	Prohibited in All Zones																				
20.000 FUNERAL HOME							ZS	ZS	ZS	ZS	ZS		ZS	ZS	ZS	ZS					
21.000 CEMETERY AND CREMATORIUM																					
21.100 Cemetery ¹⁷	ZS	ZS	ZS	ZS	ZS	ZS								ZS	ZS	ZS				ZS ¹⁰	
21.200 Crematorium							ZS	ZS	ZS	ZS	ZS		ZS	ZS	ZS	ZS					ZS ¹⁰

Commented [AR59]: Use added under Professional Services

Commented [AR60]: Category removed

Commented [AR61]: Use added under Public and Semi-Public Facilities

Commented [AR62]: Use added under Professional Services

USE DESCRIPTION	ZONES																			
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP	
22.000 COMMERCIAL NURSERY SCHOOLS; DAY CARE CENTERS ¹⁷	S	S	S	S	S	S	ZS		ZS	ZS	ZS ¹⁸	ZSC	ZS	ZS	ZS ¹⁸	ZS ¹⁸				ZS ¹⁸
23.000 NEW OR IMPROVED STREETS	ZV	ZV	ZV	ZV	ZV	ZV	ZV	ZV	ZV	ZV	ZV		ZV	ZV	ZV	ZV	Z	Z	ZV	ZV
24.000 BUS STATION, TRAIN STATION ¹⁷							ZS	ZS	ZS	ZS	ZS	ZSC	ZS	ZS	ZS	ZS				ZS
25.000 COMMERCIAL GREENHOUSE OPERATIONS																				
25.100 No on On-premises sales permitted																ZS				
25.200 On-premises sales permitted											ZS		ZS	ZS		ZS				
26.000 SPECIAL EVENTS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
27.000 OFF PREMISES SIGNS	Prohibited in all zones except for those exempt pursuant to Section 20.68.120 (Miscellaneous Restrictions and Prohibitions)																			
28.000 SUBDIVISIONS, BINDING STIE PLAN & BOUNDARY ADJUSTMENTS																				
28.100 Major Subdivision Major	C	C	C	C	C	C	€	€	€	C	€		€	€	€	€	€			€ ¹⁶

Commented [AR63]: Use added under Educational Use Description

Commented [AR64]: Use added under Public and Semi-Public Facilities

Commented [AR65]: Use added under Public and Semi-Public Facilities

Commented [AR66]: Uses added to Agricultural Use Description

Commented [AR67]: Removed from the table as the Sign Code is regulated under AMC 20.68 and states allowed and prohibited signs.

Commented [AR68]: Changed to Land Division and added Binding Site Plan to the Use List

USE DESCRIPTION	ZONES																			
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP	
28.200 Short Subdivision Minor	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z ¹⁰
28.300 Boundary Line Adjustments	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	<u>Z</u>	Z	Z	Z	Z	Z	Z	<u>Z</u>	Z ¹⁰
28.400 Unit Lot Subdivision Major			ZSC	ZSC	ZSC	ZSC ³⁰				C	C	ZSC	C							
28.500 Unit Lot Subdivision Minor			Z	Z	Z	Z	Z			Z	Z	Z	Z							
28.600 Binding Site Plan Major							C	C	C	C	C	C	C	C	C	C	C	C	C	C
28.700 Binding Site Plan Minor							Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
29.000 COMBINATION USES	ZSC	ZSC	ZSC	ZSC	ZSC	ZSC	ZS C	ZSC	ZSC	ZSC	ZS C	ZSC	ZS C	ZSC ¹⁰						
30.000 PLANNED DEVELOPMENTS																				
30.200 Master Planned Neighborhood Developments²⁰	Permissible only in Master Planned Neighborhood districts with legislative approval																			
32.000 LAND CLEARING, LOGGING IN CONFORMANCE WITH CHAPTER 20.88 (ENVIRONMENTALLY CRITICAL AREAS) BUT OF MORE THAN 10,000 ft. ² OF PROPERTY WITHIN ONE YEAR⁹	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	<u>Z</u>	Z	Z	Z	Z	Z	Z	<u>Z</u>	Z ¹⁰

Commented [AR69]: Changed from Short to Minor. Fixing other places in the code as well to reflect Minor Subdivision (Short Plat 9 units or less)

Commented [AR70]: "S" removed because a Unit Lot Subdivision is processed as either a Minor or Major Subdivision. Special Use Permits are not part of this process.

Commented [AR71]: Moved under Miscellaneous Use for all tables

Commented [AR72]: Moved under Residential and only in the residential table.

Commented [AR73]: Added to Environmental Category and renamed to Land Clearing and Logging. Added information to definition

USE DESCRIPTION	ZONES																			
	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP	
33.000 USES PERMISSIBLE IN CRITICAL AREAS (SEE CHAPTER AMC 20.93)	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	<u>Z</u>	Z	Z	Z	Z	Z	Z	<u>Z</u>	Z ¹⁰
34.000 MARIJUANA PRODUCTION, PROCESSING, AND RETAIL																				
34.100 Marijuana production																Z ²⁷	Z ²⁷			
34.200 Marijuana processing																Z ²⁷	Z ²⁷			
34.300 Marijuana retail											Z	<u>Z</u>	Z							

Commented [AR74]: Added to Environmental Category

~~Footnotes to the Table of Permissible Uses-~~

~~These footnotes are intended to be a helpful reminder that specific uses may be subject to supplemental regulations. The lack of a footnote does not mean that a particular use is not subject to applicable supplemental use regulations. If a particular use does not have a footnote, there still may be applicable supplemental use regulations. If a proposed use is clearly intended to comply with specific supplemental use regulations, then it is subject to them. The community development director will make the determination of whether specific supplemental use regulations are applicable to a particular project. Please see Chapter 20.44 for a complete list of the supplemental use regulations.~~

Commented [AR75]: Footnotes have been added to the 5 new individual tables with corresponding land uses.

Commented [AR76]: Made a new section 20.40.100

~~¹- Subject to Section 20.44.060 (Minimum Parcel Sizes for Class "A," "B," or "C" Mobile Homes)-~~

~~²- Subject to Section 20.48.010 (Minimum Lot Size Requirements)-~~

~~³- Subject to Section 20.44.080 (Mobile Sales and Delivery)-~~

~~⁶- Subject to Section 20.44.010 (Solid Waste, Quarrying, Mining, and Similar Uses)-~~

- ~~⁷ Subject to Section 20.44.070 (Homes Emphasizing Special Services, Treatment, or Supervision).~~
- ~~⁸ Subject to Section 20.44.034 (Wireless Communications Facilities).~~
- ~~⁹ Subject to Section 20.44.110 (Permits for Land Clearing).~~
- ~~¹⁰ Use allowed in the Public/Semi-Public district when it is conducted by a public/semi-public agency for the benefit of the general public.~~
- ~~¹¹ Such uses allowed only if in compliance with the intent of the zone as established in Section 20.36.034 (Aviation Flightline District Established).~~
- ~~¹² Such uses allowed only if in compliance with the intent of the zone as established in Section 20.36.036 (Medical Services District Established).~~
- ~~¹³ Subject to Section 20.44.096 (Penal and Correctional Facilities).~~
- ~~¹⁴ Subject to Section 20.44.016 (Mixed Use Developments).~~
- ~~¹⁵ Subject to Section 20.44.084 (Stand Alone Office Uses in the General Industrial Zone).~~
- ~~¹⁶ Subject to Section 20.44.062 (Trade or Vocational Schools in the OTB-1).~~
- ~~¹⁷ Subject to Section 20.38.070 (Restrictions on Certain Use Classifications on Arlington Airport Property).~~
- ~~¹⁸ Subject to Section 20.38.080 (Performance Standards and Miscellaneous Restrictions).~~
- ~~¹⁹ Subject to Section 20.44.066 (Storage Surfaces for Scrap Materials Salvage Yards, Junkyards, Automobile Graveyards and Automobile Recycling Facilities).~~
- ~~²⁰ Subject to Section 20.44.032 (Master Planned Neighborhood Developments).~~
- ~~²² Only sales of beverages and sales of foods prepared off-site and not principally in a kitchen on the premises.~~
- ~~²³ Battery charging stations only, limited in use only to the tenants or customers of the development located on-site.~~

~~²⁴ Level 1 and Level 2 restricted electric charging stations only. Level 3 public electric charging stations allowed in public parks.~~

~~²⁵ Level 1 and Level 2 restricted electric charging stations only.~~

~~²⁶ Accessory to primary use only, not to exceed twenty percent of primary use.~~

~~²⁷ Reserved.~~

~~²⁸ No outside storage.~~

~~²⁹ Subject to the Old Town Residential Design Standards.~~

~~³⁰ The Commercial Corridor zone permissible uses are subject to the Mixed Use Development Regulations.~~

~~³¹ Subject to Section 20.36 Zoning Districts and Zoning Map.~~

~~³² Subject to Section 20.40.040 Permissible Uses and Specific Exclusions (e) (6).~~

~~³³ Subject to Section 20.40.040 Permissible Uses and Specific Exclusions (e) (7).~~

20.40.130 – Residential Zones Permissible Use Table

Commented [AR77]: New Residential Zones Permissible Use Table with the above changes made.

<u>RESIDENTIAL USE DESCRIPTIONS</u>	<u>ZONES</u>					
	<u>RULC</u>	<u>RLC</u>	<u>RMOD</u>	<u>RMC</u>	<u>RHC</u>	<u>OTR</u> ¹
<u>Cultural, Social, or Fraternal Uses</u>						
<u>Art Gallery</u> ²		<u>SC</u>	<u>SC</u>	<u>SC</u>	<u>SC</u>	<u>SC</u>
<u>Library</u> ²		<u>SC</u>	<u>SC</u>	<u>SC</u>	<u>SC</u>	<u>SC</u>
<u>Educational</u>						
<u>Commercial Nursery Schools; Day Care Centers</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
<u>Elementary and Secondary Schools</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Environmental</u>						
<u>Critical Area Uses (AMC 20.93)</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>
<u>Land Clearing and Logging</u> ³	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>
<u>Institutional Residence, Care or Confinement Facilities</u>						
<u>Institutions (other than Halfway Houses) for Confined Mentally Ill Persons</u> ⁴	<u>C</u>	<u>C</u>	<u>C</u>	<u>ZS</u>	<u>ZS</u>	<u>C</u>
<u>Nursing Care Institutions, Intermediate Care Institutions, Handicapped or Infirm Institutions, Childcare Institutions</u> ⁴	<u>C</u>	<u>C</u>	<u>C</u>	<u>ZS</u>	<u>ZS</u>	<u>C</u>
<u>Land Division</u>						
<u>Boundary Line Adjustments</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>
<u>Master Planned Neighborhood Developments</u> ⁵	<u>Permissible only in MPN Overlay</u>					
<u>Subdivision Major</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Subdivision Minor</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>
<u>Unit Lot Subdivision Major</u> ⁶			<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Unit Lot Subdivision Minor</u> ⁶			<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>
<u>Motor Vehicle-Related Sales and Service Operations</u>						
<u>Electric Vehicle Infrastructure</u> ^{7,8}	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>
<u>Public and Semi-Public Facilities</u>						
<u>Cemetery</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>
<u>Civil Defense Operation</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>
<u>Fire Stations</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Police Stations</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Rescue Squad, Ambulance Service</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Special Events</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Temporary Mobile or Modular Structures for Public Services (Mobile Classrooms, Civic Services, Public Health Centers, Emergency Response Centers, etc.)</u> ⁹	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>

<u>RESIDENTIAL USE DESCRIPTIONS</u>	<u>ZONES</u>					
	<u>RULC</u>	<u>RLC</u>	<u>RMOD</u>	<u>RMC</u>	<u>RHC</u>	<u>OTR¹</u>
<u>Recreation, Amusement, or Entertainment</u>						
<u>Outdoor Recreation: Athletic Fields, Tennis Courts, Swimming Pools, Miniature Golf Courses, Water Slides, Skateboard Parks, Parks, Swimming Pools, Driving Range, Golf Course, Par 3 Golf Course, and Similar Uses</u>	<u>C⁴</u>	<u>C⁴</u>	<u>C⁴</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Religious</u>						
<u>Religious Assembly – Accessory</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Religious Assembly – Principle</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>
<u>Residential</u>						
<u>Accessory Dwelling Unit¹⁰</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>
<u>Cottage Housing¹²</u>			<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>	
<u>Duplex</u>		<u>ZV</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>
<u>Manufactured or Mobile Home¹¹</u>	<u>ZV</u>	<u>ZV</u>				
<u>Manufactured or Mobile Home Park^{11,13}</u>	<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>			
<u>Multi-Family Apartments</u>				<u>ZSC</u>	<u>ZSC</u>	
<u>Multi-Family Fourplex</u>			<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>
<u>Multi-Family Garden Apartments</u>			<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>
<u>Multi-Family Rowhouses</u>			<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>
<u>Multi-Family Townhouses</u>			<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>
<u>Multi-Family Triplex</u>			<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>
<u>Single-Family Residence, Detached</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>			<u>ZV</u>
<u>Residential Homes Emphasizing Special Services, Treatment, or Supervision</u>						
<u>Adult Family Homes (6 or fewer adults)¹⁴</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>
<u>Halfway Houses¹⁵</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Homes for Handicapped or Infirm¹⁵</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>In-Home Child Day Care</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>
<u>Nursing Care, Intermediate Care Homes¹⁵</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Permanent Supportive Housing¹⁶</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Special Needs Childcare Homes¹⁵</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Transitional Housing¹⁶</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Residential Rooms for Rent</u>						
<u>Rooming Houses, Boarding Houses</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>
<u>Tourist Homes and Temporary Residences</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>
<u>Retail Trade</u>						
<u>Home Occupation¹⁷</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Mobile Sales and Delivery¹⁸</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>

RESIDENTIAL USE DESCRIPTIONS	ZONES					
	RULC	RLC	RMOD	RMC	RHC	OTR ¹
<u>Utility Facilities</u>						
Electrical Community or Regional Facility	C	C	C	C	C	C
Electrical Neighborhood Facility	Z	Z	Z	Z	Z	Z
Public Utilities	Z	Z	Z	Z	Z	Z
Franchise Utilities	Z	Z	Z	Z	Z	Z
<u>Wireless Communication Facilities</u>						
Commercial Macro Facilities ¹⁹				Z	Z	Z
Commercial Micro Facilities ¹⁹	Z	Z	Z	Z	Z	Z
Commercial Mini Facilities ¹⁹				Z	Z	Z
Non-Commercial Towers and Antennas 50 feet tall or less	Z	Z	Z	Z	Z	Z
Non-Commercial Towers and Antennas more than 50 feet tall and Receive-Only Earth Stations	S	S	S	S	S	S
<u>Miscellaneous</u>						
Combination Uses	ZSC	ZSC	ZSC	ZSC	ZSC	ZSC

Footnotes of the Table of Residential Permissible Uses

- ¹ Subject to the [Old Town Residential Design Standards](#)
- ² A [Zoning Permit](#) is required if this use is located within a building designed and previously legally occupied as a residence. A [Conditional Use Permit](#) is required if the use is located within any permissible building.
- ³ Subject to [Section 20.44 Part II – Land Clearing, Grading, Filling, and Excavation](#)
- ⁴ Subject to [Section 20.38.080 – Performance Standards and Miscellaneous Restrictions](#)
- ⁵ Subject to [Section 20.44.032 – Master Planned Neighborhood Developments](#)
- ⁶ Subject to [Section 20.44.020 – Unit Lot Subdivisions](#)
- ⁷ Subject to [Section 20.44.098 – Electric Vehicle Infrastructure. Single Family Residence, Duplex, Triplex, Fourplex, Row House, Townhouse, Cottage Housing, or ADU uses with a garage shall install in the garage of each residential unit.](#)
- ⁸ Subject to [Section 20.44.098 – Electric Vehicle Infrastructure. Multi-Family and Cottage Housing that installs shared parking areas or lots shall install electric vehicle parking stalls for resident use.](#)
- ⁹ Subject to [Section 20.44.048 – Temporary Public Structures](#)
- ¹⁰ Subject to [Section 20.44.042 – Accessory Dwelling Units](#)
- ¹¹ Subject to [Section 20.44.060 – Minimum Parcel Sizes for Class A, B, or C Mobile Home](#)
- ¹² Subject to [Section 20.44 Part IV – Cottage Housing](#)
- ¹³ Subject to [Section 20.44.062 – Mobile Home Parks](#)
- ¹⁴ Subject to [Section 20.44.068 – Adult Family Homes](#)
- ¹⁵ Subject to [Section 20.070 – Homes Emphasizing Special Services, Treatment, or Supervision](#)
- ¹⁶ Subject to [Section 20.40.040 – Permissible Uses and Specific Exclusions \(c\) \(6\)](#)
- ¹⁷ Subject to [Section 20.44.082 – Home Occupations](#)
- ¹⁸ Subject to [Section 20.44.080 – Mobile Sales and Delivery](#)
- ¹⁹ Subject to [Section 20.44.034 – Wireless Communications Facilities](#)

20.40.140 – Commercial and Mixed-Use Zones Permissible Use Table

Commented [AR78]: New Commercial and Mixed-Use Zones Permissible Use Table with the above changes made.

COMMERCIAL AND MIXED USE USE DESCRIPTIONS	ZONES						
	NC	OTBD-1	OTBD-2	OTBD-3	GC ¹	CC ²	HC ¹
Cultural, Social, or Fraternal Uses							
Art Gallery or Center ³	ZS	ZS	ZS	ZS	ZS ⁴	SC	ZS
Library ³	ZS	ZS	ZS	ZS	ZS ⁴	SC	ZS
Museum ³	ZS	ZS	ZS	ZS	ZS ⁴	SC	ZS
Social, Fraternal Clubs and Lodges, Union Halls, and Similar Uses ⁵	ZS	ZS	ZS	ZS	ZS	SC	ZS
Educational							
Colleges, Universities, Community Colleges ⁵				ZS	ZS ⁴		ZS
Commercial Nursery Schools; Day Care Centers ⁵	ZS		ZS	ZS	ZS ⁴	SC	ZS
Trade or Vocational Schools		ZS ⁶	ZS	ZS	ZS ⁴	SC	ZS
Environmental							
Critical Area Uses (AMC 20.93)	Z	Z	Z	Z	Z	Z	Z
Land Clearing and Logging ⁷	Z	Z	Z	Z	Z	Z	Z
Industry, Manufacturing, Processing, Repairing, Renovating, Assembly of Goods, Merchandise or Equipment							
All Operations Conducted Entirely Within Fully Enclosed Building and Primarily Consists of Business Done with Walk-In Trade		ZS	ZS	ZS	ZS	SC	ZS
Institutional Residence, Care or Confinement Facilities							
Hospitals, Clinics, Other Medical ^{4,5}			ZS	ZS	ZS		ZS
Institutions (Other than Halfway Houses) for Confined Mentally Ill Persons ^{4,5}	C			ZS	ZS		ZS
Nursing Care Institutions, Intermediate Care Institutions, Handicapped or Infirm Institutions, Childcare Institutions ^{4,5}	ZS		ZS	ZS	ZS		ZS
Land Division							
Binding Site Plan Major	C	C	C	C	C	C	C
Binding Site Plan Minor	Z	Z	Z	Z	Z	Z	Z
Boundary Line Adjustments	Z	Z	Z	Z	Z	Z	Z
Major Subdivision				C			
Minor Subdivision				Z			
Unit Lot Subdivision Major ⁸	C			C	C	C	C
Unit Lot Subdivision Minor ⁸	Z			Z	Z	Z	Z
Marijuana Production, Processing, and Retail							
Marijuana Retail					Z	Z	Z

<u>COMMERCIAL AND MIXED USE USE DESCRIPTIONS</u>	<u>ZONES</u>						
	<u>NC</u>	<u>OTBD-1</u>	<u>OTBD-2</u>	<u>OTBD-3</u>	<u>GC¹</u>	<u>CC²</u>	<u>HC¹</u>
<u>Motor Vehicle-Related Sales and Service Operations</u>							
<u>Car Wash</u>							<u>ZS</u>
<u>Electric Vehicle Infrastructure</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>
<u>Fuel Sales⁴</u>	<u>ZS</u>		<u>ZS</u>	<u>ZS</u>	<u>ZS</u>		<u>ZS</u>
<u>Painting and Body Work with No Storage of Vehicles</u>					<u>ZS</u>		<u>ZS</u>
<u>Repair and Maintenance, Not Including Substantial Body Work, and No Storage of Vehicles</u>			<u>ZS</u>		<u>ZS</u>		<u>ZS</u>
<u>Sales or Rental of Mobile Home Sales</u>			<u>ZS</u>	<u>ZS</u>	<u>ZS</u>		<u>ZS</u>
<u>Sales with Installation of Motor Vehicle Parts or Accessories (Tires, Mufflers, etc.)</u>			<u>ZS</u>	<u>ZS</u>	<u>ZS</u>		<u>ZS</u>
<u>Office</u>							
<u>Government Office Buildings</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS⁴</u>	<u>SC</u>	<u>ZS</u>
<u>Health Care Facility</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS⁴</u>	<u>SC</u>	<u>ZS</u>
<u>Other Similar Office Uses</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS⁴</u>	<u>SC</u>	<u>ZS</u>
<u>Open Air Markets and Horticultural Sales</u>							
<u>Horticultural Sales with Outdoor Display</u>	<u>ACUP</u>				<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>
<u>Temporary (Seasonal) Farmer's Market</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>
<u>Personal Services</u>							
<u>Banks with Drive-Thru Windows</u>	<u>ZS</u>		<u>ZS</u>	<u>ZS</u>	<u>ZS</u>		<u>ZS</u>
<u>Dry Cleaner / Laundromat</u>	<u>ZS</u>		<u>ZS</u>	<u>ZS</u>	<u>ZS</u>		<u>ZS</u>
<u>Salon / Barber Shop / Beauty Shop / Tanning</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS⁴</u>	<u>SC</u>	<u>ZS</u>
<u>Studio: Art, Music, Dance</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>SC</u>	<u>ZS</u>
<u>Travel Agencies</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS⁴</u>	<u>SC</u>	<u>ZS</u>
<u>Other Similar Uses</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS⁴</u>	<u>SC</u>	<u>ZS</u>
<u>Professional Services</u>							
<u>Attorney / Legal Services</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS⁴</u>	<u>SC</u>	<u>ZS</u>
<u>Clinics of Physicians or Dentist</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS⁴</u>	<u>SC</u>	<u>ZS</u>
<u>Consultant</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS⁴</u>	<u>SC</u>	<u>ZS</u>
<u>Crematorium</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>		<u>ZS</u>
<u>Funeral Home</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>		<u>ZS</u>
<u>Insurance / Stockbroker</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS⁴</u>	<u>SC</u>	<u>ZS</u>
<u>Other Similar Uses</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS⁴</u>	<u>SC</u>	<u>ZS</u>

<u>COMMERCIAL AND MIXED USE USE DESCRIPTIONS</u>	<u>ZONES</u>						
	<u>NC</u>	<u>OTBD-1</u>	<u>OTBD-2</u>	<u>OTBD-3</u>	<u>GC¹</u>	<u>CC²</u>	<u>HC¹</u>
<u>Public and Semi-Public Facilities</u>							
<u>Bus Station, Train Station⁵</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>SC</u>	<u>ZS</u>
<u>Civil Defense Operation</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>SC</u>	<u>ZS</u>
<u>Fire Stations⁴</u>	<u>S</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>SC</u>	<u>ZS</u>
<u>Military Reserve, National Guard Centers</u>					<u>ZS</u>	<u>SC</u>	<u>ZS</u>
<u>Police Stations⁴</u>	<u>S</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>SC</u>	<u>ZS</u>
<u>Post Office</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>SC</u>	<u>ZS</u>
<u>Public Parking Lot or Parking Garage</u>		<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>
<u>Rescue Squad, Ambulance Service⁴</u>	<u>S</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>SC</u>	<u>ZS</u>
<u>Special Events</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Temporary Mobile or Modular Structures Used for Public Services (Mobile Classrooms, Civic Services, Public Health Centers, Emergency Response Centers, etc.)⁹</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>
<u>Recreation, Amusement, Entertainment</u>							
<u>Outdoor Recreation: Athletic Fields, Tennis Courts, Swimming Pools, Miniature Golf Courses, Water Slides, Skateboard Parks, Parks, Swimming Pools, Driving Range, Golf Course, Par 3 Golf Course, and Similar Uses</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS⁴</u>	<u>SC</u>	<u>ZS</u>
<u>Indoor Recreation: Bowling Alleys, Skating Rinks, Indoor Tennis and Squash Courts, Billiards and Pool Halls, Indoor Athletic and Exercise Facilities, and Similar Uses</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS⁴</u>	<u>SC</u>	<u>ZS</u>
<u>Coliseums, stadiums, and all other facilities designed to seat or accommodate simultaneously more than 1,000 people^{4,5}</u>					<u>ZS</u>		<u>ZS</u>
<u>Drive-in movie theaters^{4,5}</u>					<u>ZS</u>		<u>ZS</u>
<u>Movie Theaters Seating Capacity Less than 300⁵</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>SC</u>	<u>ZS</u>
<u>Movie Theaters Unlimited seating capacity⁵</u>			<u>ZS</u>	<u>ZS</u>	<u>ZS</u>		<u>ZS</u>
<u>Religious</u>							
<u>Religious Assembly - Accessory</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Religious Assembly – Principle⁵</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>SC</u>	<u>ZS</u>
<u>Residential</u>							
<u>Accessory Dwelling Unit Above a Permitted Non-Residential Use (one only)^{2,5}</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>			
<u>In-Home Child Day Care</u>				<u>ZV</u>			
<u>Multi-Family Apartments</u>	<u>ZSC</u>			<u>ZSC</u>	<u>SC</u>	<u>SC</u>	<u>SC</u>
<u>Multi-Family Fourplex</u>	<u>ZSC</u>			<u>ZSC</u>	<u>SC</u>	<u>SC</u>	<u>SC</u>
<u>Multi-Family Garden Apartments</u>				<u>ZSC</u>	<u>SC</u>	<u>SC</u>	<u>SC</u>
<u>Multi-Family Rowhouses</u>	<u>ZSC</u>			<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>

<u>COMMERCIAL AND MIXED USE USE DESCRIPTIONS</u>	<u>ZONES</u>						
	<u>NC</u>	<u>OTBD-1</u>	<u>OTBD-2</u>	<u>OTBD-3</u>	<u>GC¹</u>	<u>CC²</u>	<u>HC¹</u>
<u>Residential, continued</u>							
<u>Multi-Family Townhouses</u>	<u>ZSC</u>			<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>
<u>Multi-Family Triplex</u>				<u>ZSC</u>			
<u>Multi-Family Use Above a Permitted Non-Residential Use (Mixed Use)^{4, 5, 10}</u>	<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>	<u>SC</u>	<u>ZSC</u>
<u>Multi-Family Use Horizontal to a Permitted Non-Residential Use (Mixed Use)^{1, 2}</u>	<u>SC</u>				<u>SC</u>	<u>SC</u>	<u>SC</u>
<u>Single-Family Apartment Above Permitted Non-Residential Use (only one)⁵</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>			
<u>Single-Family Residence, Detached</u>				<u>ZV</u>			
<u>Residential Homes emphasizing special services, treatment, or supervision</u>							
<u>Adult Family Homes (6 or fewer adults)¹¹</u>	<u>Z</u>			<u>Z</u>	<u>Z</u>		<u>Z</u>
<u>Halfway houses¹²</u>				<u>C</u>			
<u>Homes for handicapped or infirm¹²</u>				<u>C</u>		<u>C</u>	
<u>Nursing care, intermediate care homes¹²</u>				<u>C</u>			
<u>Permanent Supportive Housing¹³</u>	<u>C</u>			<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Special Needs Childcare homes¹²</u>				<u>C</u>			
<u>Transitional Housing¹³</u>	<u>C</u>			<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Residential Rooms for Rent Situations</u>							
<u>Emergency Housing¹⁴</u>						<u>C</u>	<u>C</u>
<u>Emergency Shelter¹⁴</u>						<u>C</u>	<u>C</u>
<u>Hotels, motels, and similar businesses or institutions providing overnight accommodations</u>						<u>SC</u>	<u>ZSC</u>
<u>Rooming houses, boarding houses</u>			<u>Z</u>	<u>Z</u>			
<u>Tourist homes and other temporary residences renting by the day or week</u>		<u>ZV</u>	<u>ZV</u>	<u>ZV</u>			
<u>Restaurants, Bars, Night Clubs</u>							
<u>Carry-Out and Delivery Service; No Drive-Thru Service; Consumption Outside Fully Enclosed Building</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>SC</u>	<u>ZS</u>
<u>Carry-Out and Delivery Service; Drive-Thru Service; Service or Consumption Outside Fully Enclosed Building</u>	<u>ZS</u>		<u>ZS</u>	<u>ZS</u>	<u>ZS</u>		<u>ZS</u>
<u>No Substantial Carry-Out or Delivery Service; No Drive-Thru Service; Service or Consumption Inside or Outside Fully Enclosed Building</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS⁴</u>	<u>SC</u>	<u>ZS</u>
<u>Gambling Establishments</u>							<u>ZS</u>

<u>COMMERCIAL AND MIXED USE USE DESCRIPTIONS</u>	<u>ZONES</u>						
	<u>NC</u>	<u>OTBD-1</u>	<u>OTBD-2</u>	<u>OTBD-3</u>	<u>GC¹</u>	<u>CC²</u>	<u>HC¹</u>
<u>Retail Trade – No Outside Storage of Goods Allowed</u>							
<u>Convenience Stores</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>SC</u>	<u>Z</u>
<u>General Mercantile</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS⁴</u>	<u>SC</u>	<u>ZS</u>
<u>Home Occupation¹⁵</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Sales / Rentals incidental to a Non-Retail Principal Use</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>SC</u>	<u>ZS</u>
<u>Wholesale Sales</u>					<u>ZS⁴</u>	<u>SC</u>	<u>ZS</u>
<u>Retail Trade – Outside Storage of Goods and Display Allowed</u>							
<u>General Mercantile⁵</u>		<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>SC</u>	
<u>Mobile Sales and Delivery¹⁶</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>
<u>Sales / Rentals incidental to a non-retail principal use</u>		<u>ZS</u>	<u>ZS</u>	<u>ZS</u>		<u>SC</u>	
<u>Wholesale sales</u>				<u>ZS</u>		<u>SC</u>	
<u>Services and Enterprises Related to Animals</u>							
<u>Pet Grooming/Pet Store</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>		<u>ZS</u>	<u>SC</u>	<u>ZS</u>
<u>Veterinarian</u>	<u>ZS</u>		<u>ZS</u>	<u>ZS</u>	<u>ZS</u>	<u>SC</u>	<u>ZS</u>
<u>Utility Facilities</u>							
<u>Electrical Community or Regional Facility</u>	<u>C</u>			<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Electrical Neighborhood Facility</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>S</u>	<u>Z</u>
<u>Public Utilities</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>
<u>Franchise Utilities</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>
<u>Wireless Communication Facilities</u>							
<u>Commercial Antennas 50 feet tall or less</u>					<u>Z</u>	<u>SC</u>	<u>Z</u>
<u>Commercial Antennas more than 50 feet tall and receive-only earth stations</u>					<u>ZS</u>	<u>SC</u>	<u>ZS</u>
<u>Commercial Monopole I¹⁷</u>						<u>C</u>	<u>C</u>
<u>Commercial Monopole II¹⁷</u>						<u>C</u>	<u>C</u>
<u>Commercial Macro Facilities¹⁷</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>SC</u>	<u>Z</u>
<u>Commercial Micro Facilities¹⁷</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>SC</u>	<u>Z</u>
<u>Commercial Mini Facilities¹⁷</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>SC</u>	<u>Z</u>
<u>Non-Commercial Towers and antennas 50 feet tall or less</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>	<u>SC</u>	<u>Z</u>
<u>Non-Commercial Towers and antennas more than 50 feet tall and receive-only earth stations</u>	<u>Z</u>			<u>S</u>	<u>ZS</u>	<u>SC</u>	<u>ZS</u>
<u>Miscellaneous</u>							
<u>Combination Uses</u>	<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>	<u>SC</u>	<u>ZSC</u>

Footnotes of the Table of Commercial and Mixed-Use Permissible Uses

¹ Residential Uses are only allowed in the General Commercial and Highway Commercial zones when regulated by the Mixed-Use Development Regulations, Section 20.110. All permissible uses shall meet the Use Table Requirements of the specific Place Type and Transect of the property of the intended use.

² Commercial Corridor uses are regulated by the Mixed-Use Development Regulations Section 20.110. All permissible uses shall meet the Use Table Requirements of the specific Place Type and Transect of the property of the intended use.

³ A Zoning Permit is required if this use is located within a building designed and previously legally occupied as a residence. A Conditional Use Permit is required if the use is located within any permissible building.

⁴ Subject to Section 20.38.080 – Performance Standards and Miscellaneous Restrictions

⁵ Subject to Section 20.38.070 – Restrictions on Certain Use Classifications on Arlington Airport Property

⁶ Subject to Section 20.44.064 – Trade or Vocational Schools in OTBD-1

⁷ Subject to Section 20.44 Part II – Land Clearing, Grading, Filling, and Excavation

⁸ Unit Lot Subdivisions follow the short and major subdivision regulations.

⁹ Subject to Section 20.44.048 – Temporary Public Structures

¹⁰ Subject to Section 20.44.016 – Mixed Use Developments

¹¹ Subject to Section 20.44.068 – Adult Family Homes

¹² Subject to Section 20.44.070 – Homes Emphasizing Special Services, Treatment, or Supervision

¹³ Subject to Section 20.40.040 – Permissible Uses and Specific Exclusions (c) (6)

¹⁴ Subject to Section 20.40.040 – Permissible Uses and Specific Exclusions (c) (7)

¹⁵ Subject to Section 20.44.082 – Home Occupations

¹⁶ Subject to Section 20.44.080 – Administrative Conditional Use Permit for Mobile Sales and Delivery

¹⁷ Subject to Section 20.44.034 – Wireless Communications Facilities

20.40.150 – Industrial Zones Permissible Use Table

Commented [AR79]: New Industrial Zones Permissible Use Table with the above changes made.

INDUSTRIAL USE DESCRIPTIONS	ZONES	
	LI	GI
<u>Agricultural</u>		
Commercial Greenhouse On-Premises Sales		ZS
<u>Educational</u>		
Colleges, Universities, Community Colleges ²	ZS ¹	
Commercial Nursery Schools; Day Care Centers ^{1,2}	ZS	ZS
Trade or vocational schools ¹	ZS	ZS
<u>Environmental</u>		
Critical Area Uses (AMC 20.93)	Z	Z
Land Clearing and Logging ³	Z	Z
<u>Land Division</u>		
Binding Site Plan Major	C	C
Binding Site Plan Minor	Z	Z
Boundary Line Adjustments	Z	Z
<u>Industry, Manufacturing, Processing, Repairing, Renovating, Assembly of Goods, Merchandise or Equipment</u>		
Brewery, Distillery, Craft Beverage Production with or without Tasting Room or Restaurant (No Drive-Thru Services)	ZS	ZS
Operations Conducted Entirely Within Fully Enclosed Building and Primarily Consists of Business Not Done with Walk-In Trade	ZS	ZS
Operations Conducted Within or Outside Fully Enclosed Building		ZS
<u>Marijuana Production, Processing, and Retail</u>		
Marijuana Processing ⁴	Z	Z
Marijuana Production ⁴	Z	Z
<u>Motor Vehicle-Related Sales and Service Operations</u>		
Electric Vehicle Infrastructure	ZS	ZS
Fuel sales ¹	ZS	ZS
Repair and Maintenance, Painting and Body Work with Storage of Vehicles		ZS
Scrap Materials Salvage Yards, Junkyards, Automobile Graveyards, and Automobile Recycling Facilities ⁵		ZS
Towing Operations	ZS	ZS
<u>Office</u>		
Government Office Buildings	ZS	ZS ⁶
Health Care Facility	ZS	ZS ⁶
Industrial or Manufacturing On-Site Office	ZS	ZS
Research and Development ⁷	ZS	ZS
Technology ⁷	ZS	ZS
Other Similar Uses	ZS	ZS ⁶

<u>INDUSTRIAL USE DESCRIPTIONS</u>	<u>ZONES</u>	
	<u>LI</u>	<u>GI</u>
<u>Open Air Markets and Horticultural Sales</u>		
<u>Horticultural Sales with Outdoor Display</u>		<u>ACUP</u>
<u>Personal Services</u>		
<u>Dry Cleaner / Laundromat</u>	<u>ZS</u>	
<u>Professional Services</u>		
<u>Crematorium</u>	<u>ZS</u>	<u>ZS</u>
<u>Funeral Home</u>	<u>ZS</u>	<u>ZS</u>
<u>Public and Semi-Public Facilities</u>		
<u>Bus Station, Train Station</u>	<u>ZS</u>	<u>ZS</u>
<u>Civil Defense Operation</u>	<u>ZS</u>	<u>ZS</u>
<u>Fire Stations ¹</u>	<u>ZS</u>	<u>ZS</u>
<u>Military Reserve, National Guard Centers</u>	<u>ZS</u>	<u>ZS</u>
<u>Police Stations ¹</u>	<u>ZS</u>	<u>ZS</u>
<u>Public Parking Lots or Parking Garages</u>	<u>ZS</u>	<u>ZS</u>
<u>Rescue Squad, Ambulance Service ¹</u>	<u>ZS</u>	<u>ZS</u>
<u>Special Events</u>	<u>P</u>	<u>P</u>
<u>Temporary Mobile or Modular Structures Used for Public Services (Mobile Classrooms, Civic Services, Public Health Centers, Emergency Response Centers, etc.)⁸</u>	<u>Z</u>	<u>Z</u>
<u>Recreation, Amusement, Entertainment</u>		
<u>Outdoor Recreation: Athletic Fields, Tennis Courts, Swimming Pools, Miniature Golf Courses, Water Slides, Skateboard Parks, Parks, Swimming Pools, Driving Range, Golf Course, Par 3 Golf Course, and Similar Uses</u>	<u>ZS</u>	<u>ZS</u>
<u>Indoor Recreation: Bowling Alleys, Skating Rinks, Indoor Tennis and Squash Courts, Billiards and Pool Halls, Indoor Athletic and Exercise Facilities, and Similar Uses</u>	<u>ZS</u>	<u>ZS</u>
<u>Coliseums and Stadiums, and all other facilities designed to seat or accommodate simultaneously more than 1,000 people ^{1,3}</u>	<u>ZS</u>	<u>ZS</u>
<u>Drive-in movie theaters ^{1,2}</u>	<u>ZS</u>	<u>ZS</u>
<u>Indoor Automobile and motorcycle racing tracks</u>	<u>ZC</u>	<u>ZC</u>
<u>Religious</u>		
<u>Religious Assembly - Accessory</u>	<u>P</u>	<u>P</u>
<u>Restaurants, Bars, Night Clubs</u>		
<u>Carry-out and delivery service; no drive-thru service; consumption outside fully enclosed building allowed</u>	<u>ZS</u>	<u>ZS</u>
<u>Carry-out and delivery service; drive-thru service; service or consumption outside fully enclosed building allowed</u>	<u>ZS</u>	<u>ZS</u>
<u>No substantial carry-out or delivery service; no drive-thru service; service or consumption inside or outside fully enclosed building</u>	<u>ZS ¹</u>	
<u>Establishments offering adult entertainment</u>		<u>C</u>

<u>INDUSTRIAL USE DESCRIPTIONS</u>	<u>ZONES</u>	
	<u>LI</u>	<u>GI</u>
<u>Retail Trade – No Outside Storage of Goods</u>		
<u>Distribution Center</u>	<u>ZS</u>	<u>ZS</u>
<u>Sales / Rentals incidental to a non-retail principal use</u>	<u>ZS</u>	<u>ZS</u>
<u>Mobile Sales and Delivery</u> ⁹	<u>ACUP</u>	<u>ACUP</u>
<u>Wholesale sales</u>	<u>ZS</u>	<u>ZS</u>
<u>Retail Trade – Outside Storage of Goods and Display</u>		
<u>Distribution Center</u>	<u>ZS</u>	<u>ZS</u>
<u>General Mercantile</u> ²		<u>ZS</u>
<u>Sales / Rentals incidental to a non-retail principal use</u>	<u>ZS</u>	<u>ZS</u>
<u>Wholesale sales</u>		<u>ZS</u>
<u>Services and Enterprises Related to Animals</u>		
<u>Kennel</u>	<u>ZS</u>	<u>ZS</u>
<u>Veterinarian</u>	<u>ZS</u>	<u>ZS</u>
<u>Soil Processing, Mining, and Quarrying Operations</u>		
<u>Soil processing, mining, and quarrying operations, including on-site sales of product</u> ¹⁰		<u>ZS</u>
<u>Solid Waste Facilities (Publicly or Privately Owned)</u>		
<u>Biosolid Recycling</u> ¹⁰		<u>ZS</u>
<u>Solid Waste Recycling Center</u> ¹⁰		<u>ZS</u>
<u>Solid Waste Transfer Station</u> ¹⁰		<u>ZS</u>
<u>Storage and Parking</u>		
<u>Parking of vehicles or storage of equipment outside enclosed structures where vehicles or equipment are owned and used by the person making use of lot.</u> ¹¹		<u>ZS</u>
<u>Storage, Shipping, or Moving Container (accessory use only)</u> ¹²	<u>ZS</u>	<u>ZS</u>
<u>Warehouse Storage Facility</u>	<u>ZS</u> ¹⁰	<u>ZS</u>
<u>Utility Facilities</u>		
<u>Electrical Community or Regional Facility</u>	<u>ZS</u>	<u>ZS</u>
<u>Electrical Neighborhood Facility</u>	<u>Z</u>	<u>Z</u>
<u>Public Utilities</u>	<u>Z</u>	<u>Z</u>
<u>Franchise Utilities</u>	<u>Z</u>	<u>Z</u>

INDUSTRIAL USE DESCRIPTIONS	ZONES	
	LI	GI
<u>Wireless Communication Facilities</u> ¹		
<u>Commercial Antennas 50 feet tall or less</u>	<u>Z</u>	<u>Z</u>
<u>Commercial Antennas more than 50 feet tall and receive-only earth stations</u>	<u>ZS</u>	<u>ZS</u>
<u>Commercial Monopole I</u> ¹³	<u>C</u>	<u>C</u>
<u>Commercial Monopole II</u> ¹³		<u>C</u>
<u>Commercial Macro Facilities</u> ¹³	<u>Z</u>	<u>Z</u>
<u>Commercial Micro Facilities</u> ¹³	<u>Z</u>	<u>Z</u>
<u>Commercial Mini Facilities</u> ¹³	<u>Z</u>	<u>Z</u>
<u>Non-Commercial Towers and Antennas 50 feet tall or less</u>	<u>Z</u>	<u>Z</u>
<u>Non-Commercial Towers and Antennas more than 50 feet tall and receive-only earth stations</u>	<u>ZS</u>	<u>ZS</u>
<u>Miscellaneous</u>		
<u>Combination Uses</u>	<u>ZSC</u>	<u>ZSC</u>

Footnotes of the Table of Industrial Permissible Uses

- ¹ Subject to Section 20.38.080 – Performance Standards and Miscellaneous Restrictions
- ² Subject to Section 20.38.070 – Restrictions on Certain Use Classifications on Arlington Airport Property
- ³ Subject to Section 20.44 Part II – Land Clearing, Grading, Filling, and Excavation
- ⁴ Subject to Section 20.08.010 – Definitions of Basic Terms and Section 20.48.040 – Building Setback Requirements
- ⁵ Subject to Section 20.44.066 – Outdoor Storage for Scrap Materials, Salvage Yards, Junkyards, Automobile Graveyards, Automobile Recycling Facilities, Construction Yards, and Industrial or Manufacturing Uses
- ⁶ Subject to Section 20.44.084 – Stand Alone Office Uses in the General Industrial Zone
- ⁷ Priority in the Center of Excellence of the Airport Business Park
- ⁸ Subject to Section 20.44.048 – Temporary Public Structures
- ⁹ Subject to Section 20.44.080 – Administrative Conditional Use Permit for Mobile Sales and Delivery
- ¹⁰ Subject to Section 20.44.010 – Solid Waste, Quarrying, Mining, and Similar Uses
- ¹¹ Subject to Sections 20.72 – Parking and Section 20.76 – Screening and Trees
- ¹² Subject to Sections 20.46 – Design and Section 20.76 – Screening and Trees
- ¹³ Subject to Section 20.44.034 – Wireless Communications Facilities

20.40.160 – Special Zones Permissible Use Table

Commented [AR80]: New Special Zones Permissible Use Table with the above changes made.

<u>SPECIAL ZONES USE DESCRIPTIONS</u>	<u>ZONES</u>		
	<u>BP</u>	<u>AF</u> ¹	<u>MS</u>
<u>Aviation Related Sales and Service Operations</u>			
<u>Aviation Fuel Sales</u>		<u>Z</u>	
<u>Aircraft Painting and Body Work</u>		<u>Z</u>	
<u>Aircraft Repair and Maintenance, Not Including Substantial Body Work</u>		<u>Z</u>	
<u>Aircraft Sales or Rentals</u>		<u>Z</u>	
<u>Aircraft Sales with Installation of Aircraft Parts or Accessories (Propellers, Tires, Mufflers, etc.)</u>		<u>Z</u>	
<u>Aircraft Wash</u>		<u>Z</u>	
<u>Cultural, Social, Fraternal Uses</u>			
<u>Art Gallery or Center</u>	<u>ZS</u>	<u>Z</u>	
<u>Museum</u>	<u>ZS</u>	<u>Z</u>	
<u>Educational</u>			
<u>Trade or Vocational Schools</u>	<u>ZS</u>	<u>Z</u>	
<u>Training Facility</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>
<u>Environmental</u>			
<u>Critical Area Uses (AMC 20.93)</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>
<u>Land Clearing and Logging</u> ²	<u>Z</u>	<u>Z</u>	<u>Z</u>
<u>Industry, Manufacturing, Processing, Repairing, Renovating, Assembly of Goods, Merchandise or Equipment</u>			
<u>All Operations Conducted Entirely Within Fully Enclosed Building and Primarily Consists of Business Done with Walk-In or No Walk-In Trade</u>	<u>ZS</u>	<u>Z</u>	
<u>Institutional Residence or Care or Confinement Facilities</u>			
<u>Hospitals, Clinics, other Medical</u> ^{3,4}			<u>ZSC</u>
<u>Institutions (other than halfway houses) for Confined Mentally Ill Persons</u> ^{3,4}			<u>C</u>
<u>Nursing Care Institutions, Intermediate Care Institutions, Handicapped or Infirm Institutions, Childcare Institutions</u> ^{3,4}			<u>ZSC</u>
<u>Land Division</u>			
<u>Binding Site Plan Major</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Binding Site Plan Minor</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>
<u>Boundary Line Adjustments</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>
<u>Motor Vehicle-Related Sales and Service Operations (Non-Aviation Related)</u>			
<u>Electric Vehicle Infrastructure</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>

<u>SPECIAL USE DESCRIPTIONS</u>	<u>ZONES</u>		
	<u>BP</u>	<u>AF</u> ¹	<u>MS</u>
<u>Office</u>			
<u>Government Office Buildings</u>	<u>ZS</u>	<u>Z</u>	<u>ZS</u> ⁵
<u>Health Care Facility</u>			<u>ZS</u> ⁵
<u>Research and Development</u> ⁶	<u>ZS</u>	<u>Z</u>	<u>ZS</u>
<u>Technology</u> ⁶	<u>ZS</u>	<u>Z</u>	<u>ZS</u>
<u>Other Similar Uses</u>	<u>ZS</u>	<u>Z</u>	<u>ZS</u> ⁵
<u>Professional Services</u>			
<u>Clinics of Physicians or Dentist</u>			<u>ZS</u> ⁵
<u>Public and Semi-Public Facilities</u>			
<u>Airport</u>		<u>C</u>	
<u>Bus Station, Train Station</u>	<u>ZS</u>		
<u>Civil Defense Operation</u>	<u>ZS</u>	<u>Z</u>	
<u>Fire Stations</u> ⁴	<u>ZS</u>	<u>Z</u>	
<u>Military Reserve, National Guard Centers</u>	<u>ZS</u>	<u>Z</u>	
<u>Police Stations</u> ⁴	<u>ZS</u>	<u>Z</u>	
<u>Public Parking Lot or Parking Garage</u>	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>
<u>Rescue Squad, Ambulance Service</u> ⁴	<u>ZS</u>	<u>Z</u>	<u>ZS</u>
<u>Special Events</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Temporary mobile or modular structures used for public services (e.g., mobile classrooms, civic services, public health centers, emergency response centers, etc.)</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>
<u>Restaurants, Bars, Night Clubs</u>			
<u>Carry-out and delivery service; no drive-thru service; consumption outside fully enclosed building allowed</u>	<u>ZS</u>	<u>Z</u>	
<u>No substantial carry-out or delivery service; no drive-thru service; service or consumption inside or outside fully enclosed building</u>	<u>ZS</u>	<u>Z</u>	<u>Z</u>
<u>Retail Trade – No Outside Storage of Goods</u>			
<u>Distribution Center</u>	<u>ZS</u>		
<u>Sales / Rentals incidental to a non-retail principal use</u>	<u>ZS</u>	<u>Z</u>	
<u>Wholesale sales</u>	<u>ZS</u>	<u>Z</u>	
<u>Mobile Sales and Delivery</u> ⁷	<u>ACUP</u>	<u>ACUP</u>	<u>ACUP</u>
<u>Soil Processing, Mining or Quarrying Operations</u>			
<u>Soil processing Mining, or Quarrying operations, including on-site sales of product</u> ²		<u>ZS</u>	
<u>Storage and Parking</u>			
<u>Parking or storage of aircraft, either inside or outside completely enclosed structures</u>		<u>Z</u>	
<u>Warehouse Storage Facility</u>	<u>ZS</u>		

<u>SPECIAL ZONES USE DESCRIPTIONS</u>	<u>ZONES</u>		
	<u>BP</u>	<u>AF ¹</u>	<u>MS</u>
<u>Utility Facilities</u>			
<u>Electrical Community or Regional Facility</u>	<u>C</u>	<u>C</u>	
<u>Electrical Neighborhood Facility</u>	<u>Z</u>	<u>Z</u>	
<u>Public Utilities</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>
<u>Franchise Utilities</u>	<u>Z</u>	<u>Z</u>	<u>Z</u>
<u>Wireless Communication Facilities ^{3,4,8}</u>			
<u>Commercial Antennas 50 feet tall or less</u>	<u>Z</u>		
<u>Commercial Antennas more than 50 feet tall and receive-only earth stations</u>	<u>ZS</u>		
<u>Commercial Macro Facilities</u>	<u>Z</u>		
<u>Commercial Micro Facilities</u>	<u>Z</u>		
<u>Commercial Mini Facilities</u>	<u>Z</u>		
<u>Non-Commercial Towers and Antennas 50 feet tall or less</u>	<u>Z</u>	<u>Z</u>	
<u>Non-Commercial Towers and Antennas more than 50 feet tall and receive-only earth stations</u>	<u>ZS</u>	<u>ZS</u>	
<u>Miscellaneous</u>			
<u>Combination Uses</u>	<u>ZSC</u>	<u>ZSC</u>	<u>ZSC</u>

Footnotes of the Table of Special Zones Permissible Uses

¹ Such uses allowed only if in compliance with the intent of the zone as established by Section 20.36.034 Aviation Flightline District Established

² Subject to Section 20.44 Part II – Land Clearing, Grading, Filling, and Excavation

³ Subject to Section 20.38.070 – Restrictions on Certain Use Classifications on Arlington Airport Property

⁴ Subject to Section 20.38.080 – Performance Standards and Miscellaneous Restrictions

⁵ Such uses allowed only if in compliance with the intent of the zone as established in Section 20.36.036 – Medical Services District Established

⁶ Priority in the Center of Excellence of the Airport Business Park

⁷ Subject to Section 20.44.080 – Administrative Conditional Use Permit for Mobile Sales and Delivery

⁸ Subject to Section 20.44.034 – Wireless Communications Facilities

20.40.170 – Public / Semi-Public Zone Permissible Use Table

Commented [AR81]: New Public / Semi-Public Zones Permissible Use Table with the above changes made.

<u>PUBLIC / SEMI-PUBLIC USE DESCRIPTION</u>	<u>ZONE</u>
	<u>P / SP</u>
<u>Educational</u>	
<u>Colleges, Universities, Community Colleges</u> ^{1,2}	<u>C</u>
<u>Commercial Nursery Schools; Day Care Centers</u> ^{1,3}	<u>ZS</u>
<u>Elementary and Secondary School</u> ²	<u>C</u>
<u>Environmental</u>	
<u>Critical Area Uses (AMC 20.93)</u>	<u>Z</u>
<u>Land Clearing and Logging</u> ⁴	<u>Z</u>
<u>Cultural, Social, Fraternal Uses</u>	
<u>Art Gallery or Center</u>	<u>C</u> ¹⁰
<u>Library</u> ²	<u>C</u>
<u>Museum</u> ²	<u>C</u>
<u>Institutional Residence or Care or Confinement Facilities</u> ^{2,3,5}	
<u>Penal and Correctional Facilities</u>	<u>C</u>
<u>Land Division</u> ²	
<u>Binding Site Plan Major</u>	<u>C</u>
<u>Binding Site Plan Minor</u>	<u>Z</u>
<u>Boundary Line Adjustments</u>	<u>Z</u>
<u>Motor Vehicle-Related Sales and Service Operations (Non-Aviation Related)</u>	
<u>Electric Vehicle Infrastructure</u> ⁶	<u>Z</u>
<u>Office</u>	
<u>Government Office Buildings</u>	<u>ZS</u>
<u>Recreational or Park Buildings</u>	<u>ZS</u>
<u>Other Similar Uses</u>	<u>ZS</u>
<u>Public and Semi-Public Facilities</u>	
<u>Bus Station, Train Station</u> ¹	<u>ZS</u>
<u>Cemetery</u> ^{1,2}	<u>ZS</u>
<u>Civil Defense Operation</u> ²	<u>ZSC</u>
<u>Crematorium</u>	<u>ZS</u>
<u>Fire Stations</u> ^{2,3}	<u>ZSC</u>
<u>Military Reserve, National Guard Centers</u> ²	<u>ZSC</u>
<u>Police Stations</u> ^{2,3}	<u>ZSC</u>
<u>Public Parking Lots or Parking Garages</u>	<u>ZS</u>
<u>Rescue Squad, Ambulance Service</u> ^{2,3}	<u>ZSC</u>
<u>Special Events</u>	<u>P</u>
<u>Temporary mobile or modular structures used for public services (mobile classrooms, civic services, public health centers, emergency response centers, etc.)</u>	<u>P</u>

<u>PUBLIC / SEMI-PUBLIC USE DESCRIPTION</u>	<u>ZONE</u>
	<u>P / SP</u>
<u>Recreation, Amusement, Entertainment</u>	
<u>Outdoor Recreation: Athletic Fields, Tennis Courts, Swimming Pools, Miniature Golf Courses, Water Slides, Skateboard Parks, Parks, Swimming Pools, Driving Range, Golf Course, Par 3 Golf Course, and Similar Uses</u>	<u>ZSC</u>
<u>Outdoor Entertainment Venue or Amphitheater</u>	<u>Z</u>
<u>Religious</u>	
<u>Religious Assembly – Accessory</u> ²	<u>C</u>
<u>Retail Trade – Outside Storage of Goods and Display Allowed</u>	
<u>Mobile Sales and Delivery</u> ⁷	<u>ACUP</u>
<u>Solid Waste Facilities (Publicly or Privately owned)</u> ²	
<u>Biosolid Recycling</u>	<u>ZSC</u>
<u>Solid Waste Recycling Center</u>	<u>ZSC</u>
<u>Solid Waste Transfer Station</u>	<u>ZSC</u>
<u>Storage and Parking</u>	
<u>Parking of vehicles or storage of equipment outside enclosed structures where vehicles or equipment are owned and used by the person making use of lot.</u>	<u>ZSC</u>
<u>Utility Facilities</u> ²	
<u>Electrical Community or Regional Facility</u>	<u>ZS</u>
<u>Electrical Neighborhood Facility</u>	<u>ZS</u>
<u>Public Utilities</u>	<u>Z</u>
<u>Franchise Utilities</u>	<u>Z</u>
<u>Wireless Communication Facilities</u> ^{2, 3, 8}	
<u>Non-Commercial Towers and Antennas 50 feet tall or less</u>	<u>Z</u>
<u>Non-Commercial Towers and Antennas more than 50 feet tall and receive-only earth stations</u>	<u>ZS</u>
<u>Miscellaneous</u>	
<u>Combination Uses</u>	<u>ZSC</u>

Footnotes of the Table of Public / Semi-Public Permissible Uses

¹ Subject to Section 20.38.070 – Restrictions on Certain Use Classifications on Arlington Airport Property

² Use allowed in the Public / Semi-Public district when it is conducted by a public / semi-public agency for the benefit of the public

³ Subject to Section 20.38.080 – Performance Standards and Miscellaneous Restrictions

⁴ Subject to Section 20.44 Part II – Land Clearing, Grading, Filling, and Excavation

⁵ Subject to Section 20.44.096 – Penal and Correctional Facilities

⁶ Subject to Section 20.44.098 – Electric Vehicle Infrastructure

⁷ Subject to Section 20.44.080 – Administrative Conditional Use Permit for Mobile Sales and Delivery

⁸ Subject to Section 20.44.034 – Wireless Communications Facilities