
Chapter 13.66

HOLLADAY CROSSROADS MIXED-USE ZONE

13.66.010: VISION STATEMENT:

- A. It is intended that the Holladay Crossroads zone (HCR) be an economically healthy, primary gateway mixed use and critical transportation node for the City of Holladay. The HCR is currently the second most valuable economic center in the City and contributes a sizable portion of all the city sales revenues. Future development in this area must not only provide economic benefits to the property and business owners but contribute to the city's overall desirability and quality of life. Arguably the City's most prominent gateway, the HCR redevelopment must create a sense of "arrival" to the unique community that is Holladay.
- B. The (HCR) zone offers a valuable opportunity for mixed-use and/or commercial development as reflected in the Holladay adopted Crossroads Small Area Master Plan (SAMP). The SAMP recommends future development that would result in a commercial district with a higher density residential component, or, mixed-use. The capacity of the roadways in the area can support this type of future development and traffic growth can be accommodated with the roadway enhancements proposed in the SAMP. This zone anticipates the blending of older strip commercial development with new, compatible mixed-use development through flexible yet consistent, building design. The HCR land uses will be influenced by the traffic volumes occurring in the area and design themes will be overseen by the City's Design Review Board (DRB). Rezones of property in the area will not be initiated by the City, but rather only from individual property owners when requested.

13. 66.020: PURPOSE:

- A. The purpose of this chapter is to identify and enhance the (HCR) zone to create a pattern for new development that is appropriately oriented and situated toward public rights of way, provides an opportunity for increased human interaction and protects and increases the economic vitality of the city. To achieve these goals, in part, for those properties that directly abut major public streets and that provide for the best opportunity for contributing to the commercial tax base of the City, street level floor space shall limited to commercial and service uses including restaurant and retail use only. (See Chart 13.66.1) Exception: Small street level lobby areas that lead to upper story uses. However, it is not the intent of this chapter to impair the rights of existing businesses and property owners. Depending on individual circumstances, some uses and structures existing at the time of adoption of this chapter may become nonconforming except as expressly stated herein. The provisions of this chapter allow lawfully established buildings and uses to continue but limits their expansion or modification unless brought into compliance with the requirements herein.
- B. It is intended that the Holladay Crossroads Zone become a place of diverse land uses within an aesthetically attractive, easily accessible and economically healthy environment. A range and mix of commercial, service, and residential land use is encouraged and desirable. High quality architecture and energy efficiency for all new structures with attractive site features will create dramatic, visual interest in the HCR zone. This will encourage greater bike and

pedestrian access to the site and enhance the economic vitality of the entire city. It is vital that new development is compatible with abutting land uses and that potential impacts are minimized for abutting residential property owners.

13.66.030: SCOPE:

The provisions of this chapter shall apply to any new construction or remodeling for a residential or nonresidential use, building, or structure located in the HCR zone. For the purpose of this section, "remodeling" means:

- A. Any proposed action that will increase the footprint of the building;
- B. Any exterior remodel which includes more than fifty percent (50%) of the structure; or
- C. Any change in use that requires a change of occupancy type under the applicable building or safety code. (Ord. 2012-15, 9-20-2012)

13.66.040: PRIMARY USES:

A. Permitted Uses: The permitted uses allowed in the HCR zone shall be as set forth in [chapter 13.100](#), "Appendix A - Allowed Uses", of this title.

B. Conditional Uses: Any use legally existing as a conditional use in the HCR zone on the effective date of this chapter, is allowed to continue and is subject to the requirements of the conditional use permit issued for such use. Except as otherwise set forth in section [13.71.060](#) of this chapter, each conditional use shall conform to the development standards and design guidelines of this chapter and other applicable requirements of this title.

C. Mixed Or Combined Uses: (See subsection [13.71.020B](#) of this chapter.) Any mixture or combination of allowed uses may be established within the same building or on the same lot or parcel. If any of the proposed uses are a conditional use, that use shall be reviewed and approved by the planning commission as required by section [13.08.040](#) of this title.

D. Prohibited Uses: Any primary or accessory land use not shown as a permitted or conditional use in [chapter 13.100](#), "Appendix A - Allowed Uses", of this title shall be prohibited.

E. Hours: None of the foregoing uses shall be open to the public between the hours of twelve o'clock (12:00) midnight and six o'clock (6:00) A.M. except for hotels and bed and breakfast uses and 24 hours gym facilities. (Ord. 2014-15, 8-21-2014) Uses that abut single family residential property shall close between the hours of 10pm and 7am.

13.66.050: ACCESSORY USES:

Permitted and conditional uses set forth in [chapter 13.100](#), "Appendix A - Allowed Uses", of this title shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such primary uses allowed by [chapter 13.100](#), "Appendix A - Allowed Uses", of this title.

A. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the zone except as otherwise expressly provided in this title

B. No accessory use, building or structure shall be allowed on a lot or parcel unless a primary permitted or conditional use is currently established on the parcel except as allowed by section [13.09.020](#) of this Title.

C. Specific accessory uses allowed in the HCR zone are as set forth in [chapter 13.100](#), "Appendix A - Allowed Uses", of this title. (Ord. 2012-15, 9-20-2012)

13.66.060: NONCONFORMING DEVELOPMENT:

Notwithstanding any contrary provision set forth in [chapter 13.88](#) of this title, an existing permitted or conditional use which does not conform to the development standards and design guidelines set forth in this chapter may be continued; provided, however, that any expansion of such use which will not increase the floor area of the premises, any interior remodel which includes more than fifty percent (50%) of the structure; or any change in use that requires a change of occupancy type under the applicable building or safety code shall be subject to the development standards and design guidelines set forth in this chapter. (Ord. 2012-15, 9-20-2012)

13.66.065: RELOCATION OF EXISTING USES WITHIN THE ZONE:

A. For the purposes of redevelopment, existing uses established within the HCR zone may be allowed to relocate and continue the use on the same parcel or lot or on another parcel or lot within the HCR zone by approval of the Planning Commission and are exempt from the provisions of [Chapter 13.88](#) of this title.

B. Approval of the relocation or continued use does not exempt the use from the other provisions of the HCR zone. (Ord. 2013-26, 10-10-2013)

13.66.070: PROJECT APPROVAL PROCEDURES:

All project/site plans for new development and construction and/or remodeling of existing structures within the HCR zone shall be approved by the Planning Commission, including available recommendation from the DRB, as required by applicable sections of Title 13 of the Holladay Code.

A. Approval of any applicable land use application, as provided for in this chapter, within the zone, may only be given by the Planning Commission.

B. Appeals from decisions of the Planning Commission or where appropriate as set forth herein, shall be made to the City Council in accordance with the provisions of Section [13.08.040](#) of this title. (Ord. 2014-15, 8-21-2014)

13.66.080: DEVELOPMENT STANDARDS:

The following minimum development standards shall apply in the HCR zone.

A. Lot, Yard and Other Development Standards: Except as otherwise required by a provision of this section or section [13.71.090](#) of this chapter, the development standards shown on chart 13.71.1 of this section shall apply in the HCR zone.

CHART 13.66.1

Development Standard	Amount
Front Setback (Build-to line) -- For property fronting on a public right-of-way.	Maximum setback from ROW line is 10 feet
Right of way encroachments	Exception: Ornamental architectural features such as arcades, canopies, awnings, light fixtures, balconies, cornices, etc., sitting areas, and subsurface intrusions such as footings and foundations may be allowed to protrude into the right of way, provided they do not interfere with the normal use of the right of way. This exception requires review and approval of the Planning Commission and may be subject to a license agreement approved by the City Council/Manager
Front setback, nonconforming	Expansion and remodeling permitted so long as nonconforming setback is not expanded
Side Setback	None except for property directly abutting residential property. For such property, the setback shall be the same as that of the abutting zone and including compliance with graduated height regulations.
Rear Setback	None, except when abutting residential property the setback shall be the same as that of the abutting zone.
Setback from Canals, Laterals	20 feet
Impervious surface coverage, maximum	None -- Subject to buffering requirements in 13.77 or as determined necessary by the Planning Commission.
Building width, maximum	No requirement
Building height. Maximum height ¹ , includes screened mechanical equipment but excludes: 1) chimneys of 6 feet or less; 2) architecturally compatible elevator shafts 10 feet or less; 3) gables 4 feet or less	65 feet
Building Height. For buildings proposed within 200 feet of an abutting residential zone(s) boundary	32 feet. - Subject to graduated height limitation from property lines, see illustration in Section 13.66.3.

Land use for floor space abutting major streets

Within 60 feet of major streets, as shown on figure 13.66.2 of this section, the ground level floor space shall be limited to Primary: Retail, Service and Entertainment uses as per 13.100 Appendix A – Allowed Uses

Exception: Small, lobby entrances directly accessing upper story uses

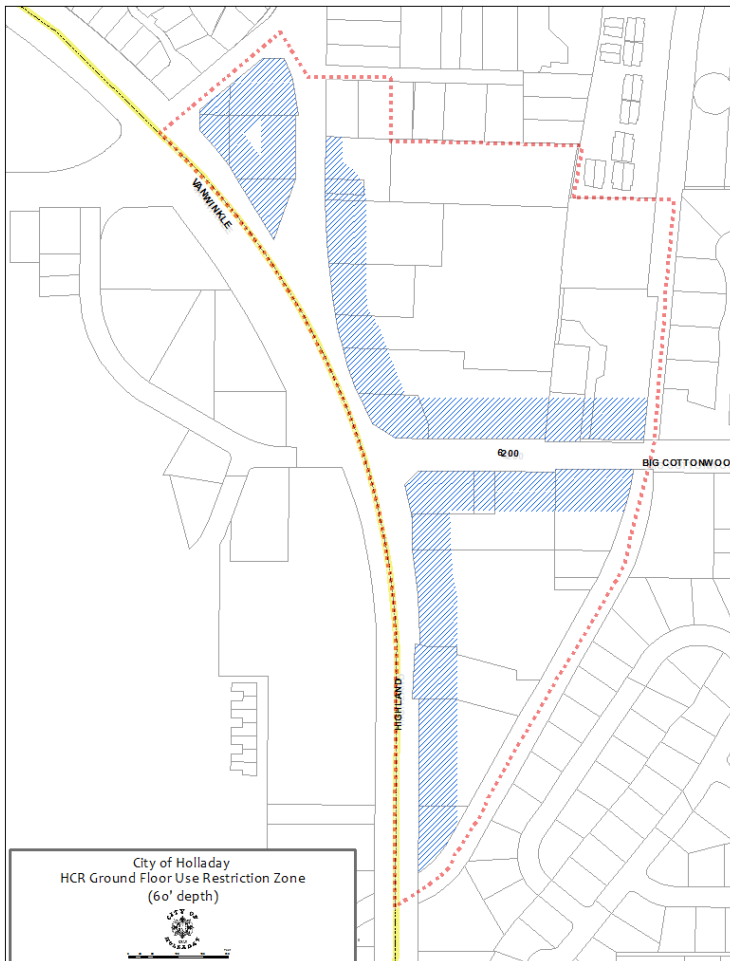
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131 Notes:

132 1. To reasonably accommodate for grade and slope changes and as measured from the top
133 back of curb of the nearest street, maximum building height for multi-story buildings may be
134 averaged using 10 equal measurements over the length of the roofline facing the street but
135 at no point may exceed 4 feet above maximum. (Ord. 2014-15, 8-21-2014)

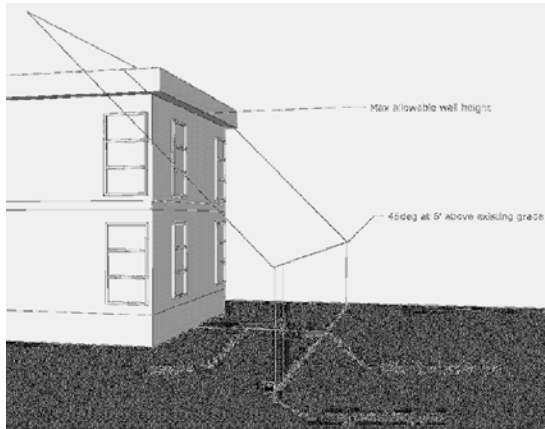
136 FIGURE 13.66.1. *Reserved*

137 FIGURE 13.66.2 HCR Ground floor use map



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FIGURE 13.66.3 GRADUATED HEIGHT ENVELOPE ILLUSTRATION



B. Parking Requirements: Due to the potential for future mass transit options for this property in proximity to I-215 and Highland Drive and Van Winkle Expressway and to allow for efficient parking and ample building footprints, the parking requirements for the HCR zone shall be allowed as at 125% of the allowance for the Holladay Village zone (HV) including allowances for shared parking analysis and parking partnerships.

C. Landscaping: Although landscaping is not required by the HCR zone standards except within the buffer areas where a property abuts a residential zone or property, all installed landscaping in the zone shall comply with the applicable planting and maintenance provisions governing landscaping and buffering in [chapter 13.77](#) of this title in addition to the Tree Canopy Sustainability Ordinance.

D. Outside Display shall be allowed as per 13.71 of this title.

E. Signs. Monument, Building Use. The sign regulations for the C-2 zone shall be allowed with the exception that "crown" signs may be used for buildings, either single or multi-tenant, with three or more stories in height.

F. Outdoor Uses shall be allowed as per 13.71 of this title

G. Mechanical Service shall be allowed as per 13.71 of this title

H. Access, Service and Delivery shall be allowed as per 13.71 of this title:

1. Exception: Drive-through windows with corresponding driveways, curb cuts, etc., are allowed but are subject to design and site plan review. Trash Facilities shall be allowed as per 13.71 of this title.

I. Lighting:

1. Pedestrian scale light fixtures should be incorporated into the site design to give visual variety from one building to the next and should blend with the architectural style.

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2. All lighting shall be LED only.
 3. All building entrances should be appropriately lit to provide inviting access and safety.
 4. Building mounted lights and display window lights shall contribute to lighting of walkways in pedestrian areas.
 5. Parking area light fixtures should be limited in height and designed to confine emitted light to the parking area.
 6. Neon lighting may be used as a lighting element, provided that the tubes are concealed and are an integral part of the building design. Neon tubes used to outline the building are prohibited. (Ord. 2014-15, 8-21-2014)

- J. Utility Lines: All new utility lines such as electric, telephone, CATV, or other similar lines serving individual sites shall be placed underground. Where feasible, utility lines necessary within the property shall be placed underground. All utility lines shall be placed underground in new construction projects that require building permits and site redesign. All junction and access boxes shall be located to the side or the rear of the building unless public safety concerns dictate otherwise. All utility pads shall be shown on the project plan. Any utility connections, meter boxes, etc., shall be integrated with the architectural elements of the project plan. (Ord. 2012-15, 9-20-2012)
- K. Buffer Standards for Proposed Development Abutting Residential Property Not In the HCR Zone. (See Chart 13.66.1) Buffer standards of the HV zone, 13.71, shall apply except as may be modified as necessary by the Planning Commission during site plan review.
- L. Fencing. A six-foot (6') high screening wall or fence shall be constructed along the property line which is the boundary between the HCR and an abutting residential zone. Such fence or wall should include design and other decorative elements consistent with the design of the new building. This requirement may be waived, decreased, increased or modified by the Planning Commission if it can be demonstrated that existing walls or fences provide the desired buffering and aesthetic effect or can be altered to do so.
- M. Façade. A primary or accessory building or structure shall not have a single, unbroken façade longer than fifty feet (50').
- N. Trash. No trash receptacle or storage area shall be located closer than fifty feet (50') from a residence on an abutting property not in the HCR zone unless located within a fully enclosed building.
- O. Outdoor dining. Any are or facility for outdoor dining shall be constructed in a manner which visually obscures the facility from abutting residential property and which protects the property from noise and light emanating from the facility.
- P. Mechanical equipment and other apparatus. Mechanical equipment and other apparatus, including penthouses and elevator shafts, shall be screened and sound dampened so that its presence or operation does not violate the noise ordinance or create a nuisance for the occupants of any abutting residence. (Ord. 2014-15, 8-21-

13.66.090: DESIGN GUIDELINES:

- A. Purpose: This section establishes design guidelines intended to improve the quality and compatibility of development in the HCR zone. Guidelines that employ the word "should" are

intended to be applied as stated. However, an alternative measure may be considered if it meets or exceeds the intent of the guideline. Guidelines using the words "shall" are mandatory. Guidelines using the words "encouraged" or "discouraged" are desirable but not mandatory. Following are a series of design principles viewed as fundamental in achieving the design objectives of this zone.

B. Pedestrian Access: All new development should include:

1. Sidewalks, alleys, plazas, landscaping and appropriately scaled buildings that encourage and complement pedestrian activities.
2. Commercial buildings should include clearly defined primary entrances and large windows that display goods and services to create a visual unity both on the street and internally.

C. At least seventy-two (72") of the sidewalk width should be preserved for pedestrian movement in front of every building fronting on a public right of way.

D. All plazas, arcades and open-air seating shall provide handicapped access. (Ord. 2012-15, 9-20-2012)

E. Parking: Parking shall complement the pedestrian activities and visual character of the district. Negative impacts of parking lots and structures should be mitigated through sensitive design, location and configuration. The following should be integrated into the design on any new parking lot or structure:

1. Parking lots shall not be located on a corner facing an intersection.
2. The number of parking lot entrances, driveways and curb cuts shall be minimized in favor of combined driveways and coordinated parking areas among property owners.
3. Individual parking entrances and curb cuts on Van Winkle, Highland Drive and 6200 South shall be consolidated wherever reasonably possible to complement a coordinated parking strategy and promote walkability and to comply with the vision of the Holladay Crossroads Small Area Master Plan.
4. ADA compliant walk ways shall be constructed within a parking lot to connect the sidewalk and building entrances.
5. Parking structures visible from the public rights of way shall be architecturally integrated or designed with an architectural theme similar to the main buildings. The perimeter of each floor of a parking structure facing a public street shall have a screening mechanism designed to shield automobiles and any mechanical appurtenances from public view. An architectural treatment, landscaping and/or space for pedestrian oriented businesses along the street side edges of the parking structure should be provided. (Ord. 2014-15, 8-21-2014)

F. Streetscape: The streetscape in the urban landscape shall include elements such as plazas, fountains, kiosks, public art, landscaping, signage, and other street fixtures such as coordinated streetlights, decorative barriers/fencing, pedestrian benches and trash receptacles. New development in the Holladay Crossroads Zone shall complement and incorporate any design elements established by the city within abutting public rights of way. (Ord. 2012-15, 9-20-2012)

G. Building Design: All new buildings in the HCR zone shall be composed of building facades that are made of high quality finishes and materials. Buildings facing public streets, especially

on the ground floor level shall not “turn their back” to the street but instead provide ample window openings, entrances and design features to create interest and calm traffic.

1. Compatibility of New Buildings: All new buildings should be designed with a unique character compatible with the objectives of the Holladay Crossroads zone and SAMP.

2. Building Mass: To avoid any large, continuous building mass of uniform height, no portion of any multi-story building shall continue for more than one hundred feet (100') horizontally along any street frontage without a break in the roofline. The required break in the building height shall continue for a minimum of thirty feet (30') along the horizontal plane.

a. Break in Roofline: A “break in the roofline” is defined as:

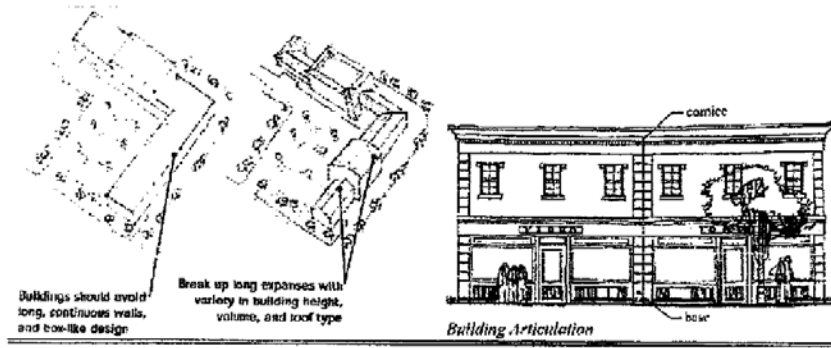
(1) A ten foot (10') minimum step back of the vertical plane of the building on the third story, second and third stories, or all stories; or

(2) A reduction in stories of the entire building.

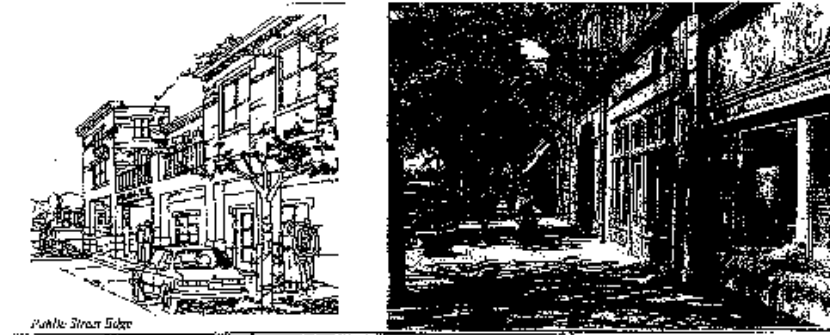


Typical Roofline Breaks

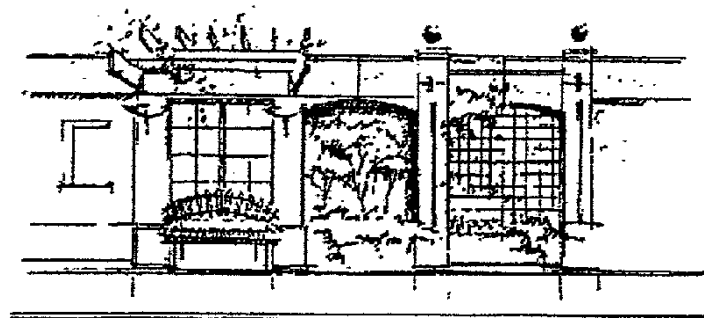
b. Structural Articulation: The vertical planes of a building shall be varied so that no continuous elevation is longer than seventy five feet (75') horizontally without a structural articulation which may include facade modulation, structural expressions, varied setbacks or heights, textural modulations and/or projections such as balconies, cornices, covered entrances, arcades or colonnades or other architectural element dividing the facade visually to provide relief to perceived building mass from the street elevation.



3. Streetscape Perspective: All building fronts should provide features that are designed to be consistent with pedestrian activity and that provide a variety of architectural interest and detail that can be viewed from both vehicular and pedestrian perspective.



4. Facade Embellishment: All building elevations readily visible from public view shall provide consistency in architectural design elements/embellishments. In addition, a contiguous building wall (longer than 50 feet) shall have a building element, dividing the facade visually which may include windows, a recessed entrance or other appropriate variations.



308 5. Shading for Pedestrians: At least twenty percent (20%) of walls facing sidewalks
309 or other pedestrian accessible space shall be architecturally treated with a
310 shade/weather protecting element such as an awning, arcade, trellis, overhanging
311 architectural feature consistent with the overall building architecture.

312 6. Primary Entrances: Primary entrances to commercial buildings shall be recessed,
313 providing a shaded area that helps to define doorways and provide shelter for
314 pedestrians. Repetition of recessed entries should also be used to provide a rhythm
315 of shadows along the street to help establish a sense of scale. Entrance doors
316 should be topped with transom windows to extend the vertical emphasis of these
317 openings.

318 7. Maintaining an Expression Line: Upper stories of buildings should maintain an
319 expression line along the facade such as a setback, change of material, or a
320 projection to reduce the perceived building mass.

321 8. Consistency of Architectural Style: All buildings should have an articulated base
322 course and cornice ornamented with details consistent with the chosen architectural
323 style. The middle section of the building is suggested to be divided either horizontally
324 or vertically in a manner consistent with the selected style. Buildings may have upper
325 story features which improve the relationship between the upper story and the street.
326 Such features include, but are not limited to, balconies, roof decks, bay windows or
327 upper story commercial activities.

328 9. Mixing of Styles: A compatible mix of architectural styles for the Holladay
329 Crossroads is acceptable providing that some basic design features which
330 complement each other are present throughout the site.

331 a. In order to encourage design consistency, all major new construction shall
332 include at least three (3) of the following elements on the street facing
333 facades:

334 (1) Window and door treatment which embellishes the facade.
335 (2) Decorative light fixtures.
336 (3) Unique facade treatment, such as decorative materials and design
337 elements.
338 (4) Decorative paving.
339 (5) Trellises, railings, gates, grillwork, or unique landscaping.

340 b. The DRB and TRC may recommend other elements in place of the above
341 for approval by the Planning Commission.

342 10. Oriented to The Corner: Buildings on corner lots should be oriented to the corner.
343 Corner entries and/or architectural treatment should be used to emphasize the
344 corner.

345 11. Emphasis of HCR Identity: Any main building located at the intersection of
346 Highland Drive and 6200 South should have prominent scale and iconic design to
347 emphasize the importance of this vital gateway of Holladay as indicated in the
348 SAMP.

12. Window and Door Designs: Windows and doors shall be used to define the character of buildings by giving scale to the building and providing visual interest to the composition of individual facades. Distinct window and door designs should be used to help define building styles. Articulated, transparent facades shall be created along vehicular and pedestrian rights of way, including display windows as a link between both vehicles and pedestrians and activities in the building.

a. In keeping with the intent of these design guidelines, the following shall apply to any street level building facade:

(1) Major new construction shall have at least fifty percent (50%) of the length of the ground floor facade between the height of two feet zero inches (2'0") and eight feet zero inches (8'0") devoted to windows and doors affording views into retail, office, or lobby space.

(2) Highly tinted or mirrored glass windows, shades, blinds or screens that prevent pedestrian view into buildings shall not be permitted.

b. Windows on the second or third level should be vertically proportioned and the design of surrounding window casing, the depth and profile of window sash element, and the material of which they are constructed should be distinctly associated with the specific building style.

c. Awnings and ground level canopies should contribute to the architectural theme and shall be integrated within the building design. Awnings should be constructed of traditional materials and located over windows and doors.

d. On multi-storefront buildings, separate awnings should be located within each storefront opening so that the building frame and details are revealed.

e. Retractable and fixed awnings are encouraged and allowed.

f. Under awning lights that are designed to specifically illuminate the sidewalk and storefront are permitted. (Ord. 2012-15, 9-20-2012)

13. Reinforcement of Design: Building design should reinforce the building's location abutting the street edge and public space. (Ord. 2015-02, 2-5-2015)

14. Use of Customized Components: Prototype design for franchises, formula or national chains shall use customized components consistent with the design requirements for the HC zone that reinforce visual consistency with other buildings in the Holladay Crossroads area.

a. Building Materials: Exterior finish materials selected should be part of a strong architectural theme and should not appear as a material foreign to the character of the building nor to the Holladay Crossroads area.

b. Building exteriors shall be constructed from high quality and durable materials. It is important that the materials and colors will weather well and need minimal maintenance. Acceptable exterior finish materials include the following:

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- 388 (1) Painted, stained or weathered wood siding such as, 4-S shingles,
389 board and batten and clapboard;
390 (2) Artificial wood siding such as painted Cementous fiberboard;
391 (3) Brick or natural stone;
392 (4) EIFS (synthetic stucco) (not more than 50 percent of all exterior
393 finished surfaces);
394 5) Stucco, but as a minority material.
395 (6) Synthetic stone; and
- 396 (7) Architectural finish or decorative faced concrete masonry units
397 (CMUs). No portion of a building constructed of standard CMUs shall
398 be visible from an existing public right of way. Exposed concrete walls
399 should be architecturally treated. The enhancement must include joint
400 treatments, textured concrete such as exposed aggregate, sandblast
401 and/or colored concrete, or other decorative finishes.
- 402 (8). Beveled metal siding, mirrored glass, vinyl siding and backlit
403 awnings should not be used.
- 404 15. Roofs: The character of a roof is a major feature for a structure. The roof pitch, its
405 materials, size and orientation are all distinct features that should contribute to the
406 character of the building. Shadows created by traditional overhangs should
407 contribute to the perception of a building's scale. Roof designs should relate to the
408 building facade articulations.
- 409 1. A variety of roof types and configurations should be used to add
410 interest and reduce perceived building bulk.
411 2. Use of sidewalk porticoes and roof overhangs is allowed and
412 encouraged.
413 3. Roof materials should be in keeping with the character of the
414 architectural style of the building. Recommended roof materials
415 include slate shingles, asphalt and fiberglass shingles, metal standing
416 seam or tiles.
417 4. Crickets or other snow guard devices should be placed in such a
418 way that does not alter the form of the roof as seen from the street.
419 5. Decorative roof accessories such as cresting, ridge caps, and
420 finials may be used.
- 421 16. Building Color:
- 422 a. A harmonious range of colors should be used within the Holladay
423 Crossroads Zone.
424 b. Neon or very bright colors, which have the effect of unreasonably
425 setting the building apart from other adjacent buildings on the street
426 shall not be used.
427 c. Bright colors should be used only for trim and accents.
428 d. The TRC may recommend approval of bright colors if the use is
429 consistent with the building design and other design requirements.
- 430 17. Service Areas: See standards in 13.71.

18. Mechanical units, utility equipment, elevator equipment and telecommunication receiving devices located on the roof should be grouped together, incorporated into the roof design, thoroughly screened and not to exceed the height limits as allowed in Chart 113.66.1 of this chapter. (Ord. 2012-15, 9-20-2012)

Chapter 13.100 APPENDIX A - ALLOWED USES

C = Conditional use P = Permitted use
- = Not allowed SDMP = Site development master plan

Use	<u>HCR</u>	ORD	C-1	C-2	HV	PO	R/M-U
Accessory Uses*	-						
Alcoholic beverage retail sales ¹⁴	-						See SDMP
Bar establishment	<u>P</u>	C	-	C	-		
Bar establishment, equity	<u>P</u>	C	-	C	-		
Bar establishment, fraternal	<u>P</u>	C	-	C	-		
Brewery	<u>P</u>	C	-	C	-		
Off premises	<u>P</u>	-	P	P	P		
On premises banquet and catering	<u>P</u>	C	-	C	P		
On premises beer retailer	<u>P</u>	P	-	P	P		
Restaurant - beer only	<u>P</u>	P	P	P	P		
Restaurant - full service	<u>P</u>	P	P	P	P		
Restaurant - limited service	<u>P</u>	P	P	P	P		
Single event permit	<u>P</u>	P	P	P	P	P	
Drive-through	<u>C</u>	P	C	P	-		
Family food production	-	-	-	-	-		
Flea market/farmers' market	<u>P</u>	-	P	P	P		
Guesthouse and/or caretaker quarters	-	-	-	-	-		
Home daycare/preschool	-	-	-	-	-	C3	
Home daycare/preschool, small	-	-	-	-	-	P4	
Home occupation	<u>C</u>	-	-	-	-		
Household pets	<u>P</u>	-	-	-	-		
Livestock, large	-	-	-	-	-		
Livestock, small	-	-	-	-	-		
Merchandise vending machine, outside	<u>P</u>	-	P	P	P		
Mobile food trailer	<u>P18</u>	P	P	P	P		
Mobile food truck	<u>P18</u>	P	P	P	P	C18	
Outside dining	<u>C</u>	C	C	C	C		
Outside display	<u>P</u>	-	P	P	P		
Outside storage	-	-	C	C	-		
Permanent cosmetics	<u>P</u>	P14	P14	P14	P14	C14	

Resource recycling collection		p8	p8	p8	-		
Seasonal sales	P13	p13	p13	p13	p13		
Short term rental	-	-	-	-	-		
Sportsman's kennel, cattery, animal hobby permit	-	-	-	-	-		
Stable, private	-	-	-	-	-		
Temporary buildings incidental to construction,& living quarters for security	P13	p13	p13	p13	p13	c13	
Temporary sales/use	P13	-	p13	p13	-		

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Use	HC R	ORD	C-1	C-2	HV	PO	R/M-U
Primary Uses							
Agriculture:	-						See SDMP
Agriculture	-	-	P	P	-		
Entertainment and recreation:	-						See SDMP
Arcade	-	-	-	P	-		
Auditorium, exhibit hall, convention center	-	P	C	P	-		
Motion picture theater, live theater	P	-	P	P	-		
Private nonprofit recreational grounds and facilities	-	-	C	C	-	C	
Professional, fraternal and social association	P	-	P	P	-	P	
Recreation, commercial, indoor	P	-	P	P	-		
Recreation, commercial, outdoor	-	-	C	C	-		
Recreation, fitness center	P	-	P	P	P	C14	
Industrial and manufacturing:	-						See SDMP
Building materials sales and services	P	-	P	P	-		
Disinfecting and exterminating	-	-	-	C	-		
Educational and scientific research, medical/dental lab	P	P	P	P	-	P	
Landscaping installation and maintenance	-	-	P	P	-		
Light Manufacturing and Assembly	C	C	C	C	-		
Planned unit development:	-						See SDMP
Mixed-use planned unit development	P	-	C	C	C	C	
Nonresidential planned unit development	P	C	C	C	-	C	
Residential planned unit development	-	-	-	-	-		
Public:	-						See SDMP
Cemetery	-	-	-	-	-		
Charter school	P	-	-	-	-	P	
Educational facility, public	-	-	-	-	-		
Public use	-	-	-	-	-		
Quasi-public use	-	-	-	-	-		
Residential:	-						See SDMP
Bed and breakfast	-	-	P	P	P		
Dwelling:	-						
Live/work	P	-	-	-	-		
Multiple-family	P	-	p14	p14	P		
Single-family	-	-	-	-	-		

	Two-family	-	-	-	-	-		
	Group homes:	-						
	Assisted living facilities, type I:	-						
	Large	C	-	-	C	-		
	Small	-	-	P	P	-		
	Limited	-	-	P	P	-		
	Assisted living facilities, type II:	-						
	Large	C20	-	-	C	-		
	Small	-	-	P	P	-		
	Limited	-	-	P	P	-		
	Nursing home	-	-	-	-	-		
	Residential facilities for persons with a disability	-	-	-	-	P		
	Residential facility for elderly persons	-	-	-	-	-		
	Temporary lodging, hotel, motel, etc.	P	P	C	P	P		
Retail:		-						See SDMP
	Drugstore (pharmacy)	P	P	P	P	p16		
	Gas station	C	C	C	C	-		
	Groceries/food	P	C	P	P	-		
	Mobile food court	-	C	C	C	C		
	Motor vehicle sales, rental (new only)	C20	-	-	C	-		
	Motorcycle sales, rental	C20	-	-	P	-		
	Neighborhood market, large	P	-	P	P	P		
	Neighborhood market, small	P	-	P	P	P		
	Nursery, garden center	-	-	P	P	-		
	Recreational vehicles sales, rental	-	-	-	C	-		
	Restaurant	P	P	P	P	p16		
	Retail, general	P	C	P	P	p16		
	Sexually oriented business	-	C	-	-	-		
Services:		-						See SDMP
	Banking and credit	P	P	P	P	-	P	
	Commercial daycare, preschool	P12	p12	p12	p12	p12	C	
	Commercial kennel	C	-	C	C	-		
	Commercial stable (on lots of 1 acre or more)	-	-	-	-	-		
	Dry Cleaning ¹⁵	C19	-	P	P	-		
	Educational facility, private	P	C	C	C	-	P	
	Equipment rental and leasing	-	-	P	P	-		
	Funeral home, crematory	C	-	P	P	-		
	Hospital	C	C	-	C	-		
	Laundry, self- service	-	-	P	P	p16		
	Medical, dental, and related health	P	-	P	P	P	P	
	Motor vehicle repair	-	-	C	P	-		
	Nonresidential treatment facility	-	-	-	-	-	C	
	Personal service	P	P	P	P	p16	C	
	Pet grooming/pet daycare	P	-	P	P	p16	C	
	Professional offices and business services	P	P	P	P	P	P	
	Reception center	C	-	P	P	-		

	Small engine repair, appliance, electrical, and machine repair	-	-	C	P	-		
	Veterinary services	<u>P</u>	-	P	P	-		
	Transportation, communications, and utility facilities:	-						See SDMP
	Local, suburban and interurban transportation	<u>P</u>	P	P	P	-		
	Public parking	<u>P</u>	P	P	P	P	P	
	Radio and television broadcasting studio	<u>C</u>	C	C	C	-		
	Utility company, public	<u>P</u>	P	P	P	-	P	
	Utility facility company	<u>P</u>	P	P	P	-	P	
	Wireless telecommunications	<u>P</u>	SEE TELECOMMUNICATION SECTION 13.83					

Notes

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- * Includes accessory buildings and uses customarily incidental to a permitted or conditional use.
1. See section [13.76.240](#), "Animal And Fowl Restrictions", of this title.
 2. See section [13.76.715](#), "Bed And Breakfast", of this title.
 3. See section [13.76.720](#), "Home Daycare/Preschool", of this title.
 4. See section [13.76.725](#), "Home Daycare/Preschool, Small", of this title.
 5. See section [13.76.730](#), "Home Occupation", of this title.
 6. See section [13.76.735](#), "Short Term Rental", of this title.
 7. Reserved.
 8. See section [13.76.750](#), "Resource Recycling Collection Facility", of this title.
 9. See section [13.14.110](#), "Accessory Buildings", of this title.
 10. Provided the area is not in a watershed area.
 11. Subject to [title 8](#), "Animals", of this code.
 12. See section [13.76.260](#), "Commercial Daycare/Commercial Preschool Facilities", of this title.
 13. See sections [13.76.250](#), "Temporary Sales/Seasonal Sales Permit", and [13.76.501](#), "Temporary Uses", of this title.
 14. When accessory to a permitted or conditional use.
 15. Subject to well source protection ordinance.
 16. May not exceed 10,000 square feet of gross floor area.
 17. By contract with public entity only.
- (Ord. 2014-15, 8-21-2014; amd. Ord. 2015-17, 12-10-2015; Ord. 2016-03, 3-17-2016; Ord. 2018-06, 5-17-2018)
18. Subject to [Section 13.76.770 "Mobile Food Businesses"](#)
 19. Drop off and pick up only
 20. Indoor display, sales and service only
 21. Restricted district only.