

APPENDIX C

USES and DIMENSIONAL STANDARDS

| | Commercial 1 | | | | | Other Commercial | | | Heavy Commercial-Industrial | | Airport | | City Center FBC District |
|---|--|--------|---------|--------|-------|------------------|------|------|-----------------------------|------|---------|---------|-----------------------------|
| NON-RESIDENTIAL ZONING DISTRICTS | C1 R12 | C1 R15 | C1-AUTO | C1-AIR | C1-LR | AR | SW | IO | C2 | IC | AIR | AIR-IND | |
| <i>Residential Uses</i> | | | | | | | | | | | | | |
| Single-family dwelling | | | | | PUD | P | P | P | | | | | |
| Two-family dwelling | | | | | PUD | P | P | | | | | | |
| Multi-family dwelling | PUD | PUD | PUD | | PUD | PUD | PUD | | PUD | | | | |
| Accessory residential units | Please see Section 3.10 for regulations | | | | | | | | | | | | |
| Group home or Residential Care Home | | | | | PUD | P | P | P | | | | | |
| <i>Agricultural Uses</i> | <i>Exempt from local regulation in all districts</i> | | | | | | | | | | | | |
| <i>Public & Quasi-Public Uses</i> | | | | | | | | | | | | | |
| Cemeteries | Conditional in all districts | | | | | | | | | | | | |
| Community center | | | | | | P | P | PUD | P | | | | |
| Congregate care, assisted living, or continuum of care facility | C | C | | | | C | C | | C | | | | |
| Cultural facility | | | | | | | | | | | | | |
| Educational facility | PUD | PUD | | | | C | C | | C | | | | |
| Educational support facilities | PUD(5) | PUD(5) | | | | | | | | | | | |
| Food Hub | P(7) | P(6) | P(6) | P(6) | P(6) | P(6) | P(6) | P(7) | P(7) | P(7) | | | |
| Funeral homes, mortuaries, and crematoriums | C | C | C | C | C | C | C | C | C | C | | | |
| Hospice | P | P | | | P | P | P | | P | | | | |
| Municipal facility | P | P | | | | | | | | P | C | C | |
| Parks | Permitted in all districts | | | | | | | | | | | | |
| Personal instruction facility | P | P | | P | P | P | P | P | P | P | P | P | P |
| Place of worship | P | P | P | P | P | P | P | | P | | P-ACC | | |
| Recreation paths | Permitted in all districts | | | | | | | | | | | | |
| Skilled nursing facility | C | C | | | C | C | C | | C | | | | |
| Social services | C | C | | C | C | C | C | | C | | | | |
| <i>Commercial & Industrial Uses</i> | | | | | | | | | | | | | |
| Adult use | | | | | | | | | | | | | |

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|--|--------------|--------|---------|--------|-------|------------------|----|-----|-----------------------------|------|---------|---------|-----------------------------|
| | C1 R12 | C1 R15 | C1-AUTO | C1-AIR | C1-LR | AR | SW | IO | C2 | IC | AIR | AIR-IND | |
| NON-RESIDENTIAL ZONING DISTRICTS | | | | | | | | | | | | | |
| Agriculture & construction equipment sales, service & rental | | | | | | | | | P | P | | | |
| Airport Uses | | | | | | | | | | | P | P | |
| Animal shelter | C | C | | | | | | P | | | | | |
| Artist production studio | P | P | | | | P | P | | P | | | | |
| Auto & motorcycle sales | | | P | | | | | | P | P | | | |
| Auto & motorcycle service & repair | | | P | | | | | | P | P | | | |
| Auto rental, with private accessory car wash & fueling | | | | P | | | | | P | P | P | P | |
| Bed & breakfast | | | | | | C | C | | | | | | |
| Cannabis dispensary (dispensing only) | P | P | P | P | | | P | | P | P-TO | | | |
| Cannabis dispensary (cultivation only) | | | | | | | | P | | P | | | |
| Car wash | | | | | | | | | P | | | | |
| Child care facility, licensed non-residential | P | P | P | P | P | P | P | P | P | P | | | |
| Commercial greenhouse | | | | | | | | PUD | P | P | | | |
| Commercial kennel, veterinary hospital and pet day care | C | C | | P | | | | P | P | P | | | |
| Commercial or public parking facility | C | C | C | C | C | | | | C | C | C | C | |
| Contractor or building trade facility | | | | | | | | P | P | P | | P | |
| Distribution and related storage, with >15% of GFA in office or other principal permitted use by same tenant | | | | | | C | | | P | P | | P | |
| Drive-through bank | PUD | PUD | PUD | PUD | | | | | PUD | | | | |
| Equipment service, repair & rental | | | | | | | | | P | P | | | |
| Family child care home, registered or licensed | | | | | P | P | P | P | | | | | |
| Financial institution | P | P | P | P | P | | | ACC | P | P | | | |
| Flight instruction | | | | P | | | | | | | P | P | |
| Hotel | PUD | PUD | PUD | C | C | | C | | C | | | | |
| Hotel, extended stay | PUD | PUD | | C | C | | C | | C | | | | |
| Indoor theater | P | P | | | | | | | | | | | |

See Article 8

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|---|--------------|--------|---------|--------|-------|------------------|-------|--------|-----------------------------|-------|---------|---------|--------------------------|
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| Indoor vehicle storage, maximum 10,000 square feet | | | | | | | | | | P-ACC | | | |
| Junk yard | | | | | | | | | | | | | |
| Light manufacturing | | | | | | PUD | | PUD | P | P | P | P | |
| Lumber and contractor's yard | | | | | | | | | P | P | | P | |
| Manufacturing & assembly from previously prepared materials & components | P | P | P | P | P | | | PUD | P | P | P | P | |
| Mobile home, RV and boat sales, repair & service | | | | | | | | | P | P | | | |
| Motor freight terminal | | | | | | | | | | C | | P | |
| Office, general | P | P | P | P | P | P | P | PUD | P | P | | P | |
| Office, medical | P | P | P | P | P | P | P | PUD-TO | P | P-TO | | | |
| Personal or business service | P | P | P | P | P(7) | P | P | P (7) | P | P | | | |
| Pet grooming | P | P | P | P | P | P | P | | P | P | | | |
| Photocopy & printing shops, with accessory retail | P | P | P | P | P | P | P | P-ACC | P | P | | | |
| Printing & binding production facilities | | | | | | C | | P | P | P | | P | |
| Private providers of public services, including vehicle storage and maintenance | | | | | | | | | P | P | P | P | |
| Processing and storage | | | | | | P | | P | P | P | P | P | |
| Radio & television studio | P | P | P | | | C | P | P | P | P | | | |
| Recreation facility, indoor | P | P | P | P | P | P | P | P-ACC | P | P | | | |
| Recreation facility, outdoor | C | C | C | C | C | C | C | | C | C | | | |
| Research facility or laboratory | P | P | P | P | P | P | P | P | P | P | | P | |
| Restaurant, short order | P | P | P | P | P | P-ACC | P-ACC | P-ACC | P | P-ACC | P-ACC | | |
| Restaurant, standard | P | P | P | P | P | P | P | | P | | P-ACC | | |
| Retail sales | P (8) | P | P | P(8) | P (7) | P (7) | P (7) | P (7) | P (9) | P (8) | P-ACC | | |
| Retail warehouse outlet | | | | | | | | | P | P | | | |
| Sale, rental & repair of aircraft & related parts | | | | | | | | | | | P | P | |
| Seasonal Mobile Food Unit | P | P | P | P | P | P | P | | P | P | | | |

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| | C1 R12 | C1 R15 | C1-AUTO | C1-AIR | C1-LR | AR | SW | IO | C2 | IC | AIR | AIR-IND | |
| Self-storage | | | | | | | | | P | ACC, P-Non-TO | | | |
| Service station | | | | | | C | | | C | | | | |
| Shopping center | C | C | | | | | | | | | | | |
| Taverns, night clubs & private clubs | P | P | P | P | P | | P | | P | P | | | |
| Transportation services | | | | | | | | | P | P | | | |
| Warehousing & distribution | | | | C | | C | | | | P | | P | |
| Wholesale establishments | | | | | | C | C | | P | P | | P | |

Key and Notes to the Table above:

P = Permitted

PUD = Allowable within a Planned Unit Development

TO = Allowable only in the Transit Overlay District

C = Conditional Use

ACC = Allowable as an accessory use

Non-TO = Allowable only outside of the Transit Overlay District

(1) "N" refers to the Institutional-Agricultural North sub-district.

(2) R7 and SEQ-VC as classified as non-residential zoning districts, but are included in this table for purposes of efficiency

(3) No minimum lot size for bed & breakfast in the SEQ-VC district

(4) Permitted within a structure existing and approved for use as an 'educational facility' as of July 1, 2013. The structure existing as of July 1, 2013, may be expanded, enlarged or extended by an area that does not exceed 20% of its Gross Floor Area.

(5) Educational support facilities in C1 are subject to the dimensional standards of the IA-North District. See Article 7.

(6) Use is limited to 3,000 SF GFA per tenant with a maximum 9,000 SF GFA total footprint for the building. Tenants shall have separate entries from one another and no direct passageways from one to another.

(7) Use is limited to 5,000 SF GFA per tenant with a maximum 15,000 SF GFA total footprint for the building. Tenants shall have separate entries from one another and no direct passageways from one to another.

(8) Use is limited to 15,000 SF GFA per tenant with a maximum 25,000 SF GFA total footprint for the building. Tenants shall have separate entries from one another and no direct passageways from one to another.

(9) Use is limited to 30,000 SF GFA per tenant with a maximum 30,000 SF GFA total footprint for the building. Tenants shall have separate entries from one another and no direct passageways from one to another.

(10) Use is restricted to not-for-profit organization whose primary purpose is the provision of educational or research services related to agriculture, horticulture, forestry, natural resource preservation, arts or recreation

(11) Use is allowed only as an Educational Support Facility. See Section 7.01(E)

(12) Allowable only as a municipally-operated facility.