

**DC (Downtown Commercial) Zoning District** The Downtown Commercial (DC) Zoning District is intended to enhance the economic viability and pedestrian-oriented character of the downtown by encouraging a wide range of retail shops, including artisan craft sales and production; Restaurants, entertainment facilities, lodging, and non-automotive services (banks, health care, etc.); First floor office uses are allowed with storefront and signage appearance review and approval of the Design Review Committee (DRC); however, office uses are encouraged to locate on upper floors leaving prime first floor spaces available for retail and restaurant spaces; and Residential uses on upper floors.

Table 4.1: Non-Residential Uses

Allowed Land Uses & Permit Requirements	A    Allowed Use, Zoning Clearance Required CUP   Conditional Use Permit Required AUP   Administrative Use Permit Required <input type="checkbox"/> Not Permitted										
Use	Permitted Uses By Zones										Special Use Regulation(s)
	CN	CP	CR	CS	CT	CPK	DC	DO	IP	I	
Agricultural Resources											
Agricultural Produce Stands	A	A			A	A					9-6.117
Farm Equipment & Supplies			A	A		A			A	A	
Farmers Market	CUP	CUP	CUP		CUP	CUP	A	A			
Horticultural Specialties		A	A	A	A	A					9-6.116
Large Scale Ag Manufacturing				CUP					CUP	A	9-6.103
Livestock Specialties		A	CUP								9-6.115
Residential Uses											
Age Restricted Housing							CUP				
Care Taker’s Residence / Employee Unit		CUP	CUP	CUP							
Live/Work Unit							A³				
Multi-Family Dwellings	CUP¹	CUP²	CUP¹	CUP²			A³	A³			
Single-Family Dwellings			CUP⁴			CUP⁴	A³	A³			
Single-Room Occupancy Units			CUP								9-6.184
Recreation, Education, & Public Assembly											
Amusement Services		CUP	CUP	CUP		A				A	
Churches & Related Activities		CUP	CUP								9-6.121
Indoor Recreation Services		CUP	CUP	CUP	A	A	A		CUP	CUP	
Libraries, Museums		A	A	A	A		A	A			
Membership Organizations			A	A		CUP	CUP				
Outdoor Recreation Services			CUP	CUP	A						9-6.123
Parks & Playgrounds							A	A			
Public Assembly & Entertainment			CUP	CUP	A	CUP	CUP				
Schools-Business & Vocational		A	A	A		A	CUP	CUP	CUP	CUP	9-6.125
Schools		A	A	A			CUP	CUP			9-6.125



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Recreation, Education, & Public Assembly											
Social & Service Organizations		A	A	A							
Sports Assembly			CUP	CUP	A						
Temporary Events			A	A	A	A			A	A	9-6.177
Tourism, Lodging, & Dining											
Bar/Tavern			CUP		CUP	CUP	A				
Bed & Breakfast			CUP	CUP	CUP	CUP					
Drive-Through Sales Or Services	CUP	CUP	CUP	CUP	CUP	CUP					9-4.122
Eating&Drinking Places	A	A	A	A	A	A	A				
Hotels, Motels		CUP	A	A	A		CUP				
Microbrewery - Brewpub	A	CUP	A	A	A	A	A			CUP	
Recreational Vehicle Parks					A						9-6.180
Tasting Room	A	CUP	A	A	A	A	A			CUP	
Retail Trade and Sales <sup>6</sup>											
Accessory Storage		A	A	A	A	A			A	A	9-6.103
Adult Oriented Business			A	A					A	A	9-16
Artisan Foods and Products			A	A		A	A <sup>5</sup>		A	A	
Auto Dealers (New & Used) & Supplies			CUP	CUP	CUP	CUP	CUP				9.6.163
Building Materials & Hardware		A	A	A		A			A	A	9-6.165
EV Charging Sites	A	A	A	A	A	A	A	A	A	A	
Fuel Dealer			A	A		A			A	A	9-6.129
General Retail	A	A	A	A	A	A	A				
General Retail, greater than 50,00 sf	CUP	CUP	CUP	CUP	CUP	CUP	CUP				
Mobile Eating & Drinking Vendors <sup>7</sup>	A	A	A	A		A	A		A	A	
Sales Lots					CUP	CUP			CUP	CUP	9-6.139
Service Stations	CUP		CUP	CUP	A						9-6.164
Temporary Or Seasonal Sales	A	A	A	A	A	A	A		A	A	9-6.176



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Services-Business, Financial & Professional											
ATM	A	A	A	A	A	A	A	A	A	A	
Financial Services & Banks	A	A	A	A	A	A	CUP	A			
Government Offices & Facilities	A	A	A	A	A	A	A	A	A	A	
Health Care Services		A	A	A	CUP	A	A	A			
Offices	A	A	A	A	A	A	A	A			
Temporary Offices		A	A	A							9-6.176
General Services											
Animal Hospitals			CUP	A		CUP					9-6.110
Auto Repair & Services			CUP	A	A	CUP			A	A	9-6.168
Business Support Services		A	A	A		A	A	A	A	A	
Contact Construction Services				A		A			A	A	
Day Care											
Childcare Center		A	A	A				CUP			9-6.125
Large Family Day Care		A	A	A				CUP			9-6.125
Small Family Daycare							A <sup>3</sup>				
Adult Day Care Facility		A	A	A				CUP			
Kennels			CUP	A							9-6.111
Medical Extended Care Services: 6 Residents or Less	A		A								9-6.134
Medical Extended Care Services: 7 Residents or More	A		A								9-6.134
Mini-Storage				CUP		CUP			A	A	
Mortuary Services			A	A							
Personal Services	A	A	A	A	A	CUP	A				
Personal Service Restricted				A	CUP	CUP					
Printing & Publishing		CUP	CUP			A			A	A	
RCFE – Assisted Living	A		A	A							9-6.135



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<b>Non-Residential Zones</b>											
Use	Permitted Uses By Zones										Special Use Regulation(s)
	CN	CP	CR	CS	CT	CPK	DC	DO	IP	I	
RCFE – Independent living / Senior Apartments	CUP		CUP	CUP							9-6.135
RCFE – Retirement Hotel	CUP		CUP	CUP							9-6.135
Residential Care: 6 Residents or Less							A <sup>3</sup>	A <sup>3</sup>			9-6.135
Residential Care: 7 Residents or More							CUP <sup>3</sup>	CUP <sup>3</sup>			9-6.135
Vehicle & Equipment Storage <sup>6</sup>			CUP			CUP			A	A	9-6.183
<b>Industrial, Wholesale, Manufacturing Uses</b>											
Brewery – Production				CUP		CUP			A	A	
Collection Stations	A	A	A	A	A	A			A	A	9-6.130
Laundries & Dry Cleaning Plants				A		A			A	A	
Medical Research		CUP		A		A		CUP	A	A	
Manufacturing & Processing - Low Intensity		CUP	CUP	A		A			A	A	
Manufacturing & Processing – High Intensity <sup>6</sup>				CUP		CUP			AUP	AUP	
Recycling & Scrap									CUP	CUP	9-6.131
Recycling Centers									CUP	CUP	9-6.132
Research & Development		CUP		A		A	CUP	A	A	A	
Storage, Recycling & Dismantling of Vehicles & Material				CUP					A	A	9-6.131
Warehousing				CUP		CUP			A	A	
Wholesaling & Distribution Center <sup>6</sup>		AUP	AUP	A		A			A	A	
Winery - Boutique			A	A	A	A	A		A	A	
Winery - Production				CUP		CUP			A	A	



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Transportation Communication & Infrastructure											
Broadcast Studios			A	A							
Data and Computer Services Center		AUP		AUP		CUP			A	A	
Parking Lots	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Telecommunication Facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Utility Facilities		CUP		CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Vehicle & Freight Terminals				CUP					CUP	CUP	
Utility Infrastructure	A	A	CUP	A	A	A	CUP	CUP	A	A	
Notes:	(Only these notes apply to this table below).										
1	Multi-family dwellings permitted when located on the second floor or above.										
2	Multi-Family dwellings permitted when located on the second floor or above, or within an existing residential structure of historical significance.										
3	Residential uses allowed only on second and third floor, except sites north of Olmeda Avenue. If a project is required to provide a unit in compliance with the Americans with Disabilities Act, the handicapped accessible unit may be located on a first floor. A first floor unit shall be located in a non-storefront location within a tenant space.										
4	A single family residence may be permitted if an existing residence is determined to be of historical significance.										
5	Handcrafted and artesian food production shall be ancillary to the retail component.										
6	Outdoor commercial and industrial sales and storage developments as defined by Section 9-9.102 of ten thousand (10,000) square feet or more, even if such a development is listed as an allowable use in a particular zoning district.										
7	Mobile Food vending permitted if use is located outside of right-of-way and located on private property										
Zoning District Abbreviations	CN – Commercial Neighborhood; CP – Commercial Professional; CR – Commercial Retail; CS – Commercial Service ; CT – Commercial Tourist; CPK – Commercial Park; DC – Downtown Commercial; DO – Downtown Office; IP – Industrial Park ; I – Industrial										

