

## Land Use Table

### 21A.33.080: TABLE OF PERMITTED AND CONDITIONAL USES IN FORM BASED DISTRICTS:

Note: Uses which are not listed in the following table are not permitted in any form based code zoning district.

|                |                      |                        |
|----------------|----------------------|------------------------|
| <b>Legend:</b> | <b>P</b> = Permitted | <b>C</b> = Conditional |
|----------------|----------------------|------------------------|

| Use  | Permitted Uses By District |                |                       |                |                |
|--|----------------------------|----------------|-----------------------|----------------|----------------|
|  | FB-UN1                     | FB-UN2         | <u>FB-UN3</u>         | FB-SC          | FB-SE          |
| <b>Accessory use, except those that are specifically regulated in this chapter, or elsewhere in this title</b> | P                          | P              | <u>P</u>              | P              | P              |
| <b><u>Adaptive reuse of a landmark building</u></b>  |                            |                | <u>P</u>              |                |                |
| <b><u>Alcohol:</u></b>   |                            |                |                       |                |                |
| Bar establishment  |                            | P              | <u>P</u>              | P              | C              |
| Brewpub  |                            | P              | <u>P</u>              | P              | C              |
| Distillery   |                            |                | <u>P</u>              |                |                |
| Tavern   |                            |                | <u>P</u>              |                |                |
| Tavern, 2,500 square feet or less in floor area  |                            | P              | <u>P</u>              | P              | C              |
| Winery   |                            |                | <u>P</u>              |                |                |
| <b><u>Amphitheater</u></b>   |                            |                | <u>P</u>              |                |                |
| <b><u>Amusement park</u></b>   |                            |                | <u>P</u>              |                |                |
| <b><u>Animal</u></b>   |                            |                |                       |                |                |
| <u>Cremation service</u>   |                            |                | <u>P</u>              |                |                |
| <u>Kennel (indoor)</u>   |                            |                | <u>P</u>              |                |                |
| <u>Kennel (outdoor)</u>  |                            |                | <u>C</u>              |                |                |
| <u>Veterinary office</u>   |                            | <u>P</u>       | <u>P</u>              | <u>P</u>       | <u>P</u>       |
| <b><u>Animal, veterinary office</u></b> – (Staff Note: Moved to above)   | -                          | <del>P</del>   |                       | <del>P</del>   | <del>P</del>   |
| <b><u>Antenna, communication tower</u></b>   |                            | P              | <u>P</u>              | P              | P              |
| <b><u>Art gallery</u></b>  |                            | P              | <u>P</u>              | P              | P              |
| <b><u>Artisan food production</u></b>  |                            | P <sup>3</sup> | <u>P</u> <sup>3</sup> | P <sup>3</sup> | P <sup>3</sup> |
| <b><u>Artists loft/studio</u></b>  |                            |                | <u>P</u>              |                |                |
| <b><u>Auction (indoor)</u></b>   |                            |                | <u>P</u>              |                |                |
| <b><u>Auditorium</u></b>   |                            |                | <u>P</u>              |                |                |
| <b><u>Bed and breakfast</u></b>  | P                          | P              | <u>P</u>              | P              | P              |
| <b><u>Bed and breakfast inn</u></b>  | P                          | P              | <u>P</u>              | P              | P              |
| <b><u>Bed and breakfast manor</u></b>  | P                          | P              | <u>P</u>              | P              | P              |

|   |                |                |                             |                |                |
|---|----------------|----------------|-----------------------------|----------------|----------------|
| <b><u>Blacksmith shop (indoor)</u></b>  |                |                | <b><u>P</u></b>             |                |                |
| <b><u>Blood donation center</u></b>   |                |                | <b><u>P</u></b>             |                |                |
| <b><u>Boarding house</u></b>  |                |                | <b><u>P</u></b>             |                |                |
| <b><u>Botanical garden</u></b>  |                |                | <b><u>P</u></b>             |                |                |
| <b><u>Brewery</u></b>   |                |                | <b><u>P</u></b>             |                |                |
| <b><u>Bus line station/terminal</u></b>   |                |                | <b><u>C</u></b>             |                |                |
| <b><u>Business, mobile</u></b>  |                |                | <b><u>P</u></b>             |                |                |
| <b><u>Car wash</u></b>  |                |                | <b><u>C</u></b>             |                |                |
| <b><u>Charity dining hall</u></b>   |                |                | <b><u>P</u></b>             |                |                |
| <b><u>Clinic (medical, dental)</u></b>  |                | P              | <b><u>P</u></b>             | P              | P              |
| <b><u>Commercial food preparation</u></b>   |                | P              | <b><u>P</u></b>             | P              | P              |
| <b><u>Commercial video arcade</u></b>   |                |                | <b><u>P</u></b>             |                |                |
| <b><u>Community garden</u></b>  | P              | P              | <b><u>P</u></b>             | P              | P              |
| <b><u>Community recreation center</u></b>   |                | P              | <b><u>P</u></b>             | P              | P              |
| <b><u>Convent/monastery</u></b>   |                |                | <b><u>P</u></b>             |                |                |
| <b><u>Convention center</u></b>   |                |                | <b><u>P</u></b>             |                |                |
| <b><u>Crematorium</u></b>   |                |                | <b><u>P</u></b>             |                |                |
| <b><u>Daycare</u></b>   |                |                |                             |                |                |
| center, adult   |                | P              | <b><u>P</u></b>             | P              | P              |
| center, child   |                | P              | <b><u>P</u></b>             | P              | P              |
| nonregistered home daycare  | P <sup>1</sup> | P <sup>1</sup> | <b><u>P<sup>1</sup></u></b> | P <sup>1</sup> | P <sup>1</sup> |
| registered home daycare or preschool  | P <sup>1</sup> | P <sup>1</sup> | <b><u>P<sup>1</sup></u></b> | P <sup>1</sup> | P <sup>1</sup> |
| <b><u>Dental laboratory/research facility</u></b>   |                |                | <b><u>P</u></b>             |                |                |
| <b><u>Dwelling:</u></b>   |                |                |                             |                |                |
| <u>Accessory guest and servants' quarters</u>   |                |                | <b><u>P</u></b>             |                |                |
| <u>Assisted living facility (large)</u>   |                |                | <b><u>P</u></b>             |                |                |
| Assisted living facility (limited capacity)   | P              | P              | <b><u>P</u></b>             | P              | P              |
| Assisted living facility (small)  |                | P              | <b><u>P</u></b>             | P              | P              |
| Group home (large)  |                | P              | <b><u>P</u></b>             | P              | P              |
| Group home (small) when located above or below first story office, retail, or commercial use, or on the first story where the unit is not located adjacent to street frontage |                | P              | <b><u>P</u></b>             | P              | P              |
| <u>Living quarters for caretaker or security guard</u>  |                |                | <b><u>P</u></b>             |                |                |
| Multi-family  |                | P              | <b><u>P</u></b>             | P              | P              |
| Residential support (large)   |                | P              | <b><u>P</u></b>             |                |                |
| Residential support (small)   |                | P              | <b><u>P</u></b>             |                |                |
| Rooming (boarding) house  |                | P              | <b><u>P</u></b>             |                |                |
| Single-family attached  | P              | P              | <b><u>P</u></b>             |                | P              |
| Single-family detached  | P              |                |                             |                |                |

|  |  |                |                |          |                |                |
|--|--|----------------|----------------|----------|----------------|----------------|
|  | Single-family detached (cottage development building form only)  |                | P              |          |                | P              |
|  | Single room occupancy (CODIFIER/STAFF NOTE: To be moved to different listing with pending ordinance changes. This listing may need to be modified to match.)     |                | P              | <u>P</u> |                |                |
|  | Two-family   | P              |                |          |                |                |
|  | <b>Eleemosynary facility</b> (CODIFIER NOTE: This land use term is changing with another City petition and may need to be modified if that petition is adopted.) |                | P              | <u>P</u> | P              | P              |
|  | <b><u>Emergency medical services facility</u></b>  |                |                | <u>P</u> |                |                |
|  | <b><u>Equipment rental (indoor)</u></b>  |                |                | <u>P</u> |                |                |
|  | <b><u>Exhibition hall</u></b>  |                |                | <u>P</u> |                |                |
|  | <b>Farmers' market</b>   |                | P              | <u>P</u> | P              | P              |
|  | <b>Financial institution</b>   |                | P              | <u>P</u> | P              | P              |
|  | <b><u>Flea market (indoor)</u></b>   |                |                | <u>P</u> |                |                |
|  | <b><u>Funeral home</u></b>   |                | P              | <u>P</u> | P              | P              |
|  | <b><u>Gas Station</u></b>  |                |                | <u>C</u> |                |                |
|  | <b><u>Government facility requiring special design features for security purposes</u></b>  |                |                | <u>P</u> |                |                |
|  | <b><u>Government office</u></b>  |                |                | <u>P</u> |                |                |
|  | <b><u>Government facility</u></b>  |                |                | <u>P</u> |                |                |
|  | <b><u>Greenhouse</u></b>   |                |                | <u>P</u> |                |                |
|  | <b>Health and fitness facility</b>   |                | P              | <u>P</u> | P              | P              |
|  | <b>Home occupation</b>   | P <sup>2</sup> | P <sup>2</sup> | <u>P</u> | P <sup>2</sup> | P <sup>2</sup> |
|  | <b><u>Homeless Resource Center</u></b>   |                |                | <u>C</u> |                |                |
|  | <b><u>Hospital</u></b>   |                |                | <u>P</u> |                |                |
|  | <b>Hotel/motel</b>   |                | P              | <u>P</u> | P              |                |
|  | <b>House museum in landmark site</b>   | P              | P              | <u>P</u> | P              | P              |
|  | <b><u>Industrial assembly (indoor)</u></b>   |                |                | <u>P</u> |                |                |
|  | <b><u>Intermodal transit passenger hub</u></b>   |                |                | <u>P</u> |                |                |
|  | <b>Laboratory (medical, dental, optical)</b>   |                | P              | <u>P</u> | P              | P              |
|  | <b><u>Laboratory, testing</u></b>  |                |                | <u>P</u> |                |                |
|  | <b>Library</b>   |                | P              | <u>P</u> | P              | P              |
|  | <b><u>Manufacturing, light (indoor)</u></b>  |                |                | <u>P</u> |                |                |
|  | <b><u>Meeting hall of membership organization</u></b>  |                |                | <u>P</u> |                |                |
|  | <b>Mixed use developments including residential and other uses allowed in the zoning district</b>  |                | P              | <u>P</u> | P              | P              |
|  | <b><u>Mobile food business</u></b>   |                |                | <u>P</u> |                |                |
|  | <b><u>Mobile food court</u></b>  |                |                | <u>P</u> |                |                |
|  | <b><u>Mobile food trailer</u></b>  |                |                | <u>P</u> |                |                |
|  | <b><u>Mobile food truck</u></b>  |                |                | <u>P</u> |                |                |

|  |   |   |                             |   |   |
|--|---|---|-----------------------------|---|---|
| <b><u>Municipal service uses, including city utility uses and police and fire stations</u></b> |   |   | <b><u>P</u></b>             |   |   |
| <b>Museum</b>  |   | P | <b><u>P</u></b>             | P | P |
| <b>Nursing care facility</b>   |   | P | <b><u>P</u></b>             | P | P |
| <b>Office</b>  |   | P | <b><u>P</u></b>             | P | P |
| <b>Office and/or reception center in landmark site</b>   |   | P | <b><u>P</u></b>             | P | P |
| <b><u>Office publishing company</u></b>  |   |   | <b><u>P</u></b>             |   |   |
| <b>Open space</b>  | P | P | <b><u>P</u></b>             | P | P |
| <b>Park</b>  | P | P | <b><u>P</u></b>             | P | P |
| <b><u>Parking, commercial</u></b>  |   |   | <b><u>C<sup>5</sup></u></b> |   |   |
| <b><u>Parking facility, shared</u></b>   |   |   | <b><u>P<sup>5</sup></u></b> |   |   |
| <b><u>Parking garage</u></b>   |   |   | <b><u>P</u></b>             |   |   |
| <b>Parking, off site</b>   | P | P | <b><u>P<sup>5</sup></u></b> | P | P |
| <b><u>Parking, park and ride lot shared with existing use</u></b>                              |   |   | <b><u>P<sup>5</sup></u></b> |   |   |
| <b><u>Performing arts production</u></b>   |   |   | <b><u>P</u></b>             |   |   |
| <b>Photo finishing lab</b>   |   |   | <b><u>P</u></b>             | P | P |
| <b>Place of worship</b>  |   | P | <b><u>P</u></b>             | P | P |
| <b>Plazas</b>  | P | P | <b><u>P</u></b>             | P | P |
| <b><u>Radio, television station</u></b>  |   |   | <b><u>P</u></b>             |   |   |
| <b><u>Railroad passenger station</u></b>   |   |   | <b><u>P</u></b>             |   |   |
| <b><u>Reception center</u></b>   |   |   | <b><u>P</u></b>             |   |   |
| <b>Recreation (indoor)</b>   |   | P | <b><u>P</u></b>             | P | P |
| <b><u>Recreation (outdoor)</u></b>   |   |   | <b><u>P</u></b>             |   |   |
| <b>Research and development facility</b>   |   | P | <b><u>P</u></b>             | P | P |
| <b>Research facility (medical/dental)</b>  |   | P | <b><u>P</u></b>             | P | P |
| <b>Restaurant</b>  |   | P | <b><u>P</u></b>             | P | P |
| <b>Retail goods establishment</b>  |   | P | <b><u>P</u></b>             | P | P |
| <b>Retail goods establishment, plant and garden shop with outdoor retail sales area</b>        |   | P | <b><u>P</u></b>             | P | P |
| <b>Retail service establishment</b>  |   | P | <b><u>P</u></b>             | P | P |
| <b>Sales and display (outdoor)</b>   |   | P | <b><u>P</u></b>             | P | P |
| <b>School:</b>   |   |   |                             |   |   |
| College or university  |   | P | <b><u>P</u></b>             | P | P |
| Music conservatory   |   | P | <b><u>P</u></b>             | P | P |
| Professional and vocational  |   | P | <b><u>P</u></b>             | P | P |
| Seminary and religious institute   |   | P | <b><u>P</u></b>             | P | P |
| Public or private  |   |   | <b><u>P</u></b>             |   |   |
| <b>Seasonal farm stand</b>   |   | P | <b><u>P</u></b>             | P | P |
| <b><u>Sign painting/fabrication (indoor)</u></b>   |   |   | <b><u>P</u></b>             |   |   |
| <b><u>Small brewery</u></b>  |   |   | <b><u>P</u></b>             |   |   |
| <b><u>Social service mission</u></b>   |   |   | <b><u>P</u></b>             |   |   |

|  |   |   |                      |   |   |
|--|---|---|----------------------|---|---|
| <b>Solar array</b>                                     |   | P | <u>P</u>             | P | P |
| <b><u>Storage, self</u></b>                            |   |   | <u>P<sup>4</sup></u> |   |   |
| <b><u>Store, convenience</u></b>                       |   |   | <u>P</u>             |   |   |
| <b>Store, specialty</b>                                |   | P | <u>P</u>             | P | P |
| <b>Studio, art</b>                                     |   | P | <u>P</u>             | P | P |
| <b><u>Studio, motion picture</u></b>                   |   |   | <u>P</u>             |   |   |
| <b><u>Theater, live performance</u></b>                |   |   | <u>P</u>             |   |   |
| <b>Theater, movie</b>                                  |   | P | <u>P</u>             | P | P |
| <b>Urban farm</b>                                      | P | P | <u>P</u>             | P | P |
| <b>Utility, building or structure</b>                  | P | P | <u>P</u>             | P | P |
| <b>Utility, transmission wire, line, pipe, or pole</b> | P | P | <u>P</u>             | P | P |
| <b><u>Vehicle</u></b>                                  |   |   |                      |   |   |
| <u>Automobile rental agency</u>                        |   |   | <u>P</u>             |   |   |
| <u>Automobile repair major</u>                         |   |   | <u>C</u>             |   |   |
| <u>Automobile repair minor</u>                         |   |   | <u>P</u>             |   |   |
| <b>Vending cart, private property</b>                  |   | P | <u>P</u>             | P | P |
| <b><u>Warehouse</u></b>                                |   |   | <u>P<sup>4</sup></u> |   |   |
| <b><u>Welding shop (indoor)</u></b>                    |   |   | <u>P</u>             |   |   |
| <b><u>Wholesale distribution</u></b>                   |   |   | <u>C<sup>4</sup></u> |   |   |
| <b>Wireless telecommunications facility</b>            |   | P | <u>P</u>             | P | P |
| <b>Woodworking mill (indoor)</b>                       |   |   | <u>P</u>             |   |   |

**Qualifying provisions:**

1. Subject to section 21A.36.130 of this title.
2. Subject to section 21A.36.030 of this title.
3. Must contain retail component for on-site food sales.
4. Only allowed on a ground floor when the use is located behind another permitted or conditional use that occupies the required ground floor use space.
5. Subject to parking location restrictions of **21A.27.050.D.3.**