

Sec. 130.23.020 - Matrix of Allowed Uses.

Uses are allowed in the following zones subject to the requirements of this Title as designated in Table 130.23.020 (Industrial / R&D Zones Use Matrix) below in this Section:

Table 130.23.020—Industrial/R&D Zones Use Matrix

<p>IL: Industrial Low IH: Industrial High R&D: Research & Development</p>	<p>P A TUP CUP MUP TMA —/b></p>	<p>Allowed use (Article 4: Special Use Regulations) Administrative permit required (130.52.010) Temporary use permit required (130.52.060) Conditional Use Permit required(130.52.021) Minor use permit required (130.52.020) Temporary mobile home permit (130.52.050) Use not allowed in zone</p>			
<p>USE TYPE</p>	<p>IL</p>	<p>IH</p>	<p>R&D</p>	<p>Specific Use Reg.</p>	
<p>Industrial</p>					
<p>Automotive and Equipment: Salvage and Wrecking Yard</p>	<p>CUP</p>	<p>CUP</p>	<p>—</p>		
<p>Hazardous Material Handling</p>	<p>CUP</p>	<p>CUP</p>	<p>CUP</p>		
<p>Industrial: General</p>	<p>P/CUP</p>	<p>P/CUP</p>	<p>CUP</p>		

Specialized	CUP	CUP	—	
Laundries, Commercial	P	—	—	
Light Manufacturing	P	—	P	
Ceramic Products From Compounded Clay	P	—	P/CUP ¹	
Lightweight Nonferrous Metal Casting Foundry				
Mineral Exploration and Mining	See Table 130.29.070.1 (Mineral Exploration and Mining)			
Printing and Publishing	P	—	P	
Research and Laboratory Services	P	—	P	
Slaughterhouse	CUP	CUP	—	
Storage Yard: Equipment and Material Permanent	P	P	CUP	130.40.320.C
Temporary	TUP	TUP	TUP	
Wholesale Storage and Distribution	P	P	P	
Commercial				
Adult Business Establishment	A	—	—	<u>130.40.040</u>

Animal Sales and Service: Veterinary Clinics	CUP	—	CUP	
Automotive and Equipment: Paint and Body Shops	P	CUP	—	
Repair Shop	P	CUP	—	
Vehicle Storage	P	CUP	—	<u>130.40.320</u>
Vehicle Sales and Rentals	P	CUP	—	
Banks and Financial Services	—	—	P	
Bars and Drinking Establishments	CUP	—	—	
Brewery: Large Commercial	P	CUP	CUP	
Micro Brewery	P	CUP	CUP	
Building Supply Store	P	—	—	<u>130.40.220</u>
Business Support Services	P	—	P	

Commercial Cannabis	Commercial Cannabis Use Permit required (See <u>Article 4</u> - Special Use Regulations - <u>Chapter 130.41</u> - Commercial Cannabis)			
Commercial Recreation: Indoor Entertainment	—	—	A/CUP	
Indoor Sports and Recreation	CUP	—	P	
Outdoor Entertainment	—	—	CUP	
Outdoor Sports and Recreation	—	—	P	<u>130.40.210</u>
Distillery: ³ Large Commercial	P	CUP	CUP	
Craft	P	CUP	CUP	
Drive-Through Facility	P/CUP ⁴	—	P/CUP ⁴	<u>130.40.140</u>
Employer-sponsored Child Day Care Center	A	—	A	130.40.110.C
Mobile/Manufactured Home Sales Lot	A	—	—	<u>130.40.220</u>
Offices: Professional and Medical	P	—	P	
Printing and Publishing	P	—	P	

Recycling Facilities	P/A	P	—	<u>130.40.280</u>
Restaurant	P ² /CUP	—	P	
Retail Sales and Service: Indoor Sales	CUP	—	P	
Permanent Outdoor Sales	A	CUP	A/CUP	<u>130.40.220</u>
Temporary Outdoor Sales	A/TUP	A/TUP	A/TUP	
Personal Services	—	—	P	
Property Services	P	—	P	
Self-Storage (Mini Storage)	P	P	CUP	
Specialized Education and Training	—	—	P	
Trade School, Indoor or Outdoor	P	—	CUP	
Wineries ³ Production Facilities	P	P	CUP	
Residential				

Contractor's Office: On-site	A	A	A	<u>130.40.190</u>
Off-site	TUP	TUP	TUP	
Employee Housing: Commercial Caretaker, Permanent	A	CUP	A	<u>130.40.120</u>
Commercial Caretaker, Temporary	TMA	—	TMA	
Construction	A	A	—	<u>130.40.190</u>
Civic				
Cemetery	CUP	—	—	
Churches and Community Assembly, Indoor Only	—	—	CUP	
Community Services: Intensive	P	—	P	
Schools: College and University	—	—	CUP	<u>130.40.230</u>
Elementary and Secondary, Private	—	—	CUP	
Transportation				

Airports, Airstrips, and Heliports	CUP	CUP	CUP	
Intermodal Facility	P	—	P	
Parking Lot, Public	P	—	P	
Utility and Communication				
Communication Facilities	P/A	CUP	P/A	<u>130.40.130</u>
Public Utility Service Facilities: Intensive	CUP	CUP	—	<u>130.40.250</u>
Minor	P	—	P	
Wind Energy Conversion System		See Table 130.40.390.1 (WECS Use Matrix)		<u>130.40.390</u>
Recreation and Open Space				
Special Events, Temporary	TUP	—	TUP	
Agricultural				
Crop Production	—	P	—	
Grazing	—	P	—	

Livestock, High Density	—	CUP	—	
Nursery, Plants: Wholesale	P	P	—	
Orchards and Vineyards	—	P	—	
Packing: On-site Products	P	P	—	
Off-site Products	P	P	—	
Produce Sales	—	CUP	—	
Timber	—	P	—	

NOTES:

¹ CUP for larger, general industrial-scale use.

² If restaurant is an ancillary use to an existing primary use, then allowed by right (P); if restaurant is a new primary use, then allowed by CUP.

³ Not subject to Section 130.40.400 (Wineries) in Article 4 (Specific Use Regulations) of this Title.

⁴ CUP required when adjacent to any residential zoned lot or residential use.