

<b>R-1-S</b> See section <a href="#">18.16.010</a> for complete guidelines	<b>Permitted Uses</b> [below are commonly requested uses – see table <a href="#">18.20.030</a> for complete list]		
	Single-Family Residential Suburban	Principal Uses	Accessory Uses
<p>The R1S Zone recognizes existing rural residential large lot uses, and other areas suitable for large lot residential development with or without accessory agricultural uses.</p> <p>The intent of this zone is to provide estate sized lots. This zone should be applied where surrounding uses are compatible with large lot residential development.</p> <p>Lot area and building bulk and placement requirements shall agree with the values set forth in section <a href="#">18.20.040</a>, "Official Bulk And Placement Regulations Table", of this title.</p>	<ul style="list-style-type: none"> <li>• Single-family home</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory dwelling unit</li> <li>• Accessory residential support use (i.e., garage, shed, pool, greenhouse)</li> <li>• Single-family incidental to a religious use</li> <li>• Home occupation</li> <li>• Child daycare, home (up to 5 children)</li> <li>• Commercial crop production</li> </ul>	<ul style="list-style-type: none"> <li>• Residential care facilities</li> <li>• Bed and breakfast inn</li> <li>• Wedding event and reception</li> <li>• Community centers</li> <li>• Golf course</li> <li>• Nursery and preschool</li> <li>• Elementary school</li> <li>• Middle school</li> <li>• High school</li> <li>• Fire and rescue</li> <li>• Emergency response</li> <li>• Community food bank</li> <li>• Religious institutions</li> </ul>

<b>Max Height and Min Setbacks (ft.)</b>							
Height	Front	Rear	Interior Side	Street Side	Min Lot Width (ft.)	Max Lot Coverage (%)	Min Lot Area/d.u.
35	30	15	15	30	135	25	1 acre

<b>R-1</b> See section <a href="#">18.16.010</a> for complete guidelines	<b>Permitted Uses</b> [below are commonly requested uses – see table <a href="#">18.20.030</a> for complete list]		
Single-Family Residential	Principal Uses	Accessory Uses	Special Use Permit
<p>The R1 Zone is intended for one single-family home on one lot of minimum size or larger and to permit other accessory uses that are associated and compatible with residential use.</p> <p>Lot area and building bulk and placement requirements shall agree with the values set forth in section <a href="#">18.20.040</a>, "Official Bulk And Placement Regulations Table", of this title.</p>	<ul style="list-style-type: none"> <li>• Single-family home</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory dwelling unit</li> <li>• Accessory residential support use (i.e., garage, shed, pool, greenhouse)</li> <li>• Single-family incidental to a religious use</li> <li>• Home occupation</li> <li>• Congregate living, group homes</li> <li>• Child daycare, home (up to 5 children)</li> <li>• Commercial crop production</li> </ul>	<ul style="list-style-type: none"> <li>• Twin home</li> <li>• Townhome</li> <li>• Nursing homes</li> <li>• Residential care facilities</li> <li>• Bed and breakfast inn</li> <li>• Mini-storage warehouse/self-storage</li> <li>• Wedding event and reception</li> <li>• Community centers</li> <li>• Nursery and preschool</li> <li>• Elementary school</li> <li>• Middle school</li> <li>• High school</li> <li>• Fire and rescue</li> <li>• Emergency response</li> <li>• Community food bank</li> <li>• Religious institutions</li> </ul>

Max Height and Min Setbacks (ft.)							
Height	Front	Rear	Interior Side	Street Side	Min Lot Width (ft.)	Max Lot Coverage (%)	Min Lot Area/d.u.
35	15	10	5	15	60	40	6,500

Cottage Home allowed with Special Use Permit – See section [18.24.032](#)

<b>R-2</b> See section <a href="#">18.16.010</a> for complete guidelines	<b>Permitted Uses</b> [below are commonly requested uses – see table <a href="#">18.20.030</a> for complete list]		
	<b>Medium Density Residential</b>	<b>Principal Uses</b>	<b>Accessory Uses</b>
<p>The R2 Zone is intended for residential structures containing one or more dwelling units and for accessory uses that are associated and compatible with residential uses.</p> <p>This zone is primarily applied in areas suitable for residential development where such residentially designated areas are readily serviced by collector and arterial streets suitable for higher levels of traffic; where other public services are sufficiently available for the intensity of use contemplated; and where the configuration of Municipal infrastructure and neighboring land uses are compatible with the use allowed hereby.</p> <p>Lot area and building bulk and placement requirements shall agree with the values set forth in section <a href="#">18.20.040</a>, "Official Bulk And Placement Regulations Table", of this title.</p>	<ul style="list-style-type: none"> <li>• Single-family home (SF)</li> <li>• Duplex (DPX)</li> <li>• Twinhome (TH)</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory dwelling unit</li> <li>• Accessory residential support use (i.e., garage, shed, pool, greenhouse)</li> <li>• Single-family incidental to a religious use</li> <li>• Home occupation</li> <li>• Congregate living, group homes</li> <li>• Child daycare, home (up to 5 children)</li> </ul>	<ul style="list-style-type: none"> <li>• Townhome</li> <li>• Nursing homes</li> <li>• Bed and breakfast inn</li> <li>• Mini-storage warehouse/self-storage</li> <li>• Wedding Event and Reception</li> <li>• Community centers</li> <li>• Nursery and preschool</li> <li>• Elementary school</li> <li>• Middle school</li> <li>• High school</li> <li>• Fire and rescue</li> <li>• Emergency response</li> <li>• Community food bank</li> <li>• Religious institutions</li> <li>• Commercial crop production</li> </ul>

<b>Max Height and Min Setbacks (ft.)</b>								
	<b>Height</b>	<b>Front</b>	<b>Rear</b>	<b>Interior Side</b>	<b>Street Side</b>	<b>Min Lot Width (ft.)</b>	<b>Max Lot Coverage (%)</b>	<b>Min Lot Area/d.u. (sq.ft.)</b>
<b>R-2 (SF &amp; DPX)</b>	35	15	10	5	15	30	70	4,000
<b>R-2 (TH)</b>	35	15	20	0-5	15	25	70	2,400

Cottage Homes Permitted – See section [18.24.032](#)

<b>R-3</b> See section <a href="#">18.16.010</a> for complete guidelines	<b>Permitted Uses</b> [below are commonly requested uses – see table <a href="#">18.20.030</a> for complete list]		
	High Density Multi-Family Residential	Principal Uses	Accessory Uses
<p>The R3 Zone is intended for residential structures containing one or more dwelling units potentially constructed in multiple-unit configuration at moderate to high density and for accessory uses that are associated and compatible with residential uses.</p> <p>This zone is primarily applied in areas where such residentially designated areas are readily serviced by collector and arterial streets suitable for higher levels of traffic, where other public services are sufficiently available for the intensity of use contemplated and where the configuration of Municipal infrastructure and neighboring land uses are compatible with the use allowed hereby.</p> <p>Lot area and building bulk and placement requirements shall agree with the values set forth in section <a href="#">18.20.040</a>, "Official Bulk And Placement Regulations Table", of this title.</p>	<ul style="list-style-type: none"> <li>• Duplex (DPX)</li> <li>• Twinhome (TH)</li> <li>• Townhome (TH)</li> <li>• Multi-family (MF)</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory dwelling unit</li> <li>• Accessory residential support use (i.e., garage, shed, pool, greenhouse)</li> <li>• Single-family incidental to a religious use</li> <li>• Home occupation</li> <li>• Congregate living, group homes</li> <li>• Child daycare, home (up to 5 children)</li> </ul>	<ul style="list-style-type: none"> <li>• Nursing homes</li> <li>• Bed and breakfast inn</li> <li>• Mini-storage warehouse/self-storage</li> <li>• Wedding event and reception</li> <li>• Community centers</li> <li>• Nursery and preschool</li> <li>• Elementary school</li> <li>• Middle school</li> <li>• High School</li> <li>• Fire and rescue</li> <li>• Emergency response</li> <li>• Community food bank</li> <li>• Services for elderly and disabled</li> <li>• Religious institutions</li> <li>• Commercial crop production</li> </ul>

<b>Max Height and Min Setbacks (ft.)</b>								
	Height	Front	Rear	Interior Side	Street Side	Min Lot Width (ft.)	Max Lot Coverage (%)	Min Lot Area/d.u. (sq.ft.)
<b>R-3 (DPX)</b>	35	15	10	5	15	50	50	3,600
<b>R-3 (Other MF)</b>	45	15	10	10	15	50	50	2,400
<b>R-3 (TH)</b>	45	15	20	0-5	15	18	70	2,000

Cottage Homes Permitted – See section [18.24.032](#)

<h1>RM</h1> <p>See section <a href="#">18.16.010</a> for complete guidelines</p>	<b>Permitted Uses</b> [below are commonly requested uses – see table <a href="#">18.20.030</a> for complete list]	
	<b>Residential Mixed</b> <p>The Residential Mixed (RM) zone is intended to accommodate a mixed residential community with a variety of housing types at varying densities within the development area.</p> <p>Small scale neighborhood commercial/office uses may be suitable within the RM zone. This zone should be applied in areas designated for a residential land use pattern within the Comprehensive Plan's Future Land Use Map.</p> <p>Approval of the Residential Mixed (RM) zone requires a development agreement regulating the development site as provided in section <a href="#">18.20.190</a> of this title.</p> <p>Multi-family residential uses <u>cannot exceed twenty percent (20%)</u> of the total development site. Neighborhood commercial/office uses <u>cannot exceed 10 percent (10%)</u> of the total development site.</p>	<b>Principal Uses</b> <b>Residential uses</b> <ul style="list-style-type: none"> <li>Single-family, townhome, multi-family,</li> </ul> <b>Accommodations and group living</b> <ul style="list-style-type: none"> <li>Residential care facilities</li> </ul> <b>General sales or services</b> <ul style="list-style-type: none"> <li>Retail, small neighborhood grocery</li> </ul> <b>Professional, scientific, and technical services</b> <ul style="list-style-type: none"> <li>Restaurant</li> </ul> <b>Arts, entertainment, tourism, and recreation</b> <ul style="list-style-type: none"> <li>Performing arts center</li> </ul> <b>Health and human services</b> <ul style="list-style-type: none"> <li>Community food bank</li> </ul>

Minimum site		Max Height (ft.)	Max Lot Coverage (%)	Min Lot Area/d.u. (sq.ft.)
4 acres	Duplexes, twin-homes, and single-family	35	N/A	N/A
	All other structures	45	N/A	N/A

Minimum Setbacks (ft.)		
<b>Front</b>	Setback to front of structure	15
	Setback to front of garage/shop	20
<b>Rear</b>	Non-residential lot bordering residential zone edge/lot line	15
	Non-residential lot bordering non-residential zone edge	0
	Residential lot (excluding multi-family) bordering non-residential zone edge	15
	All other residential setback to rear of structure	10
<b>Interior Side</b>	Non-residential lot bordering residential zone edge/lot line	15
	Non-residential lot bordering non-residential zone edge	0
	Residential lot bordering non-residential zone edge	15
	All other residential (excluding multi-family) setback to the side of structure	5
	All other multi-family setback to the side of structure	10
<b>Street Side</b>	Setback to side of structure	15

Cottage Homes Permitted – See section [18.24.032](#)

<b>TM</b> See section <a href="#">18.16.010</a> for complete guidelines	<b>Permitted Uses</b> [below are commonly requested uses – see table <a href="#">18.20.030</a> for complete list]		
	Technology Mixed	Principal Uses	
<p>The Technology Mixed (TM) Zone provides for well-designed technological-industrial parks that can accommodate light industrial, technological, professional office together with limited commercial and residential uses that support a work, shop and live environment.</p> <p>Approval of the Technology Mixed (TM) Zone requires a development agreement as provided in section <a href="#">18.20.190</a> of this title.</p> <p>Retail buildings are limited to ten thousand (10,000) square feet (20,000 square feet with a special use permit) of net floor area and retail uses as a whole may not exceed thirty percent (30%) of the development site.</p> <p>Multi-family residential uses may <u>not exceed fifteen percent (15%)</u> of the development site.</p>	<p><b>Residential uses</b></p> <ul style="list-style-type: none"> <li>Townhome, multi-family</li> </ul> <p><b>Accommodations and group living</b></p> <ul style="list-style-type: none"> <li>Congregate living, motel</li> </ul> <p><b>General Sales or services</b></p> <ul style="list-style-type: none"> <li>Retail, grocery, consumer goods</li> </ul> <p><b>Professional, scientific, and technical services</b></p> <ul style="list-style-type: none"> <li>General office bldgs., Restaurants</li> </ul> <p><b>Industrial and manufacturing uses</b></p> <ul style="list-style-type: none"> <li>Food and beverage manufacturing</li> </ul> <p><b>Warehouse and storage uses</b></p> <ul style="list-style-type: none"> <li>Warehouse-retail combination</li> </ul>	<p><b>Transportation uses</b></p> <ul style="list-style-type: none"> <li>Courier and messenger services</li> </ul> <p><b>Communications uses</b></p> <ul style="list-style-type: none"> <li>Radio and television broadcasting, publishing</li> </ul> <p><b>Arts, entertainment, tourism, and recreation</b></p> <ul style="list-style-type: none"> <li>Fitness, recreational sports, or gym</li> </ul> <p><b>Education uses</b></p> <ul style="list-style-type: none"> <li>Nursery and preschool</li> </ul> <p><b>Health and human service</b></p> <ul style="list-style-type: none"> <li>Clinics</li> </ul> <p><b>Agriculture, forestry, fishing, and hunting</b></p> <ul style="list-style-type: none"> <li>Commercial crop production</li> </ul>	<p><b>Accommodations and group living</b></p> <ul style="list-style-type: none"> <li>Nursing homes</li> </ul> <p><b>General sales or services</b></p> <ul style="list-style-type: none"> <li>Hardware, home improvement</li> </ul> <p><b>Industrial and manufacturing uses</b></p> <ul style="list-style-type: none"> <li>Leather and allied products manufacturing</li> </ul> <p><b>Warehouse and storage uses</b></p> <ul style="list-style-type: none"> <li>Warehouse distribution/storage facility</li> </ul> <p><b>Arts, entertainment, tourism, and recreation</b></p> <ul style="list-style-type: none"> <li>Community center</li> </ul> <p><b>Education uses</b></p> <ul style="list-style-type: none"> <li>College and universities</li> </ul> <p><b>Health and human service</b></p> <ul style="list-style-type: none"> <li>Hospital</li> </ul> <p><b>Agriculture, forestry, fishing, and hunting</b></p> <ul style="list-style-type: none"> <li>Commercial greenhouse or nursery</li> </ul>

Minimum site	Maximum height (ft.) within 300' of a residentially zoned property	Maximum height (ft.) other than within 300' of a residentially zoned property	Maximum Lot Coverage (%)	Minimum Lot Area/d.u. (sq.ft.)
20 acres	45	75	N/A	N/A

Minimum Setbacks				
Category	Front	Rear	Interior Side	Street Side
Adjacent to streets along perimeter of zone	25	N/A	N/A	25
Adjacent to streets internal to the zone	10	N/A	N/A	10
Lot lines bordering zone edge	N/A	25	25	N/A
Lot Lines internal to the zone	N/A	10	10	N/A

<b>LC</b> See section <a href="#">18.16.010</a> for complete guidelines	<b>Permitted Uses</b> [below are commonly requested uses – see table <a href="#">18.20.030</a> for complete list]	
<b>Limited Commercial</b>	<b>Principal Uses</b>	<b>Special Use Permit</b>
<p>The LC Zone permits neighborhood compatible commercial retail and service uses of modest scale in areas not conveniently served by existing or proposed commercially designated lands.</p> <p>This zoning district is compatible with residential lands that would accommodate medium density residential land uses.</p> <p>Residential uses may be allowed at densities permitted by the Medium Density Residential (R2) Zone by special use permit.</p> <p>Lot area and building bulk and placement requirements shall agree with the values set forth in section <a href="#">18.20.040</a>, “Official Bulk And Placement Regulations Table”, of this title.</p>	<p><b>Residential uses</b></p> <ul style="list-style-type: none"> <li>• Townhome, multi-family</li> </ul> <p><b>Accommodations and group living</b></p> <ul style="list-style-type: none"> <li>• Residential care, hotel</li> </ul> <p><b>General Sales or services</b></p> <ul style="list-style-type: none"> <li>• Retail, small-scale grocery</li> </ul> <p><b>Professional, scientific, and technical services</b></p> <ul style="list-style-type: none"> <li>• General office bldgs. (1-4 stories), Restaurants</li> </ul> <p><b>Arts, entertainment, tourism, and recreation</b></p> <ul style="list-style-type: none"> <li>• Art gallery</li> </ul> <p><b>Education uses</b></p> <ul style="list-style-type: none"> <li>• Nursery and preschool</li> </ul> <p><b>Health and human service</b></p> <ul style="list-style-type: none"> <li>• Child and youth services</li> </ul> <p><b>Agriculture, forestry, fishing, and hunting</b></p> <ul style="list-style-type: none"> <li>• Commercial crop production</li> </ul>	<p><b>Residential uses</b></p> <ul style="list-style-type: none"> <li>• Duplex, twinhome</li> </ul> <p><b>General sales or services</b></p> <ul style="list-style-type: none"> <li>• Lawn and garden supply</li> </ul> <p><b>Professional, scientific, and technical services</b></p> <ul style="list-style-type: none"> <li>• General office bldgs. (5+ stories)</li> </ul> <p><b>Warehouse and storage uses</b></p> <ul style="list-style-type: none"> <li>• Mini-storage warehouse/self-storage</li> </ul> <p><b>Transportation uses</b></p> <ul style="list-style-type: none"> <li>• Taxi service staging facility</li> </ul> <p><b>Communications uses</b></p> <ul style="list-style-type: none"> <li>• Radio and television broadcasting</li> </ul> <p><b>Arts, entertainment, tourism, and recreation</b></p> <ul style="list-style-type: none"> <li>• Theater, dance, or music establishment</li> </ul> <p><b>Education uses</b></p> <ul style="list-style-type: none"> <li>• Primary and secondary education facilities</li> </ul> <p><b>Health and human service</b></p> <ul style="list-style-type: none"> <li>• Clinic</li> </ul> <p><b>Agriculture, forestry, fishing, and hunting</b></p> <ul style="list-style-type: none"> <li>• Farm and farm labor management services</li> </ul>

<b>Max Height and Min Setbacks (ft.)</b>							
<b>Height</b>	<b>Front</b>	<b>Rear</b>	<b>Interior Side</b>	<b>Street Side</b>	<b>Min Lot Width (ft.)</b>	<b>Max Lot Coverage (%)</b>	<b>Min Lot Area/d.u.</b>
35	0	N/A	0	N/A	N/A	30	N/A

<b>CCS</b> See section <a href="#">18.16.010</a> for complete guidelines	<b>Permitted Uses</b> [below are commonly requested uses – see table <a href="#">18.20.030</a> for complete list]		
<b>Community Commercial Services</b>	<b>Principal Uses</b>		<b>Special Use Permit</b>
<p>The CCS Zone supports uses that include retail sales or performance of consumer services and permits a variety of retail, professional, or service businesses, including some manufacturing, technical, or other professional uses.</p> <p>This zone is applied in areas primarily located near arterials and collector streets.</p> <p>Residential uses may be allowed within this zone at densities permitted by the High-Density Multi-Family Residential (R3) Zone by special use permit when they will not compromise present uses.</p> <p>Lot area and building bulk and placement requirements shall agree with the values set forth in section <a href="#">18.20.040</a>, "Official Bulk And Placement Regulations Table", of this title.</p>	<p><b>Residential uses</b></p> <ul style="list-style-type: none"> <li>Single-family incidental to commercial or religious use</li> </ul> <p><b>Accommodations and group living</b></p> <ul style="list-style-type: none"> <li>Residential care, hotel</li> </ul> <p><b>General Sales or services</b></p> <ul style="list-style-type: none"> <li>Retail, grocery, consumer goods</li> </ul> <p><b>Professional, scientific, and technical services</b></p> <ul style="list-style-type: none"> <li>General office bldgs., Restaurants</li> </ul> <p><b>Industrial and manufacturing uses</b></p> <ul style="list-style-type: none"> <li>Bakery</li> </ul> <p><b>Warehouse and storage uses</b></p> <ul style="list-style-type: none"> <li>Mini-storage warehouse/self-storage</li> </ul>	<p><b>Transportation uses</b></p> <ul style="list-style-type: none"> <li>Towing and other road and ground services staging facility</li> </ul> <p><b>Communications uses</b></p> <ul style="list-style-type: none"> <li>Radio and television broadcasting</li> </ul> <p><b>Arts, entertainment, tourism, and recreation</b></p> <ul style="list-style-type: none"> <li>Community center</li> </ul> <p><b>Education uses</b></p> <ul style="list-style-type: none"> <li>Primary, secondary, and trade education facilities</li> </ul> <p><b>Public safety</b></p> <ul style="list-style-type: none"> <li>Fire and rescue</li> </ul> <p><b>Health and human service</b></p> <ul style="list-style-type: none"> <li>Clinics</li> </ul> <p><b>Agriculture, forestry, fishing, and hunting</b></p> <ul style="list-style-type: none"> <li>Commercial crop production</li> </ul>	<p><b>Residential uses</b></p> <ul style="list-style-type: none"> <li>Housing units, except single-family, accessory dwelling units, and accessory residential support</li> </ul> <p><b>Accommodations and group living</b></p> <ul style="list-style-type: none"> <li>Congregate living</li> </ul> <p><b>General sales or services</b></p> <ul style="list-style-type: none"> <li>Automobile or marine service center</li> </ul> <p><b>Industrial and manufacturing uses</b></p> <ul style="list-style-type: none"> <li>Food, beverage, textile manufacturing</li> </ul> <p><b>Warehouse and storage uses</b></p> <ul style="list-style-type: none"> <li>Warehouse distribution/storage facility</li> </ul> <p><b>Arts, entertainment, tourism, and recreation</b></p> <ul style="list-style-type: none"> <li>Travel trailer (RV) park</li> </ul> <p><b>Public safety</b></p> <ul style="list-style-type: none"> <li>Emergency response</li> </ul> <p><b>Health and human service</b></p> <ul style="list-style-type: none"> <li>Child daycare, home (up to 5 children)</li> </ul>

<b>Max Height and Min Setbacks (ft.)</b>							
<b>Height</b>	<b>Front</b>	<b>Rear</b>	<b>Interior Side</b>	<b>Street Side</b>	<b>Min Lot Width (ft.)</b>	<b>Max Lot Coverage (%)</b>	<b>Min Lot Area/d.u.</b>
45	0	0	0	0	N/A	80	N/A

Cottage Homes allowed with Special Use Permit – See section [18.24.032](#)



<b>CCM</b> See section <a href="#">18.16.010</a> for complete guidelines	<b>Permitted Uses</b> [below are commonly requested uses – see table <a href="#">18.20.030</a> for complete list]		
	<b>Community Commercial Mixed</b>	<b>Principal Uses</b>	
<p>The Community Commercial Mixed (CCM) zone is intended to accommodate both commercial and high-density residential development at densities permitted by the high-density multi-family residential (R3) zone in a mixed-use development pattern.</p> <p>This zone should be applied in areas primarily located near arterials and collector streets to support commercial, residential, professional office, and civic uses that support an accessible work, live, and shop environment.</p> <p>Approval of the Community Commercial Mixed (CCM) zone requires a development agreement regulating the development site 8 as provided in section <a href="#">18.20.190</a> of this title.</p> <p>Multi-family residential uses <u>may not exceed fifty percent (50%)</u> of the total development site. <u>Multi-family uses that are incorporated into vertical mixed-use buildings are excluded from this calculation.</u></p>	<p><b>Residential uses</b></p> <ul style="list-style-type: none"> <li>Townhome, multi-family</li> </ul> <p><b>Accommodations and group living</b></p> <ul style="list-style-type: none"> <li>Residential care, hotel</li> </ul> <p><b>General Sales or services</b></p> <ul style="list-style-type: none"> <li>Destination shopping center</li> </ul> <p><b>Professional, scientific, and technical services</b></p> <ul style="list-style-type: none"> <li>General office bldgs., Restaurants</li> </ul> <p><b>Industrial and manufacturing uses</b></p> <ul style="list-style-type: none"> <li>Bakery products, Beverage products</li> </ul>	<p><b>Communications uses</b></p> <ul style="list-style-type: none"> <li>Radio and television broadcasting</li> </ul> <p><b>Arts, entertainment, tourism, and recreation</b></p> <ul style="list-style-type: none"> <li>Performing arts or supportive establishment</li> </ul> <p><b>Education uses</b></p> <ul style="list-style-type: none"> <li>Primary, secondary, and trade education facilities</li> </ul> <p><b>Public safety</b></p> <ul style="list-style-type: none"> <li>Fire and rescue</li> </ul> <p><b>Health and human service</b></p> <ul style="list-style-type: none"> <li>Clinics</li> </ul> <p><b>Agriculture, forestry, fishing, and hunting</b></p> <ul style="list-style-type: none"> <li>Commercial greenhouse, nursery, and floriculture</li> </ul>	<p><b>General sales or services</b></p> <ul style="list-style-type: none"> <li>Automobile or marine service center</li> </ul> <p><b>Industrial and manufacturing uses</b></p> <ul style="list-style-type: none"> <li>Food, beverage, textile manufacturing</li> </ul> <p><b>Warehouse and storage uses</b></p> <ul style="list-style-type: none"> <li>Mini-storage warehouse/self-storage</li> </ul> <p><b>Transportation uses</b></p> <ul style="list-style-type: none"> <li>Towing and other road and ground services staging facility</li> </ul> <p><b>Arts, entertainment, tourism, and recreation</b></p> <ul style="list-style-type: none"> <li>Travel trailer (RV) park</li> </ul> <p><b>Health and human service</b></p> <ul style="list-style-type: none"> <li>Child daycare, home (up to 5 children)</li> </ul>

Minimum Site	Max Height (ft)	Max Lot Coverage (%)	Minimum Lot Area/d.u. (sq.ft.)
4 acres	105	N/A	N/A

Minimum Setbacks (ft.)				
Category	Front	Rear	Interior Side	Street Side
Non-residential lot bordering residential zone edge/lot line	15	15	15	15
Non-residential lot bordering non-residential zone edge	15	0	0	15
Residential lot bordering non-residential zone edge	15	15	15	15
Non-residential lot bordering residential internal to the zone	15	15	15	15
Residential lot abutting residential internal to the zone	15	10	10	15

Cottage Homes allowed where the approved development agreement authorizes multi-family residential uses – See section [18.24.032](#)

<b>Permitted Uses</b> [below are commonly requested uses – see table <a href="#">18.20.030</a> for complete list]					
<p><b>I</b></p> <p>See section <a href="#">18.16.010</a> for complete guidelines</p>					
<b>Industrial</b>	<b>Principal Uses</b>				
<p>The Industrial (I) Zone permits light industrial uses such as warehousing, assembly, processing and light manufacturing as permitted uses.</p> <p>Residential use of industrial property shall be subordinate and accessory to a primary industrial use (on site security, etc.) and shall be permitted only by special use permit.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>General Sales or services</b></p> <ul style="list-style-type: none"> <li>• Destination shopping center</li> </ul> <p><b>Professional, scientific, and technical services</b></p> <ul style="list-style-type: none"> <li>• General office bldgs., Restaurants</li> </ul> <p><b>Industrial and manufacturing uses</b></p> <ul style="list-style-type: none"> <li>• Leather products, textile products, beverage products, bakery products</li> </ul> <p><b>Transportation uses</b></p> <ul style="list-style-type: none"> <li>• Truck and freight transportation services</li> </ul> <p><b>Communications uses</b></p> <ul style="list-style-type: none"> <li>• Radio and television broadcasting</li> </ul> <p><b>Arts, entertainment, tourism, and recreation</b></p> <ul style="list-style-type: none"> <li>• Performing arts establishment</li> </ul> </td> <td style="width: 50%; 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<b>Max Height and Min Setbacks (ft.)</b>							
<b>Height</b>	<b>Front</b>	<b>Rear</b>	<b>Interior Side</b>	<b>Street Side</b>	<b>Min Lot Width (ft.)</b>	<b>Max Lot Coverage (%)</b>	<b>Min Lot Area/d.u.</b>
50	15	10	0	15	N/A	50	N/A