

Table 4.2-1. Allowed Land Uses and Permit Requirements by Zone

1. RESIDENTIAL USES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Accessory Dwelling Unit (ADU)	P	P	P	X	UDC 17.57.040.L, UDC 17.42.010
2	Dwelling, Multi-Family Duplex, Triplex, Quadplex	P	X	X	X	OTNSP 4.3.01
3	Dwelling, Multi-Family Rowhouse	P	X	X	X	OTNSP 4.3.01
4	Dwelling, Multi-Family Stacked Dwellings	MUP	p ²	p ²	X	OTNSP 4.3.01, UDC 17.57.030
5	Dwelling, Single-Family	AP	X	X	CUP	OTNSP 4.3.01
6	Family Day Care Home	P	X	X	X	UDC 17.42.010
7	Home-Based Cottage Food Operation	AP	AP	AP	AP	UDC 17.66.025
8	Home Occupation Business	P	P	P	P	UDC 17.65
9	Live/Work Unit (also, Joint Living and Working Quarters)	MUP	P	P	P	OTNSP 4.3.01, UDC 17.66.080
10	Mobile Home Park	CUP	X	X	X	
11	Residential Accessory Use or Structure (e.g., caretaker residence, garage, shed, etc.)	P	MUP	p ¹	p ¹	UDC 17.42.010.2, UDC 17.57.040
12	Residential Service/Care Home	P	X	X	X	
13	Rooming House	P	X	X	X	UDC 17.42.010
14	Supportive Housing/Transitional Housing	P	CUP	CUP	CUP	UDC 17.42.010.16, UDC 17.42.010.17

2. RESTAURANTS/FOOD USES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Accessory Beer and Wine Sales (on-site consumption)	AP	AP	AP	AP	
2	Bakery	p ³	P	P	P	
3	Banquet Facility	X	MUP	P	P	
4	Bar	X	CUP	CUP	CUP	UDC 17.66.020
5	Catering Establishment	X	X	P	P	
6	Coffee Shop/Diner	p ³	P	P	P	
7	Delicatessen	X	P	P	P	
8	Outdoor Food Court/Market	X	P	P	P	
9	Outdoor Dining (in public right-of-way)	X	P	P	P	OTNSP 4.7
10	Restaurants, Limited or Full Service	CUP ³	P	P	P	
11	Restaurants with Accessory Alcohol Sales	AP ³	AP	AP	AP	

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2. RESTAURANTS/FOOD USES (CONTINUED)

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
12	Restaurants with Drive-Through	X	X	X	X	
13	Restaurants, Take Out/Delivery	X	P	P	P	
14	Wine Tasting Rooms, Wine Bars, Beer Gardens, or Micro Breweries	X	AP	AP	AP	UDC 17.66.020

3. RETAIL USES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Antique, Collectible, or Vintage Clothing Store	X	P	P	X	
2	Apparel Boutiques	X	P	P	X	
3	Art Gallery	X	P	P	X	
4	Art Supply Stores	X	P	P	X	
5	Arts & Entertainment-Oriented Retail	p ³	P	P	X	
6	Artisan Goods, Furniture, and Specialty Stores	X	P	P	X	
7	Bicycle Shops	X	P	P	X	
8	Book Stores/Reading Rooms	X	P	P	X	
9	Building and Landscape Materials Sales	X	X	CUP	MUP	
10	Carpet and Flooring Stores	X	X	P	P	
11	Discount Stores	X	X	P	CUP	
12	Flower Shop/Florist	X	P	P	P	
13	Furniture, Appliance, and Equipment Store	X	X	P	CUP	
14	Garden Supply Store	X	X	P	X	
15	Gun Stores	X	X	X	CUP	
16	Hard Liquor Sales (Accessory Retail Use)	X	CUP	CUP	CUP	UDC 17.66.020
17	Hobby Stores/Game Stores	X	P	P	X	
18	Jewelry Stores	X	P	P	X	
19	Liquor Store	X	X	CUP	CUP	UDC 17.66.020
20	Marijuana/Cannabis Sales	X	X	X	X	
21	Mercado	X	MUP	CUP	X	
22	Music/Musical Instrument Stores	X	P	P	P	
23	Neighborhood Market/Convenience Store	X	P	P	X	
24	Newsstand	X	P	P	X	
25	On-site production of items sold	X	P	P	P	
26	Outdoor Display and Sales	X	P	MUP	MUP	OTNSP 4.6
27	Pawn Shops	X	X	CUP	X	

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3. RETAIL USES (CONTINUED)

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
28	Pharmacies/Drugstores	X	X	P	P	
29	Retail Sales, General	X	X	P	P	
30	Retail Services	X	X	X	P	
31	Secondhand Stores	X	MUP	MUP	X	
32	Specialty Food Stores	X	P	P	X	
33	Specialty Retail Stores	p ³	P	P	X	
34	Stationary Stores	X	P	P	X	
35	Stores with Floor Area up to 6,000 square feet	X	P	P	P	
36	Stores with Floor Area between 6,000 and 20,000 square feet	X	MUP	P	P	
37	Stores with Floor Area 20,000 square feet or greater	X	X	MUP	MUP	
38	Swap Meets/Flea Markets	X	X	X	X	
39	Thrift Stores	X	CUP	CUP	X	
40	Tobacco Paraphernalia Stores	X	CUP	CUP	CUP	UDC 17.11.020
41	Tourist/Visitor-Oriented Retail	X	P	P	X	
42	Toy Stores	X	P	P	X	
43	Vendors, Long Term	X	MUP	MUP	MUP	

4. ENTERTAINMENT USES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Adult Business	X	X	X	P	UDC 17.61
2	Gambling Uses	X	X	X	X	
3	Hookah Bar/Cigar Club	X	CUP	CUP	X	
4	Live Entertainment	CUP ³	MUP	MUP	MUP	
5	Live Entertainment, Accessory Background Music	p ³	P	P	P	
6	Nightclub	X	CUP	CUP	CUP	
7	Theater, Cinema or Performing Arts	CUP ³	P	P	P	

5. SERVICES: BUSINESS, FINANCIAL, PROFESSIONAL

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	ATM	X	P	P	P	
2	Banks/Credit Unions	X	P	P	P	

Table continued on the following page

5. SERVICES: BUSINESS, FINANCIAL, PROFESSIONAL (CONTINUED)

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
3	Business Support Services	X	P ¹	P	P	
4	Check Cashing/Currency Transfer Services	X	X	P	X	
5	Financial Services	X	P ¹	P	P	
6	Professional Offices	P ³	P ¹	P	P	

6. SERVICES: GENERAL

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Call Centers	X	X	CUP	CUP	
2	Child Day Care: Large or Small Family Day Care Home	P	X	X	X	UDC 17.42.010
3	Day Care Center: Child or Adult	MUP	X	MUP	MUP	
4	Drive-Through Service	X	X	X	X	
5	Equipment Rental (indoor only)	X	X	P	P	
6	Lodging: Bed & Breakfast Inn (B&B)	P	X	P	X	
7	Lodging: Hotel or Motel	X	P	P	CUP	
8	Maintenance Service: Client Site Services	X	X	X	P	
9	Mortuary, Funeral Home	X	X	P	P	
10	Personal Services	MUP ³	P ²	P	X	
11	Personal Services, Restricted	X	X	MUP	CUP	
12	Tattoo Parlors/Body Piercing Services	X	CUP	CUP	X	

7. SERVICES: MEDICAL

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Counseling/Lifestyle Management	P ³	P ¹	P	P	
2	Hospital Services	X	X	X	CUP	
3	Medical Marijuana Dispensary	X	X	X	X	
4	Medical Services: Clinic, Urgent Care	X	X	P	P	
5	Medical Services: Doctor Office	P ³	P ¹	P	P	
6	Medical Services: Extended Care	MUP	X	X	CUP	
7	Rehabilitation Facility	X	X	X	CUP	

8. EDUCATION AND PUBLIC ASSEMBLY USES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Community Assembly	CUP	MUP	MUP	MUP	
2	Instructional School: Art, Dance, Martial Arts, Music, Tutoring, etc.	CUP ³	MUP	MUP	MUP	
3	Library, Museum	P ³	P	P	P	
4	School, Public or Private	CUP	CUP	CUP	CUP	

9. VEHICLE SALES AND SERVICES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Auto Supply and Accessory Store	X	X	X	MUP	
2	Carwash: Accessory Automated	X	X	CUP	X	
3	Motorcycle Sales and Services	X	X	X	MUP	
4	Fuel Sales (Expansion of Existing Uses Only)	X	X	CUP	X	
5	Vehicles Sales and Services, Prohibited	X	X	X	X	
6	Vehicle Storage (Indoor)	X	X	X	MUP	

10. INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING USES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Artisan/Craft Product Manufacturing	X	X	P	P	
2	Assembly	X	X	X	P	
3	Auction Facilities	X	X	X	CUP	
4	Bottling Plants	X	X	X	P	
5	Cleaning and Dying Plants	X	X	X	P	
6	Distribution	X	X	X	P	
7	Distribution Showroom	X	X	X	P	
8	Food Processing	X	X	X	P	
9	Furniture Upholstering	X	X	X	P	
10	Furniture and Fixtures Manufacturing, Cabinet shop	X	X	X	P	
11	Laboratories	X	X	X	P	
12	Manufacturing/Processing, Heavy	X	X	X	X	
13	Manufacturing/Processing, Light	X	X	X	P	
14	Media Production: Office or Storefront Type	MUP ³	P ¹	P	P	
15	Media Production: Soundstage Type	X	X	X	P	
16	Moving & Storage Facilities	X	X	X	CUP	UDC 17.66.110

Table continued on the following page

10. INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING USES (CONTINUED)

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
17	Printing and Publishing	X	X	P	P	
18	Recycling: Vending Machines as an Accessory Use	X	X	P	P	4.10
19	Recycling: Collection of Trucks and/or Bins as an Accessory Use	X	X	MUP	MUP	
20	Research and Development	X	P ¹	P	P	
21	Warehousing	X	X	X	P	

11. RECREATION USES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Children’s Indoor Play Facility	X	X	MUP	MUP	
2	Commercial Recreation Facility, Indoor	CUP ³	MUP	P	P	
3	Commercial Recreation, Restricted	X	X	X	CUP	
4	Gambling Uses	X	X	X	X	
5	Health/Fitness Club	CUP ³	MUP	MUP	MUP	
6	Outdoor Sports and Recreation	X	X	X	CUP	
7	Recreation Facilities, Commercial	X	X	X	CUP	
8	Recreation Facilities, Residential	P	P	P	P	

12. AGRICULTURAL USES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Horticulture: For Commercial Sale	X	X	MUP	MUP	
2	Horticulture: Residential Use Only	P	P	P	P	
3	Horticulture: Within Public Utility Easements	P	X	P	P	
4	Farmer’s Market	TUP	TUP	TUP	TUP	
5	Plant Nursery	X	X	MUP	P	

13. ANIMAL USES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Animal Keeping: Small Animals	P	P	P	P	UDC 17.62.030
2	Animal Keeping: For Educational Purposes (Large or Small Animals)	MUP	X	X	X	
3	Animal Day Care	X	X	MUP	MUP	

Table continued on the following page

13. ANIMAL USES (CONTINUED)

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
4	Animal Uses, Prohibited	X	X	X	X	
5	Animal Uses, Restricted	X	X	X	CUP	
6	Feed and Tack Stores	X	X	CUP	CUP	
7	Grooming and Pet Stores	X	X	P	MUP	
8	Kennels	X	X	MUP	MUP	
9	Riding Trails	P	P	P	P	
10	Veterinary Clinic	X	X	P	P	
11	Veterinary Hospital	X	X	MUP	MUP	

14. OTHER USES/TEMPORARY USES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Accessory Use	P	P	P	P	
2	Accessory Outdoor Storage for a Permitted Non-Residential Use	MUP	MUP	MUP	MUP	
3	Building Height in Excess of 35'	CUP	CUP ⁴	CUP ⁴	CUP ⁴	
4	Carports as Required Parking for Multifamily or Nonresidential Uses	P	MUP	MUP	MUP	
5	Carports as an Accessory Use to Required Parking for Single-Family Uses	AP	AP	AP	AP	
6	Carports for Residential or Nonresidential Uses with Solar Panels	AP	AP	AP	AP	
7	Drive-through Service	X	X	X	X	
8	Holiday Sales	TUP	TUP	TUP	TUP	UDC 17.67
9	Incidental Services for Employees	P	P	P	P	
10	Off-Site Parking/Shared Parking	MUP	P	MUP	MUP	
11	Parking, Valet	X	AP	AP	AP	
12	Parking, Automated	X	P ⁵	P ⁵	P ⁵	
13	Small Wind Energy Systems	P	P	P	P	UDC 17.66.120
14	Temporary Real Estate Offices	TUP	TUP	TUP	TUP	UDC 17.67
15	Temporary Residence, Less Than 12 Months	TUP	TUP	TUP	TUP	UDC 17.67
16	Temporary Residence, 12 Months or More	MUP	MUP	MUP	MUP	UDC 17.67
17	Temporary Uses	TUP	TUP	TUP	TUP	UDC 17.67

15. PUBLIC AND SEMI-PUBLIC USES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Ambulance or Paramedic Dispatch	X	X	MUP	MUP	
2	Corporation Yards	X	X	CUP	MUP	
3	Flood Control Facilities	P	P	P	P	
4	Helipad	CUP	X	CUP	CUP	
5	Park and Ride Lots	CUP	CUP	CUP	CUP	
6	Parking Facility: Public or Commercial	MUP	P	P	P	UDC 17.51.060
7	Parks, Public and Private	CUP	CUP	CUP	CUP	
8	Preservation of Historical Landmarks	P	P	P	P	
9	Public Services, General	MUP	P	P	P	
10	Transit Station or Terminal	CUP	CUP	CUP	CUP	
11	Utility Substations	CUP	CUP	CUP	CUP	

16. WIRELESS FACILITIES

#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
1	Wireless Communications Facility, Less than 35 feet high	CUP	MUP	MUP	MUP	UDC 17.69
2	Wireless Communications Facility, 35 feet in height or more	CUP	CUP	CUP	CUP	UDC 17.69
3	Wireless Communications Facility, Flush-mounted	CUP	MUP	MUP	MUP	UDC 17.69
4	Wireless Communications Facility, Co-located, non-substantial change not in the public right-of-way	P	P	P	P	UDC 17.69.030.F
5	Wireless Communications Facility, Co-located, substantial change, originally approved as an MUP, not in the public right-of-way	MUP	MUP	MUP	MUP	UDC 17.69.030.F
6	Wireless Communications Facility, Co-located, substantial change, originally approved as CUP, not in the public right-of-way, less than 50% cumulative expansion	MUP	MUP	MUP	MUP	UDC 17.69.030.F
7	Wireless Communications Facility, Co-located, substantial change, originally approved as CUP, not in the public right-of-way, 50% cumulative expansion or more	CUP	CUP	CUP	CUP	UDC 17.69.030.F
8	Wireless Communications Facility, in the public right-of-way, new or modification to existing wireless communications facility between 0' and 250' from any residential use or zone	X	X	X	X	

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#	LAND USE TYPE	ZONES				ADDITIONAL REGULATIONS
		N	AE	COR	CB	
9	Wireless Communications Facility, in the public right-of-way, new or modification to existing wireless communications facility greater than 250' from any residential use or zone	AP	AP	AP	AP	

Footnotes:

- ¹Except where permitted otherwise through the issuance of a Minor Use Permit, this use is allowed only on an upper floor or behind the primary ground floor use.
- ²Allowed only as part of a vertical mixed-use project, with upper floor residential in a Commercial Building Type.
- ³Use allowed only on streets that have existing businesses or that are adjacent to the COR and/or AE Zones. This provision is intended to provide flexibility for parcels adjacent to other commercial uses and is not intended to introduce commercial activities into neighborhoods that are primarily residential.
- ⁴A CUP is not required in certain instances where an entire block is under development. See the descriptions for the COR, AE, and CB zones for more information.
- ⁵Automated Parking located below ground may be permitted by right. Automated Parking located above ground requires the approval of an Architectural Design Review Permit.

4.2.03. DEVELOPMENT STANDARDS BY ZONE

The following development standards apply to the Zones within the OTNSP area.