

## 4. DEVELOPMENT CODE

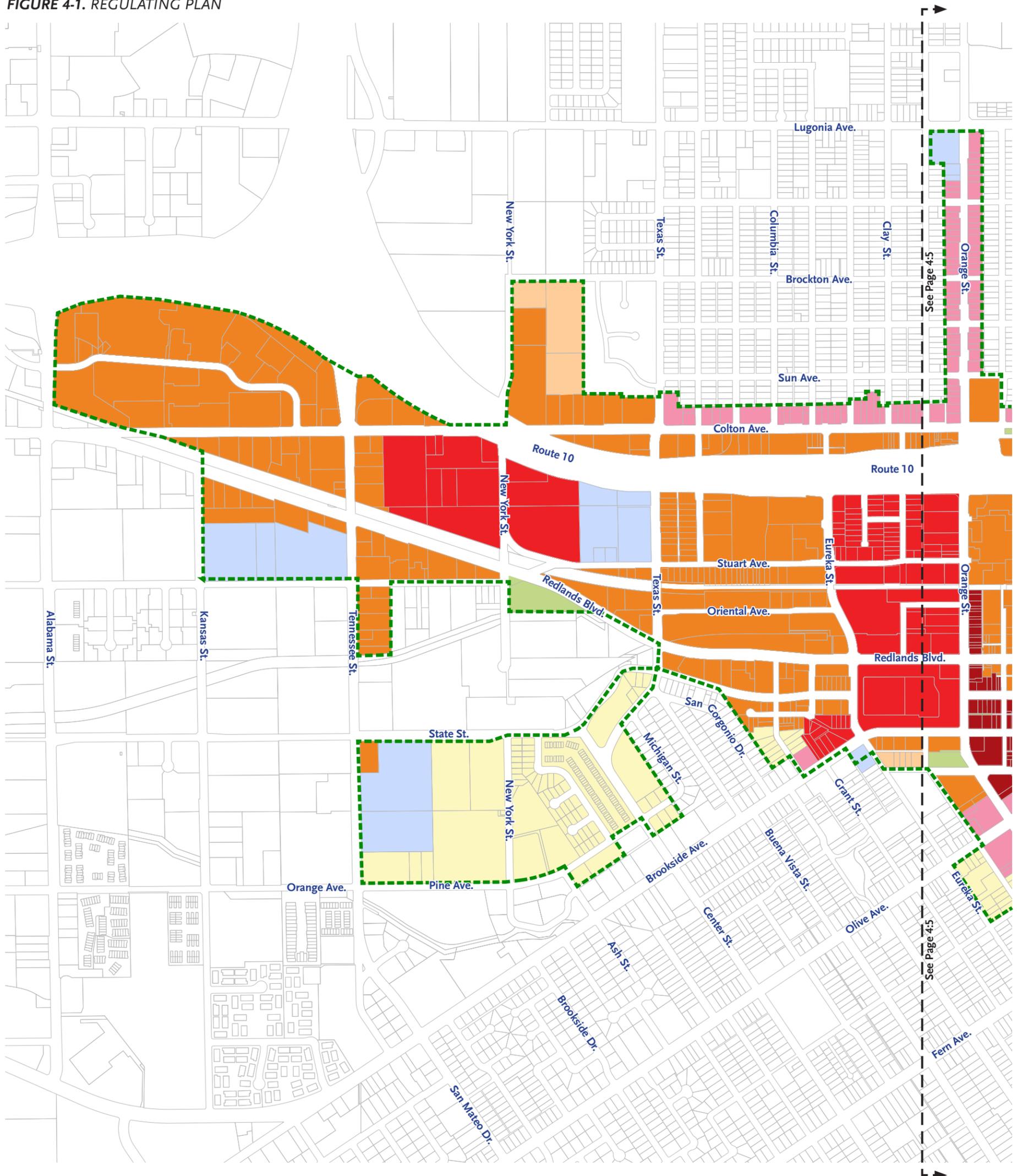
### 4.2. REGULATING PLAN, ZONES, AND LAND USE STANDARDS

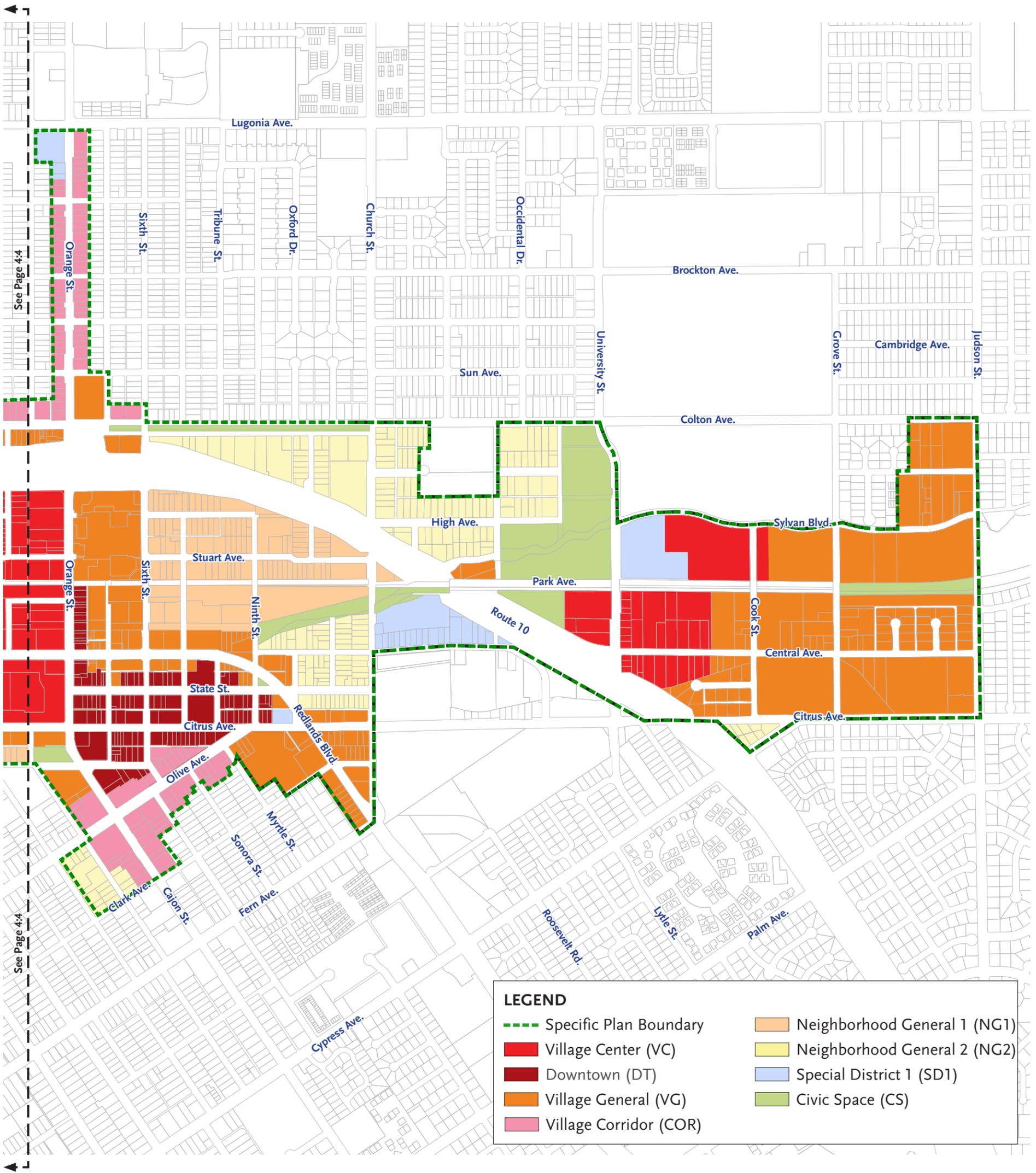
#### 4.2.1. REGULATING PLAN AND ZONES

**A. Purpose.** This Section establishes the zones applied to property within the specific plan area. The Regulating Plan (Figure 4-1 on pages 4:3-4:4) divides the specific plan area into separate zones that are based on intensities that range from the most intense types of development and land use within the specific plan area to the least intense types, with all zones allowing a broad and varied mixture of land uses.

Each zone allocates land uses and provides detailed standards for building placement, height, massing, articulation, frontage, landscape, and parking.

**FIGURE 4-1. REGULATING PLAN**





LEGEND	
	Specific Plan Boundary
	Village Center (VC)
	Downtown (DT)
	Village General (VG)
	Village Corridor (COR)
	Neighborhood General 1 (NG1)
	Neighborhood General 2 (NG2)
	Special District 1 (SD1)
	Civic Space (CS)

## 4. DEVELOPMENT CODE

### 4.2. REGULATING PLAN, ZONES AND LAND USE STANDARDS (CONTINUED)

**B. Zones established.** The following zones are hereby established by this Specific Plan, and are applied to property within the Specific Plan Area as shown on the Regulating Plan (Figure 4-1).

#### 1. Village Center (VC)

The Village Center zone applies to the parcels immediately surrounding the three stations. Harkening back to the three- and four-story buildings that lined State and Orange Streets prior to World War II, new buildings reach an average height of four stories and are mixed-use, all residential, or all office. Retail ground floors are located at the back of sidewalk, while residential ground floors are set back behind small front yards. Buildings are accessed directly from the sidewalk via shopfront, stoop, terrace, or lobby frontage types. Parking is located behind buildings or subterranean



#### 2. Downtown (DT)

The Downtown zone applies to parcels facing State Street east of Orange Street and along the east side of Orange Street between the railroad right of way and State Street. New buildings up to three-stories in height accommodate a mix of uses with commercial ground floors and residential or commercial upper floors. New buildings are located at the back of sidewalk, and accessed via shopfronts or lobbies. Parking is located behind buildings, subterranean, or in park-once lots or structures.



#### 3. Village General (VG)

Applying to parcels located around the periphery of the three stations, the Village General zone enables multi-family and mixed-use buildings with an average height of three stories. Retail ground floors, accessed via shopfronts, are located at the back of sidewalk, while residential ground floors, accessed via stoops, terraces, or lobbies, are located behind small front yards. Parking is located behind buildings or subterranean.



#### 4. Village Corridor (COR)

The Village Corridor zone applies to parcels located along the north side of Colton Avenue, both sides of Orange Street north of the I-10 freeway, and both sides of Olive Avenue. The Village Corridor zone enables small-scale mixed-use buildings up to two stories in height with commercial ground floors and residential or commercial upper floors. Building access is directly from the sidewalk via shopfront, stoop, terrace, or lobby frontage types. Parking is located behind and to the sides of buildings, subject to minimum street-facing building frontage requirements.



#### 5. Neighborhood General 1 (NG1)

The Neighborhood General 1 zone applies to parcels located between Sixth Street and Church Street. The Neighborhood General 1 zone enables small-scale commercial and house-form buildings that accommodate commercial, light industrial, and live-work uses. New buildings are up to two stories in height and located at or near the back of sidewalk. Parking is allowed behind and to the side of buildings, subject to minimum street-facing building frontage requirements.



## 6. Neighborhood General 2 (NG2)

The Neighborhood General 2 zone enables house-form buildings that accommodate residential and office uses. New buildings are up to two stories in height and are set back from the sidewalk behind front yards. Parking is located behind buildings. New buildings match or complement prevalent building setbacks along the length of the block and complement building heights and massing of adjacent buildings or buildings across the street.



## 7. Special District 1 (SD1)

The Special District 1 zone applies to school and other institutional sites. New buildings accommodate educational, religious, and other civic uses. Parking is located in surface parking lots or garages. Development standards are negotiated between the institutional entity and the City. Signs located on SD1 properties shall be subject to the provisions of Redlands Municipal Code Chapter 15.36 (Sign Code) that are applicable to properties within the C-3, General Commercial District of RMC Title 18.



## 8. Civic Space (CS)

The Civic Space zone applies to parks, plazas, greens, and other open spaces within the Specific Plan area. These open spaces may accommodate small structures such as gazebos, restrooms, and community centers.



### 4.2.2. ALLOWABLE LAND USES AND PLANNING PERMIT REQUIREMENTS

**A. Allowable land uses.** A parcel or building within the specific plan area shall be occupied by only the land uses allowed by Table 4-2 within the zone assigned to the site as shown on the Regulating Plan.

**1. Multiple uses.** Any one or more land uses identified by Table 4-2 as being allowable within a specific zone may be established on any parcel within that zone, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of this Development Code.

**2. Use not listed.** When a use is not specifically listed in Table 4-2:

a. The Planning Commission shall have the authority to decide as an administrative act (with review of an application for entitlement) whether the proposed use is permitted based on the determination that the use is similar to, and no more detrimental than, those permitted in the district. Uses not listed, or otherwise determined by the Planning Commission to not be permitted, shall be prohibited.

b. For ministerial actions (such as review of a building permit application, zone clearance form for a business license, etc.), the Development Services Director shall have the authority to

determine whether the proposed use is permitted based on the determination that the use is similar to, and no more detrimental than, those permitted in the district. Uses not listed, or otherwise determined by the Director to not be permitted, shall be prohibited.

**B. Permit requirements.** Table 4-2 provides for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this Specific Plan. These are shown as "P" uses in the table;
2. Allowed subject to the approval of a Conditional Use Permit in compliance with *Redlands Municipal Code* 18.192, and shown as "CUP" uses in the table;
3. Allowed subject to the approval of a Administrative Use Permit in compliance with *Redlands Municipal Code* 18.193, and shown as "AUP" uses in the table
4. Not allowed in particular zones, and shown as a "-" in the table.

**C. Standards for specific land uses.**

- 1. Additional Regulations.** Where the last column in Table 4-2 ("Additional Regulations per *Redlands Municipal Code*") includes a section number, the regulations in the referenced section of *Redlands Municipal Code* apply to the use. Provisions in other sections of the *Redlands Municipal Code* may also apply.

## 4. DEVELOPMENT CODE

### 4.2. REGULATING PLAN, ZONES AND LAND USE STANDARDS (CONTINUED)

#### 4.2.2. ALLOWABLE LAND USES AND PLANNING PERMIT REQUIREMENTS (CONTINUED)

- 2. Outdoor display and of retail goods.** Outdoor display and vending of retail goods and products in front of stores is permitted in the Village Center (VC), Downtown (DT), Village General (VG), and Village Corridor (COR) zones, subject to the following requirements:
- Goods and products may be displayed on private property or on public sidewalk, but may only be displayed in front of the building/business vending the goods and products.
  - Good and products may be displayed for no more than four (4) consecutive days in any calendar month, and with at least four (4) days without display between any outdoor display periods.
  - Outdoor displays shall maintain any necessary ADA-accessibility (four feet minimum clearance) on any required Path of Travel or public sidewalk area.

**TABLE 4-2. ALLOWED LAND USES AND PERMIT REQUIREMENTS**

Land Use Type	Permit Required by Zone							Additional Regulations per RMC
	VC	DT	VG	COR	NG1	NG2	SD1	
<b>ADMINISTRATIVE / PROFESSIONAL</b>								
Architectural, design, and engineering design services	P	P	P	P	P	P	—	
Art studios with less than 15% sales area	P	P	P	P	P	P	—	
Attorney/legal services	P (2)	P	P	P	P	P	—	
Banks, credit unions, financial institutions, remote ATMs (stand-alone - without drive-through)	P	P	P	P	P	—	—	
Banks, credit unions, financial institutions, remote ATMs (with drive-through)	CUP	—	CUP	CUP	CUP	—	—	
Brokerage firms and financial institutions	P (2)	P	P	P	P	—	—	
Business management services	P (2)	P	P	P	P	—	—	
Exhibit halls and galleries with 15% or less retail sales area (for galleries with more than 15% retail sales area – see Art Gallery use under General Merchandise/Retail Trade)	P	P	P	P	P	P	—	
General administrative offices	P (2)	P	P	P	P	—	—	
Insurance and accounting offices	P (2)	P	P	P	P	P	—	
Massage, acupuncture, reflexology as primary use	CUP	CUP	CUP	CUP	CUP	—	—	RMC §5.28
Massage, acupuncture, reflexology as ancillary use to a primary permitted use – less than 40% of gross floor area of business	AUP	AUP	AUP	AUP	AUP	—	—	RMC §5.28
Offices for medical, dental, chiropractic, acupuncture, and similar uses – see use in Medical/Health Services	P	P	P	P	P	—	—	
Real estate, escrow, property management offices	P (2)	P (2)	P	P	P	P	—	
Recording or film studios	CUP	CUP	CUP	—	—	—	—	
<b>ANIMAL SERVICES</b>								
Feed/tackle supplies	—	—	—	—	—	—	—	
Pet day care (no overnight boarding)	CUP	CUP	CUP	CUP	CUP	—	—	
Pet grooming/training (no outdoor activities)	P	P	P	P	P	—	—	
Pet hospitals and boarding/kennels	—	—	CUP	CUP	CUP	—	—	
Pet sales and supplies retail sales (no outdoor storage)	P	P	P	P	P	—	—	
Veterinarian office (no boarding of pets)	P	P	P	P	P	—	—	
Veterinarian office or clinic (with overnight boarding of pets)	—	—	CUP	CUP	CUP	—	—	

**Key to Zone Symbols:**

<b>VC</b>	Village Center	<b>NG1</b>	Neighborhood General 1
<b>DT</b>	Downtown	<b>NG2</b>	Neighborhood General 2
<b>VG</b>	Village General	<b>SD1</b>	Special District 1
<b>COR</b>	Village Corridor		

**Key to Permit Types**

P	Permitted Use
CUP	Conditional Use Permit Required
SEP	Special Event Permit Required
—	Use not allowed

**Notes**

- (1) Use permitted or conditionally permitted only on parcels directly fronting Redlands Boulevard.
- (2) Use allowed only on upper floors.
- (3) Occupational uses allowed within Live-Work spaces include “Business and Professional Offices,” “Artist Studio/Gallery,” and other occupational activity compatible with a residential use.

**TABLE 4-2. ALLOWED LAND USES AND PERMIT REQUIREMENTS (CONTINUED)**

Land Use Type	Permit Required by Zone							Additional Regulations per RMC
	VC	DT	VG	COR	NG1	NG2	SD1	
<b>GENERAL MERCHANDISE / RETAIL TRADE</b>								
Antique retail sales (antique furniture, housewares, or clothing)	P	P	P	P	P	—	—	
Art gallery with retail sales	P	P	P	P	P	—	—	
Art supplies, framing, arts and crafts	P	P	P	P	P	—	—	
Beauty supplies	P	P	P	P	P	—	—	
Bicycles and parts sales, with repair services	P	P	P	P	P	—	—	
Books and magazines	P	P	P	P	P	—	—	
Camera and photographic supplies	P	P	P	P	P	—	—	
Cannabis sales or commercial activities	—	—	—	—	—	—	—	Ord. 2851
Clothing/shoes stores (new merchandise)	P	P	P	P	P	—	—	
Cigar/cigarette/smoke shops/electronic cigarettes as primary use	CUP	CUP	CUP	CUP	CUP	—	—	
Consignment clothing and merchandise sales (used merchandise) and thrift stores	P	P	P	P	P	—	—	
Consumer personal electronics, computer or software, phone or telecommunication equipment retail sales or store	P	P	P	P	P	—	—	
Convenience stores	CUP	CUP	CUP	CUP	CUP	—	—	
Discount variety/volume liquidation/cut-rate merchandise stores, or military/army surplus	—	—	CUP	CUP	CUP	—	—	
Equipment sales/rentals, with or without outdoor storage	—	—	—	—	—	—	—	
Fabric stores	P	P	P	P	P	—	—	
Farmers market	SEP	SEP	SEP	—	SEP	—	—	RMC §18.195
Florists, gift shops	P	P	P	P	P	—	—	
Food/drug and kindred products	P	P	P	P	P	AUP	—	
Food and beverage retail sales	P	P	P	P	P	AUP	—	
Food truck	SEP	SEP	SEP	—	SEP	—	—	
Furniture, appliances, office, home furnishings store (no outdoor display or storage)	P	P	P	P	P	—	—	
General merchandise, specialty retail, gift, craft items, housewares, and variety (non-discount) stores	P	P	P	P	P	—	—	
Hardware stores (under 10,000 square-foot GFA)	P	P	P	P	P	—	—	
Hardware, home improvement stores (10,000 square-foot or more GFA)	—	—	—	—	—	—	—	
Herbal, health, botanical stores	P	P	P	P	P	—	—	
Hobbies, toys, and game stores	P	P	P	P	P	—	—	
Hookah lounge, cigar lounge, smoking room (as primary or ancillary use)	CUP	CUP	CUP	CUP	CUP	—	—	
Indoor swap meet, concession malls	—	—	—	—	—	—	—	
Interior decorating, linen, bath stores	P	P	P	P	P	—	—	
Music, records, tape, or video sales	P	P	P	P	P	—	—	
Musical instruments, with or without repair services	P	P	P	P	P	—	—	
Office supplies, stationary/cards	P	P	P	P	P	—	—	
Nurseries, garden supplies retail sales (under 10,000 square-foot GFA)	—	CUP	CUP	—	CUP	—	—	
Pet stores, pet supplies retail sales	P	P	P	P	P	—	—	
Pharmacies, drug stores (without drive-through)	P	P	P	P	P	—	—	
Pharmacies, drug stores (with drive-through)	—	—	CUP	CUP	—	—	—	
Shoe stores	P	P	P	P	P	—	—	
Sporting goods and equipment retail sales	P	P	P	P	P	—	—	
Vision aids, opticians/optometry, hearing aids, prosthetic sales	P	P	P	P	P	—	—	

**Key to Zone Symbols:**

<b>VC</b>	Village Center	<b>NG1</b>	Neighborhood General 1
<b>DT</b>	Downtown	<b>NG2</b>	Neighborhood General 2
<b>VG</b>	Village General	<b>SD1</b>	Special District 1
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## 4. DEVELOPMENT CODE

### 4.2. REGULATING PLAN, ZONES AND LAND USE STANDARDS (CONTINUED)

TABLE 4-2. ALLOWED LAND USES AND PERMIT REQUIREMENTS (CONTINUED)

Land Use Type	Permit Required by Zone							Additional Regulations per RMC
	VC	DT	VG	COR	NG1	NG2	SD1	
<b>ALCOHOLIC BEVERAGE SALES</b>								
Alcohol sales for off-site consumption, with or without tasting room	CUP	CUP	CUP	CUP	CUP	—	—	RMC §18.190
Bar or lounge as primary use, without a restaurant	—	CUP	—	—	—	—	—	RMC §18.190
On-site sales and consumption in connection with a restaurant, alcoholic beverage sales do not exceed 50% of all sales (with or without ancillary bar or lounge)	P	P	P	P	P	—	—	RMC §18.190
On-site sales and consumption in connection with a restaurant, alcoholic beverage sales are 50% or more of all sales	CUP	CUP	CUP	CUP	CUP	—	—	RMC §18.190
On-site sale and consumption without restaurant, ancillary to primary use	CUP	CUP	CUP	CUP	CUP	—	—	RMC §18.190
Manufacturing, wholesale and distribution, including winery or micro-brewery, with or without tasting room and no restaurant	CUP	CUP	CUP	—	CUP	—	—	RMC §18.190
Micro-brewery in connection with restaurant	CUP	CUP	CUP	—	CUP	—	—	RMC §18.190
Tasting room as primary use, with or without food service	CUP	CUP	CUP	CUP	CUP	—	—	RMC §18.190
Wine sales as primary use (off-sale license)	P	P	P	P	P	—	—	RMC §18.190
<b>PERSONAL SERVICES</b>								
Arts and crafts studio – retail, indoors only	P	P	P	P	P	—	—	
Barbers, hair/nail/skincare/tanning salons and day spas	P	P	P	P	P	—	—	
Body art (tattooing, body piercing, or permanent cosmetics)	—	—	CUP	—	CUP	—	—	
Check cashing, payday advance uses with or without ancillary services	—	—	CUP	CUP	CUP	—	—	
Consumer personal electronics, computer and phone/telecommunication equipment repair	P	P	P	P	P	—	—	
Drapery and carpet service	—	—	P	P	P	—	—	
Dry cleaners (under 5,000 square-foot GFA)	P	P	P	P	P	—	—	
Fortune telling, tarot, psychic reading, or similar services	—	—	—	—	—	—	—	
Funeral services, without morgue or crematory	—	—	CUP	CUP	CUP	—	—	
Laundromat, self-serve or coin operated	AUP	—	P	P	—	—	—	
Locksmith and key shop	P	P	P	P	P	—	—	
Pawn shop, cash for gold and diamonds (as primary use)	—	—	—	—	—	—	—	
Photocopying and photo developing - retail	P	P	P	P	P	—	—	
Photography studios	P	P	P	P	P	—	—	
Postal services, mailbox rental	P	P	P	P	P	—	—	
Shoe repair	P	P	P	P	P	—	—	
Tailor and alterations	P	P	P	P	P	—	—	
<b>RESIDENTIAL / LODGING</b>								
Assisted living facilities	—	—	—	—	—	—	—	
Bed and breakfast facilities	—	—	CUP	CUP	CUP	CUP	—	RMC §18.156, Article III
Community care facilities (licensed or unlicensed, 7 or more residents)	—	—	CUP	CUP	CUP	CUP	—	
Convalescent home or care	—	—	—	—	—	—	—	
Emergency shelter	—	—	—	—	P	—	—	See section 4.8
Group care 7 or more people	—	—	CUP	CUP	CUP	CUP	—	
Home Occupations	P	P	P	P	P	P	—	RMC §18.160
Hotels and motels	CUP	CUP	CUP	CUP	CUP	—	—	
Live/Work dwelling units (commercial use on ground floor only)	P (2)	P (2)	P (2)	P (2)	P (2)	—	—	
Multi-family attached, apartments	P	—	P	—	—	P	—	

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**TABLE 4-2. ALLOWED LAND USES AND PERMIT REQUIREMENTS (CONTINUED)**

Land Use Type	Permit Required by Zone							Additional Regulations per RMC
	VC	DT	VG	COR	NG1	NG2	SD1	
<b>RESIDENTIAL / LODGING (CONTINUED)</b>								
Residential units within mixed use development having a commercial component (may include senior and other types of apartments)	P	P (1, 2)	P (2)	P (2)	P (2)	—	—	
Residential accessory use or structure	—	—	—	P	P	P	—	
Senior housing	P	P (1)	P	P	P	P	—	
Single-family attached, condominiums	P	P (1)	P	P	P	P	—	RMC §18.156, Article IV
Single-family detached	—	—	—	—	—	P	—	
Student housing/dormitory	—	—	—	—	—	CUP	—	
Supportive housing and Transitional housing	P	P (1)	P	P	P	P	—	
Residential use of existing residential development	P	P	P	P	P	P	P	
<b>MOTOR VEHICLE SERVICES</b>								
Auto body repair and/or painting as primary use	—	—	—	—	—	—	—	
Automobile broker office	—	—	AUP	AUP	AUP	—	—	
Automobile car washes	—	—	CUP	CUP	CUP	—	—	
Automobile rental agencies with parking for vehicle rentals	—	—	CUP	—	CUP	—	—	
Automobile or motorcycle sales – new vehicles	—	—	CUP	CUP	—	—	—	
Automobile or motorcycle sales – used vehicles in connection with (and ancillary to) new vehicle sales	—	—	CUP	CUP	—	—	—	
Automobile/motorcycle parts or accessories sales, with installations (within an enclosed building only)	—	—	P	—	P	—	—	
Automobile/motorcycle repair – general, including quick lube, smog check or repair, transmission repair, engine repair, tune-up	—	—	CUP	—	—	—	—	
Boat or RV sales – new or used	—	—	CUP	—	—	—	—	
Commercial parking lots and garages, private, as primary use	CUP	CUP	CUP	CUP	CUP	—	CUP	
Electric vehicle (EV) charging stations, as ancillary use only	P	P	P	P	P	P	P	
Gas/fuel station	—	—	CUP	CUP	CUP	—	—	
Gas/fuel station, with mini-mart, automatic car wash, or restaurant	—	—	CUP	CUP	CUP	—	—	
Limousine service with parking lot for limousine vehicles	—	—	CUP	—	CUP	—	—	
Truck, trailer, and small or large equipment rental	—	—	—	—	—	—	—	
<b>EDUCATIONAL / INSTRUCTIONAL / DAY CARE USES</b>								
Adult day care	—	—	CUP	—	—	—	—	
Adult vocational classes, trade schools, computer classes or training, traffic/driving schools, and similar uses – greater than 500 Sq. Ft.	CUP (1)	CUP (1)	CUP	CUP	CUP	—	P	
Adult vocational classes, trade schools, computer classes or training, traffic/driving schools, and similar uses – less than 500 Sq. Ft.	AUP (1)	AUP (1)	AUP	AUP	AUP	—	P	
Children’s daycare, as primary use	AUP	AUP	AUP	AUP	AUP	—	AUP	
Children’s daycare, ancillary to major employment center	P	P	P	P	P	—	P	
Children’s tutorial services	AUP (1)	AUP (1)	AUP	AUP	AUP	—	P	
Colleges or online educational institutions – new	CUP (1)	CUP (1)	CUP	—	—	—	CUP	
Colleges or online educational institutions – existing	—	—	—	—	—	—	P	
Elementary, junior, and high schools – private	—	—	—	CUP	—	CUP	CUP	

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<b>EDUCATIONAL / INSTRUCTIONAL / DAY CARE USES (CONTINUED)</b>								
Personal physical arts studio (e.g., music, art, dance, gymnastics, yoga, martial arts instruction, talent/acting studio) – greater than 1,500 Sq. Ft.	CUP	CUP	CUP	CUP	CUP	—	—	
Personal physical arts studio (e.g., music, art, dance, gymnastics, yoga, martial arts instruction, talent/acting studio) – less than 1,500 Sq. Ft.	AUP	AUP	AUP	AUP	AUP	—	—	
Ancillary uses to primary permitted uses	P	P	P	P	P	—	P	
<b>MEDICAL / HEALTH SERVICES</b>								
Acute care/walk-in medical services	—	—	CUP	—	CUP	—	—	
Ambulance facility/services	—	—	—	—	—	—	—	
Hospitals	—	—	—	—	—	—	—	
In-patient treatment facilities	—	—	—	—	—	—	—	
Offices for medical, dental, chiropractic, acupuncture, podiatry, audiology, psychology/psychiatry, or other medical office uses	P (1, 2)	P (1, 2)	P	P	P	—	—	
Offices, clinics, or facilities for occupational therapy or physical therapy	P (1, 2)	P (1, 2)	P	P	P	—	—	
Optometry related services and sales	P	P	P	P	P	—	—	
Outpatient treatment facility	—	—	—	—	—	—	—	
Overnight treatment facility	—	—	—	—	—	—	—	
Surgical centers or facilities	—	—	—	—	—	—	—	
<b>PUBLIC FACILITIES / UTILITIES</b>								
Wireless telecommunications antennas, facilities, or towers	CUP	CUP	CUP	CUP	CUP	—	CUP	
Government office uses	P (2)	P	P	P	P	—	P	
Government maintenance yard and other non-office uses	—	—	—	—	—	—	P	
Public parks and other recreational or community facilities	P	P	P	P	P	P	P	
Public utility structures	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Public or semi-public utility outdoor storage yard or fleet vehicle parking	—	—	—	—	—	—	—	
Radio and transmitter towers	—	—	—	—	—	—	—	
<b>FOOD / RESTAURANTS / EATING ESTABLISHMENTS</b>								
Alcohol for on-site consumption – see Alcoholic Beverage Sales								
Bakery – primarily retail sales	P	P	P	P	P	—	—	
Banquet hall or event rental facility	CUP	CUP	CUP	CUP	CUP	—	—	
Convenience stores – see General Merchandise/Retail Trade	CUP	CUP	CUP	CUP	CUP	—	—	
Food markets – see General Merchandise/Retail Trade	P	P	P	P	P	AUP	—	
Ice cream, yogurt, juice, tea, and candy shops	P	P	P	P	P	—	—	
Restaurants – dine-in or quick-serve (no drive-through)	P	P	P	P	P	—	—	
Restaurants – dine-in or quick-serve (with drive-through)	—	—	CUP	—	—	—	—	RMC §18.156, Article V
Restaurants – take-out or delivery as primary use	—	—	P	P	P	—	—	
Restaurants – walk-up window	AUP	AUP	AUP	AUP	AUP	—	—	
Retail food including specialty food markets - see Food/drug and kindred products under General Merchandise/Retail Trade	P	P	P	P	P	AUP	—	

**Key to Zone Symbols:**

<b>VC</b>	Village Center	<b>NG1</b>	Neighborhood General 1
<b>DT</b>	Downtown	<b>NG2</b>	Neighborhood General 2
<b>VG</b>	Village General	<b>SD1</b>	Special District 1
<b>COR</b>	Village Corridor		

**Key to Permit Types**

P	Permitted Use
CUP	Conditional Use Permit Required
SEP	Special Event Permit Required
—	Use not allowed

**Notes**

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**TABLE 4-2. ALLOWED LAND USES AND PERMIT REQUIREMENTS (CONTINUED)**

Land Use Type	Permit Required by Zone							Additional Regulations per RMC
	VC	DT	VG	COR	NG1	NG2	SD1	
<b>RECREATION / ENTERTAINMENT</b>								
Adult-oriented businesses	—	—	—	—	—	—	—	RMC §8.76
Billiards and pool halls, game and video arcades	CUP	CUP	CUP	—	—	—	—	
Golf course and driving ranges	—	—	—	—	—	—	—	
Health club/fitness club/gym or similar commercial exercise facilities (within an enclosed building – no outdoor activities)	CUP	—	CUP	—	CUP	—	—	
Indoor uses – amusement/recreation/skating/soccer/batting cages/roller hockey facilities/shooting range (not within a public park)	CUP	—	CUP	—	CUP	—	—	
Outdoor uses – amusement/recreation/skating/soccer/batting cages/ roller hockey facilities/shooting range (not within a public park)	—	—	CUP	—	CUP	—	—	
Nightclub, with or without live entertainment	CUP (1)	CUP (1)	CUP	—	CUP	—	—	RMC §18.190
Public assembly/meeting halls/private clubs/ auditoriums – new	CUP	CUP	CUP	CUP	CUP	—	—	
Theatres (live stage, movies) and concert halls	CUP	CUP	CUP	CUP	CUP	—	—	
<b>SERVICE / NON-PROFIT ORGANIZATIONS</b>								
Churches/places of worship, and related accessory uses	CUP (1)	CUP (1)	CUP	CUP	CUP	CUP	CUP	
Office for philanthropic, charitable, and service organizations	P (1)	P (1)	P	P	P	P	—	
Second-hand clothing/household goods sales or distribution – see Discount variety/volume liquidation/cut-rate merchandise, or surplus under General Merchandise/Retail Trade	—	—	CUP	CUP	CUP	—	—	
Social clubs/service clubs	P (1)	P (1)	P	P	P	—	—	
Social services agencies or facilities	CUP (1)	CUP (1)	CUP	CUP	CUP	—	—	
Temporary political campaign offices and headquarters	P	P	P	P	P	—	—	
<b>TEMPORARY / SPECIAL USES</b>								
Commercial or office use of residential structures (ground floor only) – see Live/Work under Residential / Lodging	P (2)	P (2)	P (2)	P (2)	P (2)	—	—	
Fruit stands	—	—	—	—	—	—	—	
Holiday tree and pumpkin sales	SEP	SEP	SEP	SEP	SEP	—	—	RMC §18.195
Small collection recycling centers and reverse vending units	AUP	AUP	AUP	AUP	AUP	—	—	RMC §18.156, Article XI
Parking lot sale	SEP	SEP	SEP	SEP	SEP	—	—	RMC §18.195
Temporary outdoor displays, sales, storage, or provision of services	SEP	SEP	SEP	SEP	SEP	—	—	RMC §18.195
Temporary parking lots	AUP	AUP	AUP	AUP	AUP	—	—	
Temporary use of structures for carnivals, farmer’s markets, circuses, and religious gatherings	SEP	SEP	SEP	SEP	SEP	—	—	RMC §18.195
<b>MANUFACTURING / INDUSTRIAL USES</b>								
Apparel/textile products	—	—	—	—	—	—	—	
Assembly of products	—	—	—	—	—	—	—	
Bakery – commercial with ancillary sales	—	—	—	—	—	—	—	
Blueprint services	—	—	—	—	—	—	—	
Cannabis cultivation	—	—	—	—	—	—	—	Ord. 2851
Cannabis products manufacture, packaging, or testing	—	—	—	—	—	—	—	Ord. 2851
Catalog/online distribution with no retail sales on the premises	—	—	—	—	—	—	—	

**Key to Zone Symbols:**

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## 4. DEVELOPMENT CODE

### 4.2. REGULATING PLAN, ZONES AND LAND USE STANDARDS (CONTINUED)

TABLE 4-2. ALLOWED LAND USES AND PERMIT REQUIREMENTS (CONTINUED)

Land Use Type	Permit Required by Zone							Additional Regulations per RMC
	VC	DT	VG	COR	NG1	NG2	SD1	
<b>MANUFACTURING / INDUSTRIAL USES (CONTINUED)</b>								
Electronic, optical, and scientific products	—	—	—	—	—	—	—	
Equipment repair, machine repair, appliance repair	—	—	—	—	—	—	—	
Food and kindred products	—	—	—	—	—	—	—	
Furniture and household products	—	—	—	—	—	—	—	
Funeral parlors and mortuaries	—	—	—	—	—	—	—	
Furniture refinishing/upholstery, antique restoration	—	—	—	—	—	—	—	
Limited retail in conjunction with permitted manufacturing/industrial use	—	—	—	—	—	—	—	
Laundry/dry cleaners – commercial (5,000 square-feet or more GFA)	—	—	—	—	—	—	—	
Lumber/wood products assembly, processing, or distribution	—	—	—	—	—	—	—	
Manufacturing as a minor ancillary use to a permitted use	CUP	—	CUP	—	CUP	—	—	
Metalwork fabrication, welding, assembly, or distribution	—	—	—	—	—	—	—	
Micro-brewery, winery, distillery – manufacture, wholesale, tasting – see use under Alcoholic Beverage Sales	CUP	CUP	CUP	—	CUP	—	—	RMC §18.190
Micro-brewery in connection with restaurant – see use under Alcoholic Beverage Sales	CUP	CUP	CUP	—	CUP	—	—	RMC §18.190
Morgue or crematory – see funeral services, without morgue or crematory, under Personal Services	—	—	—	—	—	—	—	
Outside operations with permitted manufacturing/industrial use	—	—	—	—	—	—	—	
Paper products	—	—	—	—	—	—	—	
Photocopying, computer publishing and related personal services	—	—	—	—	—	—	—	
Plumbing, heating, HVAC supply and services	—	—	—	—	—	—	—	
Printing/publishing – commercial, large volume/heavy equipment	—	—	—	—	—	—	—	
Research, development, and testing of products	—	—	—	—	—	—	—	
Sand and gravel extraction, aggregate processing	—	—	—	—	—	—	—	
Stone, clay, and glass products	—	—	—	—	—	—	—	
Water resource development	—	—	—	—	—	—	—	
Wholesale or distribution as primary use	—	—	—	—	—	—	—	
<b>WAREHOUSING / STORAGE USES</b>								
Cannabis products storage, warehousing, distribution or wholesale	—	—	—	—	—	—	—	Ord. 2851
Mini-storage/warehouse facilities	—	—	—	—	—	—	—	
Indoor storage as primary use	—	—	—	—	—	—	—	
Outdoor storage as primary use	—	—	—	—	—	—	—	
Outdoor storage as ancillary use to a permitted use in a building	CUP	CUP	CUP	CUP	CUP	—	—	
Outdoor storage for gardening/landscape companies	—	—	—	—	—	—	—	
Parcel delivery service, with or without customer pick-up	—	—	—	—	—	—	—	
Warehouse as primary use	—	—	—	—	—	—	—	
Warehouse distribution/operations	—	—	—	—	—	—	—	
Warehouse fulfillment center, with or without customer pick-up	—	—	—	—	—	—	—	
Wholesale building materials, with or without outdoor storage	—	—	—	—	—	—	—	

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