

## Chapter 18.20 – Zoning Use Matrix

- The Zoning Use Matrix below combines the uses permitted in all zones within the City. For further information on each zone, see the zone-specific chapters in Chapter 18.30 - 18.44.
- The table lists the zones in the vertical columns and the land use activities in the horizontal rows. If no symbol appears in the box at the intersection of a row and column, the use is not allowed and is prohibited unless otherwise noted.
- If the letter "P" appears in the box, the use is permitted outright subject to the provisions of this title. If the letter "C" appears in the box, the use is conditional and is only allowed with a conditional use permit. If the box contains a number, the corresponding footnote further specifies the conditions applicable to the use in the zone.

|   | R-4                              | R-6                              | MDR-8                            | NC             | CC | TC | B/IP               | I               | PUB |
|---|----------------------------------|----------------------------------|----------------------------------|----------------|----|----|--------------------|-----------------|-----|
| <b>Use</b>  |                                  |                                  |                                  |                |    |    |                    |                 |     |
| Accessory Uses per BDMC 18.50   | P                                | P                                | P                                | P              | P  |    | P                  | P               | P   |
| Adult oriented business per BDMC 18.60                                    |                                  |                                  |                                  |                |    |    | C                  | C               |     |
| Agricultural stands for sales of produce/ plants grown onsite             | P                                | P                                |                                  |                |    |    |                    |                 |     |
| Agricultural Uses   | p <sup>13</sup>                  | p <sup>13</sup>                  |                                  |                |    |    |                    |                 |     |
| Any expansion of light manufacturing spaces that existed before 6/27/2009 |                                  |                                  |                                  | C              |    |    |                    |                 |     |
| Automobile Fueling Stations   |                                  |                                  |                                  | C              | P  |    |                    |                 |     |
| Automobile wrecking yards   |                                  |                                  |                                  |                |    |    |                    | C               |     |
| Bed and Breakfasts  | C                                | C                                | C                                | C              |    |    |                    |                 |     |
| Business support services   |                                  |                                  |                                  |                |    |    | p <sup>15</sup>    | p <sup>16</sup> |     |
| Childcare, including nursery schools and day care centers                 | p <sup>12</sup> /C <sup>10</sup> | p <sup>12</sup> /C <sup>10</sup> | p <sup>12</sup> /C <sup>10</sup> |                |    | C  | P                  |                 |     |
| Drive through facilities  |                                  |                                  |                                  | C              | P  |    |                    |                 |     |
| Entertainment/ cultural facilities  |                                  |                                  |                                  | p <sup>9</sup> | P  | P  | C                  |                 |     |
| Essential Public Facilities   |                                  |                                  |                                  | C              | C  |    | C                  | C               | C   |
| General Office  |                                  |                                  |                                  | p <sup>8</sup> |    | P  | p <sup>18</sup>    | p <sup>17</sup> |     |
| Group Homes   |                                  |                                  | C                                |                |    |    |                    |                 |     |
| Heavy Industry  |                                  |                                  |                                  |                |    |    |                    | P               |     |
| Home Occupations per BDMC 18.54   | P                                | P                                | P                                |                |    |    |                    |                 |     |
| Hotels/ Motels/ Visitor Lodging   |                                  |                                  |                                  |                | P  |    |                    |                 |     |
| Hybrid wholesale/ retail establishments                                   |                                  |                                  |                                  |                | C  |    |                    |                 |     |
| Light Manufacturing   |                                  |                                  |                                  |                |    |    | p <sup>1, 19</sup> | p               |     |
| Major Institutions  |                                  |                                  |                                  |                | C  | C  | C                  | C               | C   |
| Mini storage facilities   |                                  |                                  |                                  |                | C  |    |                    |                 |     |
| Office activities   |                                  |                                  |                                  |                |    |    | p <sup>1</sup>     |                 |     |
| Other or related uses   |                                  |                                  |                                  |                |    |    |                    |                 | P   |
| Parking structures (not associated with primary use)                      |                                  |                                  |                                  |                |    | C  | C                  |                 |     |

|  | R-4             | R-6             | MDR-8           | NC              | CC             | TC                | B/IP           | I | PUB |
|--|-----------------|-----------------|-----------------|-----------------|----------------|-------------------|----------------|---|-----|
| Parks  |                 |                 |                 |                 |                |                   | C              |   | P   |
| Personal and professional services               |                 |                 |                 | p <sup>7</sup>  | P              | P                 |                |   |     |
| Pet Daycare                                      |                 |                 |                 |                 | P              |                   |                |   |     |
| Pet Stores                                       |                 |                 |                 | p <sup>20</sup> |                |                   |                |   |     |
| Private clubs, fraternal lodges and similar      |                 |                 |                 |                 |                | C                 |                |   |     |
| Private Schools, K-12                            | C               | C               | C               |                 |                |                   | P              | P |     |
| Public uses/ facilities                          | C               | C               | C               | C               | P              | P <sup>2</sup> /C | C              | P | P   |
| Religious Institutions                           | C <sup>11</sup> | C <sup>11</sup> | C <sup>11</sup> | C               | P              | C                 | C              |   |     |
| Research and Development                         |                 |                 |                 |                 |                |                   | p <sup>1</sup> | P |     |
| <i>Residential</i>                               |                 |                 |                 |                 |                |                   |                |   |     |
| Accessory Dwelling Units per BDMC 18.56          | P               | P               | P               |                 |                |                   |                |   |     |
| Caretakers Quarters                              |                 |                 |                 |                 |                |                   |                |   | P   |
| Cottage Housing                                  |                 |                 | P               |                 |                |                   |                |   |     |
| Duplexes   | C <sup>14</sup> | C <sup>14</sup> |                 |                 |                |                   |                |   |     |
| Elderly Housing                                  |                 |                 | C               |                 |                |                   |                |   |     |
| Manufacture Home Park                            |                 |                 | C               |                 |                |                   |                |   |     |
| Manufactured Housing per BDMC 18.90              | P               | P               | P               |                 |                |                   |                |   |     |
| Mixed Use  |                 |                 |                 | p <sup>4</sup>  | p <sup>5</sup> | p <sup>5</sup>    |                |   |     |
| Multi-Family up to 6 units                       |                 |                 | P               |                 |                |                   |                |   |     |
| Single Family Structures                         | P               | P               | P               |                 |                |                   |                |   |     |
| Senior Housing                                   |                 |                 | C               | C               |                | C                 |                |   |     |
| Retail   |                 |                 |                 | p <sup>6</sup>  | p <sup>3</sup> | P                 |                |   |     |
| Technology, biotechnology, and medical equipment |                 |                 |                 |                 |                |                   | P              |   |     |
| Temporary Uses per BDMC 18.52                    | P               | P               | P               | P               | P              |                   | P              | P | P   |
| Utilities, above ground                          | C               | C               | C               | C               | C              | C                 | C              | P | C   |
| Utilities, below ground                          | P               | P               | P               | P               | P              | P                 | P              | P | P   |
| Veterinary clinics                               |                 |                 |                 | p <sup>20</sup> | P              |                   |                |   |     |
| Warehousing / distribution                       |                 |                 |                 |                 |                |                   |                | P |     |
| Wholesaling                                      |                 |                 |                 |                 |                |                   | P              | P |     |

- 1 That do not create significant noise, emissions, risk of explosion or release of hazardous materials, or air or water pollution.
- 2 Permitted limited to general administrative offices, otherwise a conditional use.
- 3 Including uses involving outdoor product display or storage.
- 4 In attached structures if included as an element of mixed-use site development or on upper floors of a mixed-use structure.
- 5 Either in separate buildings or on the upper floors of a mixed-use building; provided that, residential is not allowed at street level within buildings fronting an arterial street.
- 6 Supermarket and grocery stores limited to 40,000 SF, typical neighborhood retail uses limited to 10,000 SF per individual use and one building not to exceed 100,000 SF excludes drive throughs and gas stations.
- 7 Personal services provided primarily to neighborhood residents limited to 4,000 SF per business.
- 8 Limited to 4,000 SF per business and excluding drive throughs.
- 9 Limited to 5,000 SF or capacity of not more than 100 patrons per business, whichever is greater and excluding drive-throughs.
- 10 For more than 12 children.
- 11 Not to exceed 10,000 SF.
- 12 Up to 12 children.
- 13 Including farms, nurseries, and community gardens/ pea patches. Greenhouses, storage sheds, and similar buildings accessory to such uses are also permitted.
- 14 Provided the minimum lot size is 1.5 times that required for a single-family structure; only one duplex shall be permitted per lot; the lot shall not be within 300 feet of any other lot containing a duplex or multi-family structures or constitute more than 10% of the dwelling units in a single block; subject to design standards.

- 15 Such as technology services and support, copy centers, and eating and drinking establishments to serve the occupants of the business park. The total gross floor area of such uses is not to exceed 20% of the total project gross floor area and a 5,000 SF maximum for any individual use.
- 16 Including eating establishments primarily serving the immediate work force. The total gross floor area of such uses is not to exceed 20% of the total district area and a 5,000 SF maximum for any individual use.
- 17 Associated with primary manufacturing use.
- 18 Including call centers and other customer service communication centers.
- 19 Provided all production and storage activity is conducted indoors.
- 20 No boarding of dogs or outdoor kennels allowed.