

ORDINANCE NO. 821 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES  
AMENDING THE ZONING TITLE OF THE MUNICIPAL CODE  
REGARDING THE REGULATION OF COMMERCIAL STORAGE FACILITIES,  
VEHICLE STORAGE AND OUTDOOR STORAGE THROUGHOUT THE CITY  
(CODE AMENDMENT 01-005)

WHEREAS, on September 18, 2001, the City Council unanimously directed staff to return to the City Council with a Code Amendment to consider precluding or further restricting commercial storage projects in C2 and C3 zones, specifically along major roads and at entrances to the City, and

WHEREAS, the Code Amendment 01-005 has been noticed in a manner to permit the Planning Commission and City Council to address not only commercial storage but also vehicle storage and generally all outdoor storage uses in the C2, C3, M, PM and AP zones, and

WHEREAS, the proposed Code Amendment 01-005, which would amend Section 21.16.200, 21.21.080 and 21.21.110 would prohibit commercial/ mini storage projects and outdoor storage yards including vehicle storage along Spring Street and Creston Road, and

WHEREAS, the proposed Code Amendment 01-005, which would amend Section 21.16.200, 21.21.080 and 21.21.110 would establish stricter landscaping and setback requirements for commercial/ mini storage projects, as well as prohibit those uses from locating along Spring Street and Creston Road, and

WHEREAS, a resolution was adopted by the City Council approved a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed code amendment application in accordance with the California Environmental Quality Act, and

WHEREAS, at its meeting of November 13, 2001, the Planning Commission open and continued the open public hearing to the Planning Commission hearing of November 27, 2001, and

WHEREAS, at its meeting of November 27, 2001, the Planning Commission took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- c. Recommend that the City Council adopt a Negative Declaration for the Code Amendment;
- d. Recommended that the City Council adopt the proposed ordinance;

WHEREAS, at its meeting of December 4, 2001, the City Council open and continued the open public hearing to the City Council hearing of December 18, 2001, and

WHEREAS, at its meeting of December 18, 2001, the City Council took the following actions regarding this ordinance:

- a. Considered the facts and analysis, as presented in the staff report prepared for this project;
- b. Considered the recommendation of the Planning Commission regarding this code amendment;
- c. Conducted a public hearing to obtain public testimony on the proposed ordinance;
- d. Considered the content of the Environmental Initial Study and adopted a negative declaration status for the Code Amendment.

NOW, THEREFORE, BE IT KNOWN that the Paso Robles City Council, based upon the substantial evidence presented at the above referenced public hearing, including oral and written staff reports, finds as follows:

1. The above stated facts of this ordinance are true and correct.
2. This code amendment is consistent with the City's General Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES ORDAIN AS FOLLOWS:

Table 21.16.200 of the Municipal Code is hereby amended to read as shown on Exhibit A of this ordinance. As shown in Exhibit A, Commercial Storage/Mini Storage projects would require a Conditional Use Permit in the C3, M, PM and AP zones, C2 already has a requirement for a Conditional Use Permit. Outdoor Storage uses including Vehicle Storage currently require a Conditional Use Permit as well. Both Commercial / Mini Storage and Vehicle Storage facilities would be prohibited along Spring Street and Creston Road.

That the following performance standards be added to Section 21.21.080 Commercial Storage Buildings (**bold text would identify new language**):

21.21.080 Commercial storage / **mini storage** buildings.

A. **Commercial / mini storage uses are prohibited along Spring Street and Creston Road.**

B. Definition. A "commercial storage building", **also known as mini storage buildings** is any storage building divided into individual compartments having direct access to the outside of the building and intended to be used principally to provide rental spaces to the general public for storage purposes.

C. Minimum Lot Size. The minimum lot size shall be five thousand square feet.

D. Sanitary Facilities. At least one restroom for each sex shall be provided and shall be available at all times to renters and employees. The restrooms shall be maintained in a clean and sanitary condition at all times.

E. Landscaping and Screening. The building site shall be landscaped in a manner approved by the planning commission. **Landscaping standards will be required as follows:**

a. **A minimum of 25-feet of landscaped setback shall be required for projects that front or back to a collector, arterial, State Highway, State Highway Frontage Road or residentially zoned property.**

b. **A minimum of 15-foot of landscape setback shall be required for all other streets less significant than a collector.**

c. **Up to 50 percent of the landscape setback can be used for off-street parking, but a minimum of a 10-foot landscape setback shall be required between the property line and the parking area. The purpose and intent is to insure adequate screening is provided and the Planning Commission shall have the option of requiring parking to other areas if need to address the need provide adequate screening.**

d. **Commercial/mini storage projects shall be discouraged at the entrances to the City, unless project is fully screened by architecturally designed walls and treatments (use Paso Robles Storage on Union Road as an example of this standard).**

F. Commercial Uses Prohibited. The use of all rental units shall be limited to storage. Renters may conduct minor maintenance such as cleaning, minor repairs, and spot painting to their privately owned boats, trailers and other recreation vehicles. However, no rental spaces shall be used for any retail or service commercial uses including business or professional offices, retail sales, services provided for a fee, or fabrication of any products intended for sale.

G. The project is designed to be aesthetically pleasing, through the use of good quality materials and architecture, and/or fully screened.

H. The project will not be detrimental to economic vitality goals in place on a citywide basis.

I. The project will not diminish community character, critical gateways, or the downtown.

J. For C2 zoned properties a project shall have a minimum of three hundred foot setback from a state highway or from frontage roads adjacent to state highways. (Ord. 810 N.S. (part), 2001; Ord. 587 N.S. § 1, 1990; Ord. 536 N.S. § 2(5), 1985; Ord. 405 N.S. § 2 (part), 1977)

That the following performance standards be added to Section 21.21.110 Outdoor Storage Areas (bold text would identify new language):

21.21.110 Outdoor storage areas.

- A. Purpose and Intent. The purpose of this section is to ensure that all outdoor storage areas shall be completely screened from both public view and adjacent properties, and that outdoor storage does not create any conditions that are detrimental to the appearance of the premises or surrounding properties or in any other manner is detrimental to the public health, safety, welfare or causes a public nuisance.
- B. Review and Approval. All uses that initiate, expand or intensify an outdoor storage area shall file an application to be reviewed and approved by the community development department. Applications may be referred by the community development director to the planning commission or its designated subcommittee.

Sites which do not have dedicated public right-of-way, in conformance with the city's street master plan or other legal access in a form acceptable to the city engineer, or existing public improvements such as curb, gutter, sidewalk, street lights and street trees in conformance with the city's street master plan shall require a conditional use permit, unless the applicant voluntarily installs or posts the appropriate security for such improvements, in a manner to be approved by the public works director.

- C. Pre-existing Outdoor Storage Uses. Any outdoor storage use legally established prior to the effective date of the ordinance codified in this section shall be deemed a pre-existing nonconforming use. Such uses may continue in accordance with Section 21.20.340 (nonconforming use) provided that the use is operated and maintained in compliance with the conditions prescribed at the time of its establishment, if any.
- D. Definition. "Outdoor storage" is defined as any materials, products, **vehicles**, equipment or supplies that are not totally enclosed within a building.
- E. All outdoor storage areas shall conform to the following regulations:

1. **Commercial / mini storage uses are prohibited along Spring Street and Creston Road.**

2. All outdoor storage areas within commercial and industrial zones shall be thoroughly screened from public view and adjacent properties by a combination of walls or fences and landscaping. **Landscaping requirements shall be as follows:**

- a. **A minimum of 25-feet of landscaped setback shall be required for projects that front or back to a collector, arterial, State Highway, State Highway Frontage Road or residentially zoned property.**
- b. **A minimum of 15-foot of landscape setback shall be required for all other streets less significant than a collector.**
- c. **Up to 50 percent of the landscape setback can be used for off-street parking, but a minimum of a 10-foot landscape setback shall be required between the property line and the parking area. The purpose and intent is to insure adequate screening is provided and the Planning Commission shall have the option of requiring parking to other areas if need to address the need provide adequate screening.**
- d. **Outdoor Storage projects shall be discouraged at the entrances to the City, unless project is fully screened by architecturally designed walls and treatments (use Paso Robles Storage on Union Road as an example of this standard).**

3. The stored materials shall be limited to those normally associated with the principal use on the site.
4. All walls or fences shall be at least six feet but no greater than eight feet in height.
5. Landscape planters shall be a minimum of five feet wide (interior dimensions) unless an existing planter is less. In no cases shall the planter be less than three feet wide. The landscaping should be placed adjacent to the wall or fence to create interest and deter graffiti and vandalism.

6. In cases where unusual topographical conditions, land use conflicts or zone boundaries exist, the outdoor storage areas may require additional screening structures and/or materials as determined by the community development director.
7. Storage materials or equipment that exceed the height of the wall or fence shall be stored on the rear fifty percent of the site unless otherwise approved by the planning commission or its designated subcommittee.
8. All arterial streets shall have a combination of decorative masonry wall and landscaping along outdoor storage areas adjacent to the right-of-way unless otherwise approved by the planning commission or its designated subcommittee.
9. All screening materials shall be installed and finalized prior to the commencement of storage onsite unless a security is posted in an amount and manner as determined by the community development director. (Ord. 632 N.S. § 2 Exh. A, 1992)

SECTION 1. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 2. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

The City Council hereby declares that it would have passed this ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

SECTION 3. Inconsistency. To the extent that the terms of provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof and such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

SECTION 4. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

Introduced at a regular meeting of the City Council held on December 18, 2001, and passed and adopted by the City Council of the City of El Paso de Robles on the 3<sup>rd</sup> day of January 2002 by the following vote:

AYES: Finigan, Heggarty, Nemeth, Picanco and Mecham  
NOES: None  
ABSENT: None  
ABSTAIN: None

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Frank R. Mecham, Mayor

ATTEST:

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Sharilyn M. Ryan, Deputy City Clerk

TABLE 21.16.200  
(as amended through Ordinance No. 821 N.S.)  
PERMITTED LAND USES FOR ALL ZONING DISTRICTS

**EXPLANATION OF CODES USED IN THIS CHART**

- P (permitted use) denotes a land use which is permitted.  
 C (conditional use) denotes a land use which requires approval of a conditional use permit (CUP).  
 N (non-permitted use) denotes a land use which is not permitted.  
 T (temporary use permit) denotes a land use which requires approval of a temporary use permit per Chapter 21.23C.

**NOTES:**

1. All uses are subject to compliance with the general regulations and performance standards contained within Chapters 21.20 and 21.21, and specific limits and/or restrictions contained in chapters for specific zoning districts. Additionally, there may be limits and restrictions within overlay zoning districts and specific plan areas.
2. Any use not specifically listed below is not permitted unless the Planning Commission determines a particular land use to be similar to another permitted, conditional or temporary use within a particular zoning district.

LAND USE	ZONING DISTRICT																			
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS			
<b>A. Agriculture &amp; Animal Keeping</b>																				
1. Animal Hospitals, veterinary clinics (includes overnight boarding as an accessory use)	P	C	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N			
2. Animal Keeping																				
a. Bee keeping	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
b. Cattle, horse & sheep grazing	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P			
c. Commercial poultry, goat, rabbit farms & dairies	P	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
d. Hogs, pig keeping or farming	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
e. Equestrian facilities.	C	C	N	N	N	N	N	N	N	N	N	C	N	N	N	C	C			
f. Exotic animals (other than dogs, cats, horses, cattle, sheep, pigs, poultry & rabbits)	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C			
g. Horse, cattle, sheep keeping																				

	ZONING DISTRICT																		
LAND USE	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
accessory to residential use per Section 21.20.100 * C if lot size is less than 1 acre.	P	P	P*	P*	P*	P*	P*	N	N	N	N	N	N	N	N	N	P*		
h. Kennels, pet boarding	P	C	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N		
i. Poultry & rabbit keeping accessory to residential use per Section 8.04.150	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	P		
3. Crop processing & packaging (does not include wineries food processing involving cooking or similar activities)	C	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
4. Crop production (includes dry and irrigated farming, orchards, vineyards * P if conforming to Section 21.16E.040	P	P	P*	N	N	N	N	N	N	N	N	C	C	C	C	P	P		
5. Feed lots, livestock auctions/sales yards	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
6. Fisheries, game preserves	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
7. Outdoor sales of agricultural products:																			
a. Year-round roadside produce stands and Certified Farmers Markets	C	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C		
b. Seasonal stands (including Christmas trees and pumpkins)	P	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P		
c. Seasonal stands with a caretakers unit	T	N	N	N	N	N	N	N	T	T	T	T	T	T	T	T	T		
8. Wineries	P	C	N	N	N	N	N	N	N	N	N	P	N	P	P	P	C		
9. Wine-tasting Rooms	P	C	C	N	N	N	N	N	N	P	P	P	P	P	P	P	P		
<b>B. Residential</b>																			
1. Boardinghouse, roominghouse	N	N	N	C	C	C	C	N	N	N	N	N	N	N	N	N	N		

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
2. Caretaker residence accessory to a business																			
a. one per business	P	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P		
b. more than one per business	C	N	N	N	N	N	N	C	C	C	C	C	N	C	C	C	C		
3. Convalescent care facilities/nursing homes	N	N	N	C	C	C	C	C	N	N	N	N	N	N	N	N	N		
4. Detached accessory buildings:																			
a. Second units for related senior citizens per Chapter 21.16D (accessory to single family only)	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	P		
b. Guest house without kitchen facilities (accessory to single family only)	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	P		
c. Non-dwelling accessory buildings (garages, storage sheds, etc.) as primary uses on a lot. Exception: a common lot with accessory structures may be created for condominium development	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
d. Recreational Vehicle Shelters within interior side yard or rear yard setback and/or within building separation per Section 21.20.240	N	N	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N		
5. Group homes (convents, fraternities, sororities)	N	N	N	C	C	C	C	N	N	N	N	N	N	N	N	N	N		
6. Home occupation business per Section 21.23.070	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
7. Mobile homes (1 per lot):																			
a. As permanent dwellings	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
b. As temporary caretaker units during construction of a permanent building	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		
8. Mobile home parks	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N		

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
9. Multiple family (2 or more residential units per lot as a primary land use) * C in the area between 18th and 24th Streets and between Highway 101 and railroad.	N	N	N	P	P*	P	P	C	N	N	N	N	N	N	N	N	N		
10. Residential care facilities (for elderly, handicapped, etc.):																			
a. 6 and fewer residents	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	P		
b. More than 6 residents	N	N	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N		
11. Single family dwelling (detached, attached, condominium/townhouse unit) * DRC approval required (See Section 21.18.090) ** C if lot less than 1 acre (See Section 21.16F.020)	P	P	P	P	P	P	P	P*	N	N	N	N	N	N	N	N	P**		
12. Temporary farm labor housing	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
13. Domestic violence center	N	N	N	P	P	N	P	N	N	N	N	N	N	N	N	N	N		
<b>C. Institutional, Public &amp; Quasi-Public</b>																			
1. Cemeteries (including pet cemeteries) * In Airport Clearzone only.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P*	N		
2. Churches (including meeting halls & Sunday schools)	C	C	C	C	C	C	C	C	N	C	C	C	N	C	N	N	N		
3. Day care centers:																			
a. 6 children or fewer	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
b. More than 6 children	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
4. Libraries, museums and art galleries (private) * See Section 21.18.020(e)	C	C	C	C	C	C	C	P*	P	P	P	P	P	P	P	P	C		
5. Convention centers (private)	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P		



	ZONING DISTRICT																		
LAND USE	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
6. Public facilities (government offices, community centers, libraries, recreation buildings, equipment yards, etc.)	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P		
7. Public parks, playgrounds, ballfields	N	C	C	C	C	C	C	N	P	P	P	P	P	P	P	P	P		
8. Public utilities facilities:																			
a. Wells, pump stations, switching and relay boxes	P	C	C	C	C	C	C	N	P	P	P	P	P	P	P	P	P		
b. Pipelines & power transmission lines	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P		
c. Water tanks, electrical substations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	
9. Schools:																			
a. Public, all levels	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
b. Private, all levels	N	N	C	C	C	C	C	N	C	C	C	C	N	C	C	C	C		
c. Business, trade, dance schools	C	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P		
10. Social halls, clubs, lodges, scout huts and fraternal organizations * See Section 21.18.020	N	N	C	C	C	C	C	P*	C	P	P	P	C	P	P	P	C		
<b>D. Communications</b>																			
1. Broadcasting studios	C	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N		
2. Transmission & receiving stations (not including ham operators, private microwave and radio dispatch)	P	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	N		
<b>E. Private Club and Commercial Recreation</b>																			
1. Indoor Facilities:																			
a. Amusement arcades (video games, pinball, etc.) 4 or more games constitutes an arcade.	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N	N		
b. Bowling alleys	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N		
c. Card rooms	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N	N		
d. Dance halls, dance schools	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N	N		

	ZONING DISTRICT																		
LAND USE	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
e. Gyms, health spas, etc.	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N		
f. Pool/billiard halls	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N		
g. Racquetball, handball courts	N	N	C	C	C	C	C	N	N	P	P	P	P	P	P	P	N		
h. Shooting Range	N	N	N	N	N	N	N	N	N	N	N	P	N	P	N	P	N		
i. Skating Rink (ice, roller)	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N		
j. Theaters (* Requires a finding that a theater will not be detrimental to the City's efforts to revitalize the downtown.	N	N	N	N	N	N	N	N	C*	P	C*	C*	C*	N	N	N	N		
2. Outdoor facilities:																			
a. Amusement parks (permanent)	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N		
b. Ballfields, playgrounds, stadiums and amphitheaters *Can be accessory use to a hotel/resort development, subject to approval of a Conditional Use Permit	C*	C	C	C	C	C	C	N	N	N	C	C	C	C	N	C	C		
c. Carnivals, circuses, fairs, festivals, concerts, etc.	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		
c. Golf course, driving ranges *Can be accessory use to a hotel/resort development, subject to approval of a Conditional Use Permit	C*	C	C	N	N	N	N	N	N	C	P	P	P	P	P	P	C		
d. Hot springs resort/spa *Can be accessory use to a hotel/resort development, subject to approval of a Conditional Use Permit	C*	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C		
f. Miniature auto/go-cart courses	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N		
g. Miniature golf *Can be accessory use to a hotel/resort development, subject to approval of a Conditional Use Permit	C*	N	N	N	N	N	N	N	N	P	P	P	P	C	N	C	N		

	ZONING DISTRICT																		
LAND USE	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
Permit																			
h. Off-road vehicle courses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
h. Pools, waterslides *Can be accessory use to a hotel/resort development, subject to approval of a Conditional Use Permit	C*	N	C	C	C	C	C	N	N	N	C	C	C	C	N	C	N		
j. Shooting ranges	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N	C	N		
k. Tennis courts *Can be accessory use to a hotel/resort development, subject to approval of a Conditional Use Permit	C*	C	C	C	C	C	C	N	N	N	P	P	P	P	P	C	C		
l. Rural recreation & camping	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
<b>F. Retail Commercial</b>																			
1. Automobiles, motorcycles, recreational vehicles, trucks, boats, farm equipment:																			
a. Parts sales (indoors, without installation)	C	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	N		
b. Vehicle Sales (including auto service as accessory use):																			
(1) New and 25 percent or less used	C	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	N		
(2) More than 25% used	C	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N		
2. Building Materials	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	C	N		
3. Cocktail Lounges & bars	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	C	N		
4. Florist	N	N	N	N	N	N	N	C	P	P	P	P	P	P	N	P	N		
5. Food & beverage sales (groceries, supermarkets, mini-marts, delis, liquor stores, bakeries, specialty food stores)	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N		

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
6. Fuel Dealers (propane, butane, fuel oil, gasoline, diesel fuel)	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N		
7. Furniture, appliances, home furnishings	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N		
8. General merchandise (includes department stores, drug stores, discount stores, specialized retail, artisans, manufacturing incidental to retail use, etc.) Note: For commercial build-ings with greater than 90,000 square feet of gross floor area, non-taxable merchandise floor area shall not exceed eight (8) percent of the total gross floor area of the building.	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N		
9. Mobile home sales	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N	C	N		
10. Nurseries:																			
a. retail	C	N	N	N	N	N	N	C	P	P	P	P	P	P	P	P	N		
b. wholesale (not open to public)	P	P	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P		
11. Outdoor sales:																			
a. Peddlers	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	N	N		
11. Outdoor sales (cont'd):																			
b. Parking lot sales and other promotional events where only on-site businesses are partici-pating (if longer than 7 days)	N	N	N	N	N	N	N	N	T	T	T	T	T	T	T	T	N		
c. Parking lot sales and other promotional events where only on-site business are partici-pating (7 days or less)	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N		
12. Pet stores	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N		
13. Restaurants:																			

	ZONING DISTRICT																		
LAND USE	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
a. Drive-through (* P if more than 300 feet from the nearest residential zone; C if 300 feet or less from the nearest residential zone.	N	N	N	N	N	N	N	N	N	N	P*	P*	P*	P*	P*	P*	N		
b. Sit-down and/or walk-up * P if 5,000 sq ft or less in gross floor area or if more than 5,000 gross sq ft and located between 6th and 16th Streets and between Riverside Avenue and Vine Street; C if more than 5,000 sq ft with a finding that such a restaurant will not be detrimental to the City's efforts to revitalize the downtown. ** Spring Street only.	C	N	N	N	N	N	N	C**	P*	P*	P*	P*	P*	P*	P*	P*	N		
c. Outdoor seating * Spring Street only.	C	N	N	N	N	N	N	C*	P	P	P	P	P	P	P	P	N		
d. Where liquor is served	C	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N		
e. Accessory to a golf course or resort/spa (outdoor seating and liquor service included)	C	N	C	N	N	N	N	N	N	C	P	P	P	P	P	P	P		
f. Temporary food service (e.g. barbecues) when located at the business' permanent location or in conjunction with a non-profit fundraising event (greater than seven days)	T	N	N	N	N	N	N	N	T	T	T	T	T	T	T	T	N		
g. Temporary food service (e.g. barbecues) when located at the businesses' permanent location or in conjunction with a non-profit fundraising	P	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N		

	ZONING DISTRICT																		
LAND USE	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
event (seven days or less)																			
14. Secondhand merchandise:																			
a. Antiques	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	N	N		
b. Clothing, furniture and household goods:																			
(1) Without donation drop-off	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	N		
(2) With donation drop-off	N	N	N	N	N	N	N	N	N	N	C	C	C*	C	N	N	N		
* One facility per 20 acres, facilities shall be located no closer than 1000 feet from each other, with the distance of the separation subject to approval by the property owner / operator.																			
c. Swap meets, flea markets	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N		
15. Service Stations:																			
a. Without auto service uses	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N		
b. With auto service uses	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	C	N		
<b>G. Service Commercial</b>																			
1. Appliance repair	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N		
2. Automobiles, motorcycles, recreational vehicles, trucks, boats, farm equipment:																			
a. Body and paint (primary use)	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	C	N		
b. Carwashes	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N		
c. Detailing	N	N	N	N	N	N	N	N	N	N	P	P	C	P	N	P	N		
d. Rental and accessory services	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	N		
e. Repair, parts installation (primary use)	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N		
3. Contracted services (plumbing, heating & air conditioning, janitorial, pest)	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	P	N		

	ZONING DISTRICT																		
LAND USE	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
exterminating, construction trades)																			
4. Equipment rental (includes outdoor storage)	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	N		
5. Financial services (banks, savings & loans, credit unions)	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N		
6. Health care services:																			
a. Clinics, social services facilities	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	C	N		
b. Emergency/urgent care centers including outpatient services	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N		
c. Hospitals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N		
d. Offices for physicians, dentists, chiropractors, psychiatrists, etc * Subject to a limitation that the floor area shall not exceed 10 percent of the total floor area of a commercial center.	N	N	N	N	N	N	N	P	P	P	P	P	P*	P	C	P	N		
7. Laundries and dry cleaning plants (does not include laundromats or non-plant laundries)	N	N	N	N	N	N	N	N	N	N	C	P	N	P	N	P	N		
8. Offices (general: including insurance, real estate, administrative, consulting professions such as accountants, architects, attorneys, engineers, etc.) * Subject to a limitation that the floor area shall not exceed 10 percent of the total floor area	N	N	N	N	N	N	N	P	P	P	P	P	P*	P	P	P	N		

	ZONING DISTRICT																		
LAND USE	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
of a commercial center.																			
9. Real estate sales offices (within approved development projects)	N	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	N		
10. Personal services:																			
a. Barber/beauty shops, nails & tanning salons, massage	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N		
b. Laundries, non-plant	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N		
c. Laundromats	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N	N		
d. Locksmiths	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N		
e. Mortuaries (* if located within 300 feet of existing cemetery)	N	N	N	C*	C*	C*	C*	N	N	C	C	C	C	C	N	C	N		
f. Parcel services	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N		
g. Tailor/dressmakers, alterations, shoe repair	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N		
11. Printing, publishing, blueprinting, duplicating	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N		
12. Recycling																			
a. Collection centers for aluminum glass, paper, plastic, etc. (does not include collection of hazardous/toxic items)	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	C	N		
b. Composting, green waste	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
13. Small motor repair (electrical motor rewinding lawnmower repair, etc.)	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	P	N		
14. Upholstery (includes Auto Upholstery)	N	N	N	N	N	N	N	N	N	N	C	P	N	P	N	P	N		
<b>H. Transient Lodgings</b>																			
1. Bed & breakfast inns (* See Chapter 21.15A)	C	C	C*	C*	C*	C*	C*	C*	N	P	P	P	P	P	N	P	C		
2. Hotels & motels * Requires a finding that a hotel or motel will not be detrimental to the City's efforts to re-	C	N	N	N	N	N	N	N	N	P	P	P	C*	P	N	P	C		



	ZONING DISTRICT																			
LAND USE	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS			
talize the historic downtown																				
3. Recreational vehicle parks	N	N	N	N	N	N	N	N	N	N	P	P	C	P	N	C	C			
<b>I. Wholesale &amp; Storage</b>																				
1. Mini-storage facilities <b>Mini-storage facilities are prohibited along Spring Street and Creston Road.</b> * Requires findings to assure protection of the City's economic vitality and maintenance of positive community image. See findings in Section 21.21.080.	N	N	N	N	N	N	N	N	N	N	C*	C	N	C	C	C	N			
2. Temporary construction yards in conjunction with valid building permit on the site of the building permit or on the immediately adjacent property	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
3. Temporary off-site construction yards in conjunction with a valid building (unless on the immediately adjacent property)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T			
4. Warehousing	N	N	N	N	N	N	N	N	N	N	P	P	N	P	P	P	N			
5. Wholesale & distribution (not including truck terminals and fuel dealers)	N	N	N	N	N	N	N	N	N	N	P	P	N	P	P	P	N			
6. Vehicle storage lots (autos, recreational vehicles, boats, trailers, trucks, construction and farm equip. as freestanding, commercial	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	C	N			

	ZONING DISTRICT																		
LAND USE	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
businesses) <b>Vehicle storage lots are prohibited along Spring Street and Creston Road.</b>																			
<b>J. Manufacturing &amp; Processing</b>																			
1. Apparel manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
2. Chemical products manufacturing and processing	N	N	N	N	N	N	N	N	N	N	N	C	N	C	C	C	N		
3. Concrete, gypsum & plaster products manufacturing and processing	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N		
4. Electrical equipment, electronic & scientific instruments manufacturing and assembly	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
5. Food & kindred products processing (includes wholesale bakeries; does not include crop processing & packaging or meat packing/slaughterhouse)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
6. Furniture & fixtures manufacturing (does not include cabinet shops)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
7. Glass products manufacturing (does not include stained glass and glassblowing by artisans)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
8. Lumber & wood products manufacturing, processing & assembly:																			
a. Cabinet shops	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
b. Prefabricated walls & trusses, firewood, plywood & veneer mills	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		

LAND USE	ZONING DISTRICT																		
	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
9. Machinery, motor vehicle and transportation equipment manufacturing & assembly	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
10. Meat Packing, slaughterhouse	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
11. Metal industries: primary (includes foundries, smelting, refining, extruding, casting and plating)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N		
12. Metal fabrication (indoors only, includes sheet metal, machine shops, welding)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
13. Mobile home & modular building manufacturing & assembly (indoors only)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
14. Outdoor manufacturing and assembly	N	N	N	N	N	N	N	N	N	N	N	C	N	C	C	C	N		
15. Paper products manufacturing & assembly	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
16. Paving materials manufacturing & processing (including roofing tar creosoted wood)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N		
17. Plastics, fiberglass, and rubber products manufacturing, processing & assembly	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
18. Recycling & scrap processing (includes auto dismantlers)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N		
19. Small scale manufacturing & assembly (includes artisans, jewelry, toys, brooms & brushes, etc.)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
20. Stone & cut stone products processing	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		

	ZONING DISTRICT																		
LAND USE	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
21. Structural clay & pottery-related products manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
22. Testing laboratories (soils & materials testing, research and development)	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	P	N		
23. Textile mills	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N		
<b>K. Resource Extraction</b>																			
1. Sand & gravel mining	C	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C		
2. Fill dirt mining	C	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C		
<b>L. Transportation</b>																			
1. Airport, landing strip, helicopter operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N		
2. Bus stations:																			
a. Public	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N		
b. Private	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	N		
3. Parking lots:																			
a. Public (including park & ride lots)	N	N	C	C	C	C	C	C	C	P	P	P	P	P	P	P	N		
b. Private off-street parking for commercial and industrial uses	N	N	C	C	C	C	C	C	C	P	P	P	P	P	P	P	N		
4. Truck terminals	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	C	N		
5. Truck stops	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N		
<b>M. General Accessory Uses Common To Most Zones</b>																			
1. Canopies & structures which project into the public right-of-way (subject to approval of an encroachment permit)	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N	N		
2. Outdoor storage of materials and equipment (as an accessory use):																			
a. If property and adjacent																			

	ZONING DISTRICT																		
LAND USE	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
streets are improved and storage is screened as specified in Section 21.21.110	P	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N		
b. If property and adjacent streets are <u>not</u> improved and storage is screened as specified in Section 21.21.110	P	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	N		
3. Outdoor display of merchandise for sale or rental in accordance with Section 21.21.120	C	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	N		
4. Non-conforming uses and buildings (in conformance with Sections 21.20.340 and 21.20.350):																			
a. Replace existing non-conforming use with a new, less non-conforming use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
b. Additions to existing buildings containing a non-conforming use	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C	N		
c. Restoration of destroyed residential non-conforming use	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C	N		
d. Restoration of destroyed residential non-conforming building to previous state of non-conformity	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
e. Lot line adjustment between two buildings with non-conforming setbacks	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
5. Trailer/temporary building use:																			
a. For a construction office (within approved development projects)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		

	ZONING DISTRICT																		
LAND USE	AG	RA	R1	R2	R3	R30	R4	OP	CP	C1	C2	C3	RC	M	PM	AP	POS		
b. For a place of business/office:																			
(1) in conjunction with an existing on-site business (two year maximum)	T	T	N	N	N	N	N	N	T	T	T	T	T	T	T	T	T		
(2) in conjunction with the construction of a building and with available paved parking (maximum of one year)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		
(3) permanent	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		