## 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.

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

Blood donation centerImage: Perspect set of the set	Blacksmith shop (indoor)			<u>P</u>		
Boarding housePPBotanical gardenPPBreweryPPBus line station/terminalCCBusiness, mobileCPCar washCCCar washCCCharity dining hallPPCharity dining hallPPCommercial food preparationPPPPPCommercial video arcadePPCommunity gardenPPPPPConvent/monasteryPPConvention centerPPDavcarePPcenter, adultPPcenter, adultPPregistered home daycare or preschoolP <sup>1</sup> PiP <sup>1</sup> P <sup>1</sup> Powelling:PPAccessory guest and servants' quartersPPAssisted living facility (limited capacity)PPAssisted living facility (small)PPP <tr< td=""><td></td><td></td><td></td><td></td><td></td><td></td></tr<>						
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Assisted living facility (small)PPPPPPP		Р	Р		Р	Р
			Р	P	Р	Р
	Group home (large)		Р	<u>P</u>	Р	Р
Group home (small) when located above or P P P P			Р		Р	Р
below first story office, retail, or commercial	1 1					
use, or on the first story where the unit is not	use, or on the first story where the unit is not					
located adjacent to street frontage	located adjacent to street frontage					
Living quarters for caretaker or security guard <u>P</u>	Living quarters for caretaker or security guard			<u>P</u>		
Multi-family P P P			Р	<u>P</u>	Р	Р
Residential support (large)PP	Residential support (large)		Р			
Residential support (small) P P			Р			
Rooming (boarding) house P P			Р			
Single-family attached P P P P P		Р	Р			Р
Single-family detached P		Р				

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

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

## Attachment 2 FB-UN3 Full Draft Regulation Text

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