

Title 15

ZONING CODE

Division II. Zone Classifications and Land Use Charts

15.205 Land Use Chart – CHANGES TO THIS CHAPTER ONLY

**Chapter 15.205
 LAND USE CHART**

Sections:

15.205.040 Use Chart – CHANGES TO THIS SECTION ONLY

15.465.005 Purpose

- A. About the Use Chart. The following chart lists all of the permitted and conditional land uses allowed in each zone.
- B. How the Use Chart is Organized. The uses are generally alphabetical within the following category headings:
 - 1. Animals;
 - 2. Business Services;
 - 3. Civic and Institutional;
 - 4. Educational;
 - 5. Health and Human Services;
 - 6. Manufacturing;
 - 7. Motor Vehicles;
 - 8. Recreational and Cultural;
 - 9. Residential;
 - 10. Retail and Commercial;
 - 11. Utilities.
- C. How to Use the Use Chart. The land uses are listed vertically along the left hand side and the zones are listed horizontally across the top. Each square in the chart shows the following possibilities for the use and the zone:
 - 1. P: The use is permitted.
 - 2. C: The use is allowed subject to a conditional use permit.
 - 3. If the square is blank, the use is not permitted in that zone. [For properties zoned Aviation Operations \(AVO\) and Aviation Commercial \(AVC\) zones, the standards and permitted uses of Chapter 15.210 Uses and Standards for the AVO and AVC Airport Zones apply.](#)
- D. Additional Standards According to Use. Additional standards that apply to a particular use and zone are noted by number and described in the column on the far right of the chart. If the standard is not preceded by a number, the standard applies to all zones.

15.205.040 Use Chart

ZONES:	
RUL – Urban-Residential Low	NVM – Neighborhood Village Medium
RUM – Urban-Residential Medium	O/C/MU – Office/Commercial/Mixed Use UVM – Urban Village Medium
	NVH – Neighborhood Village High
URM – Urban Residential Medium	O/CM – Office/Commercial-Medium UVH – Urban Village High
MHP – Mobile Manufactured Home Park	CB – Community Business
RH – Residential High	CB-C – Community Business in the Urban Center
URH – Urban Residential High	RBX – Regional Business Mix
UH-UCRURH-MU – Urban Residential High -Urban Center-Residential Mixed Use	I – Industrial
T – Townhouse	P – Park
NB – Neighborhood-Business-Commercial Low	
P – Permitted Use; C – Conditional Use Permit required	

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH-UCR-URH-MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/MU-UM (±)</u>	<u>NVH (1)</u>	<u>O/C/MUVH (±)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.</u>
ANIMALS																			
Butterfly/Moth Breeding									P					P	P	P	P		
Kennel/Cattery									P					P	P		P		
Stables	P(1)																	P	(1) Permitted only in an adopted Equestrian Overlay Zone. See SMC 15.315.300, Equestrian Overlay Zone.
Veterinary Clinic					<u>P(2)</u>	<u>P(1)</u>	<u>P(1)</u>		P	<u>P</u>	<u>CP(±)</u>	<u>P(1)</u>	<u>P(±)</u>	P	P	P(2)	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
BUSINESS SERVICES																			
Airport Support Facility																P			
Cargo Containers	P(1,2)	P(1,2)	<u>P(1,2)</u>	P(1,2)		<u>P(1,2)</u>	<u>P(1,2)</u>	<u>P(1,2)</u>	P(1,2)		<u>P(1,2)</u>		<u>P(1,2)</u>	P	P(3)	P	P	P(1,2)	See Chapter 15.410 SMC, Cargo Containers. (1) Permitted as accessory to primary use. (2) Not permitted as accessory to dwelling units. (3) Not to be used for distribution/warehouse as

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH-UCR-URH-MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/MU/UM (±)</u>	<u>NVH (1)</u>	<u>O/C/M UVH (±)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.
																			the primary use of property.
Commercial/Industrial Accessory Uses									P				€	P	P	P	P		
Conference/Convention Center									P				P	P	P	P	P		
Construction/Trade													€	C	C	P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Distribution Center/Warehouse									€				€	C		P	P		
Equipment Rental, Large																C	P		
Equipment Rental, Small									€P	<u>P(1)</u>	<u>P(±)</u>	<u>P(1)</u>	<u>P(±)</u>	P	P		P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Equipment Repair, Large																	P		
Equipment Repair, Small									P	<u>P(1)</u>		<u>P(1)</u>	<u>P(±)</u>	P	P	P(2)	P		(1) Permitted only as part of a mixed used development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted only as accessory to primary use not to exceed 20% of total square footage of building(s).

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH- UCR URH- MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/ MUU YM (±)</u>	<u>NVH (1)</u>	<u>O/CM UVH (±)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.
Helipad/ Airport Heliport and Facilities																	P		
Landscaping Business														P	P	P	P		
Professional Office					<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>		P	<u>P(1)</u>	<u>P(±)</u>	<u>P(1)</u>	<u>P(±)</u>	P	P	P	P		(1) Permitted only as part of a mixed used development, as described in SMC 15.520.100, Definition of Mixed Use.
Storage, Self- Service														P	P	C	P		
Truck Terminal													€	C		P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
CIVIC AND INSTITUTIONAL																			
Cemetery		C	<u>C</u>			€	€		€					P	P	P		C	
City Hall	<u>P</u>	€	<u>C</u>		<u>C</u>	C	C			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P			
Court			<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P		
Fire Facility	C	P	<u>P</u>		<u>P</u>	P	P		P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	P	
Funeral Home/Crematory									<u>P</u>				<u>P(±)</u>	P	P	P(2)	P	C	(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH- UCR URH- MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/ MUU YM (±)</u>	<u>NVH (1)</u>	<u>O/CM UVH (±)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.
																			square footage of building(s).
Police Facility	C	P	<u>P</u>		<u>P</u>	P	P		P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	P	
Public Agency Office					<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>		P	<u>P</u>	<u>P(±)</u>	<u>P(1)</u>	<u>P(±)</u>	P	P	P	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Public Agency Yard										<u>C</u>	<u>E</u>	<u>C</u>	<u>E</u>	P	P	C	P		
Public Archives									C	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	C(1)	(1) Limited to existing structures.
Social Service Office					<u>E(1)</u>	<u>E(1)</u>	<u>E(1)</u>		P	<u>P(1)</u>	<u>P(±)</u>	<u>P(1)</u>	<u>P(±)</u>	P	P	P	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
EDUCATIONAL																			
College/University	<u>E</u>	<u>E</u>			<u>C(1)</u>	<u>C(1)</u>	<u>C(1)</u>				<u>PC(±)</u>	<u>PC(1)</u>	<u>PC(±)</u>	P	P	P			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Elementary/Middle School	C	C	<u>C</u>		<u>C</u>	C	C		<u>C</u>					<u>C</u>	<u>C</u>	C			
High School	C	C	<u>C</u>		<u>C</u>	C	C		<u>PC</u>					C	C	C			
Specialized Instruction School	<u>P(1,2) E(3)</u>	<u>P(1,2) E(3)</u>			<u>P(1,2,4) C(3)</u>	<u>P(1,2,4) C(3)</u>	<u>P(1,2,4) C(3)</u>		<u>P(2)/C(3)</u>	<u>P(4)</u>	<u>P(4)</u>	P(4)	<u>P(4)</u>	P	P	P	P		(1) Limited to 3 students per day. (2) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses.

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH- UCR URH- MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/ MUU YM (±)</u>	<u>NVH (1)</u>	<u>O/CM UVH (±)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.
																			(3) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP). (4) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Vocational/Technical School									C	<u>P(±)</u>	<u>P(±)</u>	<u>P(1)</u>	<u>P(±)</u>	P	P	C	C		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
HEALTH AND HUMAN SERVICES																			
Crisis Diversion Facility (CDF)																C	C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Crisis Diversion Interim Facility (CDIF)																C	C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Day Care I	P(1)	P(1)	P(1)	P(1)	<u>P(1,3)</u>	<u>P(1,2)</u>	<u>P(1,2)</u>	<u>P(±)</u>	P(1)	<u>P(1,2)</u>	<u>P(1,2)</u>	<u>P(1,2)</u>	<u>P(1,2)</u>			P(1,3)			See Chapter 15.420 SMC, Day Care Facilities. (1) If family day care providing in-home care, regulations in SMC

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH- UCR- URH- MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/ MUU- YM (±)</u>	<u>NVH (1)</u>	<u>O/CM UVH (±)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.</u>
																			15.420.200, Family Day Care Facilities apply. (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Day Care II	C(1)	P	<u>P</u>	€	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>		P	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>	P	P	P			See Chapter 15.420 SMC, Day Care Facilities. (1) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Emergency Housing <u>(1)</u>	P(1)	P(1)	<u>P(1)</u>	P(1)	<u>P(1)</u>	<u>P(1)/€ (2)</u>	<u>P(1)/€ (2)</u>	<u>P(1)</u>	<u>P(1)/€ (2)</u>	<u>P(1)</u>	<u>P(1)/€ (2)</u>	<u>P(1)</u>	<u>P(1)/€ (2)</u>	<u>P(1)/€ (2)</u>	<u>P(1)/€ (2)</u>	<u>P(1)/€ (2)</u>			<u>(1) Allowed only as part of permitted religious use facility accessory not to exceed 20% of total building square footage, providing operating plan is approved ensuring there are no significant traffic or</u>

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH- UCR URH- MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/ MUU YM (±)</u>	<u>NVH (1)</u>	<u>O/CM UVH (±)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.</u>
																			<u>noise impacts to neighbors, and that health and safety standards are met.</u> <u>(12) See SMC 15.465.350, Supportive Housing Facilities Standards.</u>
Emergency Shelters <u>(1)</u>	<u>P(±)</u>	<u>P(±)</u>	<u>P</u>	<u>P(±)</u>	<u>P</u>	<u>P(1)/C (2)</u>	<u>P(1)/C (2)</u>	<u>P(±)</u>	<u>P(1)/C (2)</u>	<u>P</u>	<u>P(1)/C (2)</u>	<u>P</u>	<u>P(1)/C (2)</u>	<u>P(1)/C (2)</u>	<u>P(1)/C (2)</u>	<u>P(1)/C (2)</u>			<u>(1) Allowed only as part of permitted religious use facility accessory not to exceed 20% of total building square footage, providing operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health and safety standards are met.</u> <u>(12) See SMC 15.465.350, Supportive Housing Facilities Standards.</u>
Hospital									P				<u>€</u>	P	P	P			
Medical Dental Lab						<u>€</u>	<u>€</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Medical Office/Outpatient Clinic					<u>P</u>	P	P		P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P		
Miscellaneous Health									<u>P</u>	<u>€</u>	<u>€</u>	<u>€</u>	<u>€</u>	<u>P</u>	<u>P</u>	<u>P</u>			
Opiate Substitution Treatment Facility														C	C	C	C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH- UCR URH- MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/ MUU YM (1)</u>	<u>NVH (1)</u>	<u>O/CM UVH (1)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.</u>
Permanent Supportive Housing (1) (3)	<u>P(2)</u>	<u>PC(2)</u>	<u>P(2)</u>	<u>PC(2)</u>	<u>P(2)</u>	<u>PC(2)</u>	<u>PC(2)</u>	<u>C(2)</u>	<u>PC(2)</u>	<u>P(2)</u>	<u>PC(2)</u>	<u>P(2)</u>	<u>CP(2)</u>	<u>PC(2)</u>	<u>PC(2)</u>	<u>PC(2)</u>			(1) Small-scale permanent supportive housing facilities are defined as a CRF I. See Residential, Retirement and Assisted Living section of this use chart. (2) See SMC 15.465.350, Supportive Housing Facilities Standards. (3) Permanent supportive housing facilities require a minor conditional use permit. See SMC 15.115.020.
Reentry Center														C	C	C	C		Permitted as a major conditional use, subject to the criteria in SMC 15.115.020(D), Conditional Use Permit (CUP).
Secure Community Transition Facility													<u>C</u>	C	C	C	C		Subject to a Conditional Use Permit (CUP) and Essential Public Facility (EPF) siting process.
Transitional Housing (1) (3)	<u>P(2)</u>	<u>PC(2)</u>	<u>P(2)</u>	<u>PC(2)</u>	<u>P(2)</u>	<u>PC(2)</u>	<u>PC(2)</u>	<u>C(2)</u>	<u>PC(2)</u>	<u>P(2)</u>	<u>PC(2)</u>	<u>P(2)</u>	<u>PC(2) 2</u>	<u>PC(2)</u>	<u>PC(2)</u>	<u>PC(2)</u>			(1) Small-scale transitional housing facilities are defined as a CRF I. See Residential, Retirement and Assisted Living section of this use chart.

LAND USE	RUL	RUM	URM	MHP	RH	URH	UH- UCR URH- MU	T	NBCL	NVM (1)	O/C/ MUU YM (±)	NVH (1)	O/CM UVH (±)	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.
																			(2) See SMC 15.465.350, Supportive Housing Facilities Standards. (3) Transitional housing facilities require a minor conditional use permit. See SMC 15.115.020.
MANUFACTURING																			
Aerospace Equipment																	C		
Apparel/Textile Products														C	C		P		
Batch Plants																	C		Cement batch plants are prohibited.
Biomedical Product Facility																P	P		
Chemical/Petroleum Products																	P		
Commercial/Industrial Machinery																	P		
Computer/Office Equipment																C	P		
Electronic Assembly																C	P		
Fabricated Metal Products																	P		
Food Processing									P				€	P	P		P		
Furniture/Fixtures																	P		
Laboratories, Research,									€				€	C	C	P	P		

LAND USE	<u>RL</u>	<u>RM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH- UCR- URH- MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/ MUU YM (±)</u>	<u>NVH (1)</u>	<u>O/CM UVH (±)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.
Development and Testing																			
Manufacturing, Light Misc.																	P		
Off-Site Hazardous Waste Treatment and Storage Facilities																	C		Must comply with RCW 70.105.210.
Paper Products																	P		
Primary Metal Industry																	P		
Printing/Publishing														P	P	C	P		
Recycling Processing																	C		
Rubber/Plastic/Leather/Mineral Products																	P		
Textile Mill														C			P		
Winery/Brewery/Distillery										<u>C(1)</u>	<u>±</u>	<u>P(1)</u>	<u>P(±)</u>	P	P	P(1)	P		(1) Micro winery/brewery/distillery shall have a retail section.
Wood Products	<u>±</u>																P		(1) Minimum lot size of 5 acres.
MOTOR VEHICLES																			
Auto/Boat Dealer													<u>±</u>	P	P		P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Auto Service Center									P					P	P	P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total

LAND USE	RUL	RUM	URM	MHP	RH	URH	UH- UCR URH- MU	T	NBCL	NVM (1)	O/C/ MUU YM (±)	NVH (1)	O/CM UVH (±)	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.
																			square footage of building(s).
Auto Supply Store									P	P(1)	P(±)	P(1)	P(±)	P	P		P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Auto Wrecking																	C		
Commercial Marine Supply									E					P	P		P		
Electric Vehicle Infrastructure	P(1)	P(1)	P(1)	P(1)	P(2)	P(2)	P(2)	P(±)	P	P(3)	P(3)	P(3)	P	P	P	P	P	P(1)	(1) Restricted electric vehicle charging stations only. (2) Battery charging stations only, limited in use only to the tenants or customers of the development located on site. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Fueling/Service Station									P					P	P		P		See SMC 15.415.100, Fueling/Service Stations.
Mobile Refueling Operations	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(1)	P(±)	P(1)	P(1)	P(±)	P(1)	P(±)	P	P	P	P	P(1)	See Chapter 15.450 SMC, Mobile Refueling Operations. (1) Permitted only to refuel heavy equipment at a construction site.

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH- UCR URH- MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/ MUU YM (±)</u>	<u>NVH (1)</u>	<u>O/CM UVH (±)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.
Public/Private Parking									€				€(±)	P	P	P	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Tire Retreading																	P		
Towing Operation																	C		
Vehicle Rental/Sale													€(±)	P	P	P(1)	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Vehicle Repair, Large																	P		
Vehicle Repair, Small									C					P	P		P		
RECREATIONAL AND CULTURE																			
Amusement Park													€	C	C			C(1)	(1) Site must be adjacent to an improved arterial.
Community Center	<u>C</u>	C	<u>C</u>		<u>C</u>	C	C		P	<u>P(1)</u>	<u>P(±)</u>	<u>P(1)</u>	<u>P(±)</u>	P	P	P(1)		P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Drive-In Theater														P					
Golf Course	€													C				P	

LAND USE	<u>RL</u>	<u>RM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH- UCR URH- MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/ MU YM (±)</u>	<u>NVH (1)</u>	<u>O/CM UVH (±)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.
Health Club					<u>C(1)</u>	C(1)	<u>CP(1)</u>		P	<u>P</u>	<u>P(±)</u>	<u>P(1)</u>	<u>P(±)</u>	P	P	P		P(±)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Library	P	P	<u>P</u>		<u>C</u>	C	C	<u>C</u>	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P			
Museum		<u>C</u>	<u>C</u>		<u>C</u>	C	C		<u>PC</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P			
Nonprofit Organization	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>	<u>P(1)/C(2)</u>		<u>P</u>	P	P		P	<u>P</u>	<u>P(±)</u>	<u>P(1)</u>	<u>P(±)</u>	P	P	P		P(1)/C(2)	(1) Permitted as subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP).
Park	P	P	<u>P</u>	P	<u>P</u>	P	P	<u>P</u>	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	P	
Recreational Center	P(1)	P(1)	<u>P(1)</u>		<u>P(1)</u>	P(1)	P(1)		<u>CP</u>	<u>P(1)</u>	<u>P(±)</u>	<u>P(1)</u>	<u>P(±)</u>	P	P	P(2)	P	P	(1) The hours to conduct outdoor activities may be limited dependent on their location relative to adjacent residential properties. Such activities may be limited due to potential noise impacts, activities between the hours of 10:00 p.m. to

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH-UCR-URH-MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/MU/UM (±)</u>	<u>NVH (1)</u>	<u>O/C/M UVH (±)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.
																			8:00 a.m. or lighting that cannot be screened that would cast glare on adjacent residents. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Religious Use Facility	C	C	<u>C</u>		<u>P</u>	P	P	<u>C</u>	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P		P(1)/C(2)	(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP).
Religious Use Facility Accessory	<u>C(1,2)</u>	<u>C(1,2)</u>	<u>C(1)</u>		<u>C</u>	<u>C(2)</u>	<u>C(2)</u>	<u>C(1)</u>	<u>P(2)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>		<u>P(32)/C(43)</u>	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) <u>May include an overnight shelter, not to exceed 20% of total building square footage, providing an operating plan is approved ensuring there are no significant traffic or noise impacts to neighbors, and that health</u>

LAND USE	RUL	RUM	URM	MHP	RH	URH	UH- UCR URH- MU	T	NBCL	NVM (1)	O/C/ MUU YM (±)	NVH (1)	O/CM UVH (±)	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.
																			and safety standards are met. (3) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (4) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP).
Sports Club	P(+) C (2)	C(2)	C(2)		P(1)	P(1)	P(1)		€P	P	P(+)	P(1)	P(+)	P	P	P	P		(1) Permitted as a subsidiary use, subject to criteria in Chapter 15.470 SMC, Subsidiary Uses. (2) Permitted as a minor conditional use, subject to criteria in SMC 15.115.020(E), Conditional Use Permit (CUP).
Stadium/Arena													€	C	C		C	C	
RESIDENTIAL																			
College Dormitory						P	P(1)		€	P(1)	P(+)	P(1)	P(+)	P	P	P			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100 Definition of Mixed Use.
Duplex-		P(+)	P		P	P(+)	P(+)	P(+)		P	P	P	P						See Chapter 15.505 SMC, Townhouse and Duplex Development Design Standards.

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH- UCR URH- MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/ MUU YM (±)</u>	<u>NVH (1)</u>	<u>O/CM UVH (±)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS <u>(1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.</u>
																			<u>(1) Duplexes are only permitted as part of a townhouse development.</u>
<u>Dwelling Unit, Caretaker/Manager</u>										<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			
Dwelling Unit, Detached	P(1)	P(1) (2)	<u>P(1) (2)</u>		<u>P(2)</u>	P(2)	P			<u>P</u>									(1) Efficiency unit permitted within primary dwelling, not to exceed 25% of gross square feet of dwelling. (2) Small lot single-family allowed subject to design standards in Chapter 15.500 SMC, Small Lot Single-Family Design Standards.
Manufactured/Modular Home	P	P	<u>P</u>	P															See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks.
<u>Mobile Home</u>				<u>P</u>															<u>See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks.</u>
<u>Mobile Manufactured Home Park</u>	C(1)	C(1)	<u>C(1)</u>	P		<u>C(±)</u>	<u>C(±)</u>												See SMC 15.465.600, Mobile/Manufactured/Modular Homes and Mobile Home Parks. (1) A park outside established or proposed <u>mobile/manufactured</u> home park zone is permitted

LAND USE	<u>RL</u>	<u>RM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH-UCR-URH-MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/MU/UM (±)</u>	<u>NVH (1)</u>	<u>O/C/M UVH (±)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.
Accessory Dwelling Unit	P	P	<u>P</u>																See SMC 15.465.100, Accessory Dwelling Units (ADUs).
Home Occupation	P	P	<u>P</u>	P	<u>P</u>	P	P	<u>P</u>	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P		See SMC 15.465.500, Home Occupations.
Shed/Garage	P	P	<u>P</u>			P	P	<u>P</u>											See Chapter 15.405 SMC, Accessory and Tent Structures.
Tent Structure	P	<u>P</u>																	See Chapter 15.405 SMC, Accessory and Tent Structures.
Tent Structure, Canopy	P	<u>P</u>																	See Chapter 15.405 SMC, Accessory and Tent Structures.
RETAIL AND COMMERCIAL																			
Agricultural Crop Sales (Farm Only)	P(1)								<u>P</u>					P	P	P	P		(1) No permanent retail sales structures permitted. Retail sales allowed on a seasonal basis for no more than 90 days in a calendar year. Wholesale sales permitted year round only for products produced/grown on site.
Arcade (Games/Food)					<u>P(1)</u>	P(1)	P(1)		P	<u>P(±)</u>	<u>P(±)</u>	<u>P(1)</u>	<u>P(±)</u>	P(1)	P(1)	P(1)		P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Beauty Salon/Personal Grooming Service					<u>C(1)</u>	C(1)	C(1)		<u>P(1)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>PC(2)</u>	P	P	P			(1) Small resident-oriented use only, not to

LAND USE	<u>RUL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH- UCR URH- MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/ MUU YM (±)</u>	<u>NVH (1)</u>	<u>O/CM UVH (±)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.
																			exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Coffee Shop/Retail Food Shop					<u>P(1)</u>	P(1)	P(1)		P	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>	P	P	P			(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Concession Sales	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	P	
Dry Cleaner					<u>P(1,2)</u>	P(1,2)	P(1,2)		P	<u>P(±)</u>	<u>P(±)</u>	<u>P(1)</u>	<u>P(±)</u>	P	P	P(2)			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (2) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Espresso Stand					<u>P(1)</u>	P(1)	<u>P(±)</u>		<u>P(1)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>	P	P	P	P		(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

LAND USE	<u>RL</u>	<u>RUM</u>	<u>URM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH- UCR URH- MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/ MUU YM (±)</u>	<u>NVH (1)</u>	<u>O/CM UVH (±)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.
																			(2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Financial Institution					<u>P</u>	<u>P</u>	<u>P(1)</u>		P	<u>P(1)</u>	<u>P(±)</u>	<u>P(1)</u>	<u>P(±)</u>	P	P	P	P		(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Forest Products					<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>		P(1)	<u>P(1)</u>	<u>P(±)</u>	<u>P(1)</u>	<u>P(±)</u>	(P1)	P(1)			C(±2)	(1) Temporary forest product sales related to holidays. Merchandise limited to Christmas trees, wreaths, herbs and associated decorations. (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (±2) Forest product related businesses shall provide the following: minimum of 10 acres; access to major arterial; and minimum 30 foot buffers around the perimeter of property (Type II landscaping).
Laundromat		P(1)	<u>P(1)</u>		<u>P</u>	P	P		P	<u>P(±)</u>	<u>P(±)</u>	<u>P(1)</u>	<u>P(±)</u>	P	P		P		(1) Small resident-oriented use only, not to exceed 2,000 square

LAND USE	R <u>L</u>	R <u>M</u>	U <u>R</u> M	MHP	<u>R</u> <u>H</u>	<u>U</u> <u>R</u> <u>H</u>	U <u>H</u> U <u>C</u> <u>R</u> U <u>R</u> <u>H</u> U <u>M</u>	T	N <u>B</u> <u>C</u> <u>L</u>	<u>N</u> <u>V</u> <u>M</u> (1)	O <u>C</u> M<u>U</u> U<u>M</u> (1)	<u>N</u> <u>V</u> <u>H</u> (1)	O <u>C</u> <u>M</u> U <u>V</u> <u>H</u> (1)	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.
																			footage of building(s), as part of a residential mixed use project.
Mobile Food Vending					<u>P</u>	<u>P</u>	<u>P</u>		P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	P	See SMC 15.415.300, Mobile Food Vending
Produce Stand					<u>P</u>	<u>P</u>	<u>P</u>		P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	P	No more than 25% of the gross floor area of the produce stand shall be used for the sale of incidental or accessory uses.
Restaurant					<u>C</u> (1,2)	C(1,2)	<u>C</u> <u>P</u> (1,2)		P(1,2)	<u>P</u> (2)	<u>P</u> (2,3)	<u>P</u> (2,3)	<u>P</u> (3)	P	P	P	P	P	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s). (2) No drive-through facilities allowed. (3) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Restaurant, Fast Food												<u>P</u> (1)	<u>P</u> (1)	P	P	P	P	P	(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Retail, Big Box							<u>P</u> (1)				<u>P</u> (1)		<u>P</u> <u>C</u> (1)	C	C	C	P	P	(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.

LAND USE	R <u>L</u>	R <u>M</u>	U <u>R</u>	MHP	<u>RH</u>	<u>URH</u>	U <u>H</u> U <u>C</u> <u>R</u> U <u>R</u> <u>H</u> U <u>M</u>	T	N <u>B</u> <u>C</u> <u>L</u>	<u>N</u> <u>V</u> <u>M</u> (1)	O <u>C</u> M<u>U</u> U<u>M</u> (1)	<u>N</u> <u>V</u> <u>H</u> (1)	O <u>C</u> <u>M</u> U <u>V</u> <u>H</u> (1)	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.
Retail, General					<u>P(1)</u>	P(1)	<u>P(1)</u>			<u>P(1)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>	P	P	P(3)			(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (2) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use. (3) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).
Sexually Oriented Business														C	C	C	C		See SMC 15.415.200, Sexually Oriented Business.
Tavern					<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>			P(1)	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)</u>	P	P				(1) Small resident-oriented use only, not to exceed 2,000 square footage of building(s). (1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Theater/Entertainment Club																			
Theater, Movie							<u>P(1)</u>			P			<u>P</u>	P	P	P(1)	P	P(1)	(1) Permitted as accessory to primary use not to exceed 20% of total square footage of building(s).

LAND USE	<u>R/L</u>	<u>R/M</u>	<u>U/RM</u>	MHP	<u>RH</u>	<u>URH</u>	<u>UH- UCR URH- MU</u>	T	<u>NBCL</u>	<u>NVM (1)</u>	<u>O/C/ MUU YM (±)</u>	<u>NVH (1)</u>	<u>O/CM UVH (±)</u>	CB	CB-C	RBX	I	P	ADDITIONAL STANDARDS (1) See SMC 15.400.360 for ground floor active use requirements in NVM, UVM, and NVH, and UVH zones.
RETAIL AND COMMERCIAL, LODGING																			
Bed and Breakfast	P	P	<u>P</u>		<u>P</u>	P	P		P	<u>P</u>	<u>P</u>	<u>P</u>	<u>CP</u>						See SMC 15.465.300, Bed and Breakfast Standards.
Hostel		<u>C</u>	<u>C</u>		<u>C</u>	C	<u>CP</u>		P	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	P	P	P			
Hotel/Motel and Associated Uses						<u>C</u>	<u>C</u>		P		<u>C(±)</u>		<u>P(±)</u>	P	P	P			(1) Permitted as part of a mixed use development, as described in SMC 15.520.100, Definition of Mixed Use.
Short-Term Rental	P	P	<u>P</u>	P	<u>P</u>	P	P	<u>P</u>	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P			See SMC 15.465.320, Short-Term Rentals.
UTILITIES																			
Utility Substation	C	C	<u>C</u>		<u>C</u>	C	C		C	<u>C</u>	<u>C</u>	<u>P</u>	<u>C</u>	P	P	P	P		
Utility Use	C	C	<u>C</u>		<u>C</u>	C	C		C	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	C	C	P	P		
Wireless Communications Facilities	C/P	C/P	<u>C/P</u>	C/P	<u>C/P</u>	C/P	C/P	<u>CP</u>	C/P	<u>C/P</u>	<u>CP</u>	<u>C/P</u>	<u>CP</u>	C/P	C/P	C/P	C/P	C/P	See Chapter 15.480 SMC, Wireless Communication Facilities, for specific use and development standards.