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Use	Description	R-1/R-2/R-3 Single Family Dwelling	R-4 Manufactured Homes	M-1 Two Family Dwelling	M-1a Limited Multiple Family Dwelling	M-2 Multiple Family Dwelling	M-3 Multiple Family Dwelling	O&I-1 - Office And Institutional	O&I-2 - Office And Institutional	O&I-3 - Office And Institutional	C-1 Commercial	C-2 Commercial	C-3 Commercial	C-4 Commercial	I-1 Light Industrial	I-2 Heavy Industrial	U-1 University	MS-1 Medical Service	X-1 Mixed Use	X-2 Mixed Use	X-3 Mixed Use	D-1 Downtown Mixed Use	D-2 Downtown Mixed Use	D-3 Downtown Mixed Use	RR-1 Residential Reserve	OS-1 Open Space	
<b>Commercial, Office</b>		<b>Districts</b>																									
Animal Care and Services type I#	for common household pets in an enclosed building	-	-	-	-	-	-	S	S	S	-	S	S	●	●	●	-	-	●	C	C	S	C	C	C	-	
Animal Care and Services type II#	services within an enclosed building	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	-	-	-	-	-	-	-	C	-
Artisan Manufacturing #	Refer to TMC18.225	-	-	-	-	-	-	-	-	-	C	C	C	S	●	●	-	-	S	S	S	S	C	S	-	-	
Auction House		-	-	-	-	-	-	-	-	-	-	-	-	S	●	●	-	-	-	-	-	-	-	-	-	-	-
Automobile or Vehicle Carwash #		-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Automotive Rental Establishments		-	-	-	-	-	-	-	-	-	S	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-	-
Auto Service Station, type I #	convenience store with gas sales	-	-	-	-	-	-	-	-	-	C	S	S	●	●	●	-	-	●	●	●	S	C	●	-	-	
Auto Service Station, type II #	excludes drive-train work	-	-	-	-	-	-	-	-	-	-	S	S	●	●	●	-	-	C	●	-	S	-	●	-	-	
Auto Service Station, type III #	includes drive-train work	-	-	-	-	-	-	-	-	-	-	C	C	S	●	●	-	-	C	C	-	C	-	C	-	-	
Automobile Sales & Service	excludes heavy duty vehicles and type III auto services	-	-	-	-	-	-	-	-	-	-	-	S	S	●	●	-	-	C	S	-	-	-	-	-	-	
Automobile, Boat, Truck, Heavy & Ag Equipment, Sales/Services	includes heavy-duty trucks, rec. vehicles, trailers and type III service	-	-	-	-	-	-	-	-	-	-	-	-	S	●	●	-	-	-	-	-	-	-	-	-	-	
Automobile or Vehicle Tow Lot and Body Shop	not including wrecking yards or long-term storage of disabled vehicles	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-	-	
Bakery (Commercial)	including wholesale distribution	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	-	●	-	-	-	-	-	-	
Bank/Financial Institution	Does not include drive in/drive throughs	-	-	-	-	-	-	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	●	●	-	-	
Billboard/Panel Poster Sign # (See Section 18.25.110 TMC)	off-premise advertising signs	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	-	-	-	C	-	C	C	
Billboard, Modified Legal Non- Conforming Billboards	relocation, remodeling or rebuilding of legal non-conforming billboards	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	

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<b>Commercial, Office</b>		<b>Districts</b>																									
<b>Body Art Service/ Tattooing, Body-Piercing</b>	excludes ear-piercing only	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	●	●	●	●	●	●	●	-	-
<b>Brew Pub #</b>	includes a microbrewery as an accessory use. Microbrewery limited to 5000 barrels per year.	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	●	●	●	●	●	●	●	-	-
<b>Building, Construction, &amp; Mechanical Contractor Office</b>	<u>showroom, shop &amp; sales including plumbing, heating, air, electrical, etc.</u>	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	●	●	●	●	●	C	●	-	-
<b>Catering</b>		-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	●	●	●	●	●	●	●	-	-
<b>Check cashing/pay-day loans/title loans</b>		-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	●	●	●	●	●	●	●	-	-
<b>Drinking Establishment #</b>	includes allowing a microbrewery as an accessory use. Microbrewery limited to 5000 barrels per year.	-	-	-	-	-	-	-	-	-	C	C	●	●	●	-	-	C	C	●	●	C	●	-	-	-	-
<b>Drive through establishments / facilities</b>	Refer to TMC18.225	-	-	-	-	-	S	S	S	S	S	S	S	S	S	S	-	S	S	S	S	S	S	S	S	-	-
<b>Funeral Home, Mortuary # without Crematorium</b>	Includes the display and sale of related products	-	-	-	-	-	●	●	●	-	●	●	●	●	●	-	●	●	●	-	●	C	-	-	-	-	-
<b>Funeral Home, Mortuary # with Crematorium</b>	Includes the display and sale of related products	-	-	-	-	-	-	C	●	-	●	●	●	●	●	-	●	-	-	-	●	-	-	-	-	-	-
<b>Grave Monuments &amp; Markers</b>	includes display but not stone engraving or cutting.	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	-	-	-	-	●	●	●	-	-	-
<b>Gun Ranges, Indoor</b>		-	-	-	-	-	-	-	-	-	-	-	C	S	S	-	-	-	-	-	-	-	-	-	-	-	-
<b>Health Services #, Clinic #, Health Care Facility #</b>	May include a pharmacy as part of the facility	-	-	-	-	-	-	●	●	-	●	●	●	●	●	-	●	●	●	●	●	●	C	●	-	-	-

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<b>Commercial, Office</b>		<b>Districts</b>																									
<b>Home Improvement &amp; Building Supply</b>	Retail merchandise, outdoor display limited to only C-4 & I Refer to TMC18.225.	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	●	●	●	●	●	-	-
<b>Labor Pools #</b>		-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	-	●	-	-	-	-	-
<b>Hospital #</b>	institution providing inpatient health services, medical or surgical care, and related facilities	-	-	-	-	-	-	-	C	●	-	●	●	●	●	●	●	●	-	-	-	-	●	-	-	-	-
<b>Hotel #, Motel #</b>	commercial establishment providing sleeping rooms for overnight guests	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	-	C	C	●	C	C	-	-
<b>Lawn/Garden Centers</b>	landscape materials, lawn & garden equipment and supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	●	●	●	-	-	-	-	-
<b>Liquor Sales, Packaged Goods</b>		-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	●	●	●	●	●	●	-	-
<b>Manufactured Housing &amp; Accessory Structure Sales</b>		-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	-	-	-	-	-	-	-	-
<b>Medical Equipment</b>	Hearing aids, eyeglasses, prosthesis stores, etc.	-	-	-	-	-	-	-	●	●	-	●	●	●	●	●	-	●	●	●	●	●	●	●	●	-	-
<b>Mobile Retail Vendors #</b>	Refer to TMC 18.225	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
<b>Office #, Professional Office #</b>	includes medical offices	-	-	-	-	-	-	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	C	●	-	-
<b>Oil/Gas Well Drilling</b>		-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	C	-
<b>Parking, Surface Lot - As a stand alone Principal Use</b>	temporary storage of vehicles as a principal use	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	C	C	C	C	C	C	-
<b>Parking, Surface Lot, in association with a Principal Use.</b>	temporary storage of vehicles as in association with a principal use	C	C	C	C	S/CS/CS/CS/CS/CS/CS/C	-	-	-	-	-	-	-	-	●	●	●	●	●	●	C	C	C	C	C	C	C
<b>Parking Garage, (Multi-Level)</b>	temporary storage of vehicles as a principal use	-	-	-	-	-	C	-	C	C	C	C	●	●	●	●	●	●	●	C	C	C	●	C	C	-	-
<b>Patio/Garden, Hardware</b>		-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	-	●	●	●	●	●	●	●	-	-

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<b>Commercial, Office</b>		<b>Districts</b>																									
<b>Pawn Shops/Second Hand Shops</b>	For outdoor display, see Retail Merchandise Outdoor Display TMC18.225	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	-	●	●	S	-	●	-	-	
<b>Personal Services #</b>	including beauty & barber shops, laundromats, dry-cleaning, tailors, tanning salons, etc.	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	●	●	●	●	●	●	●	●	-	-
<b>Pet Shops</b>		-	-	-	-	-	-	-	-	C	●	●	●	●	●	●	-	-	●	●	●	●	●	●	●	-	-
<b>Pharmacy # &amp; Drugstores</b>	retail sales of drugs, prosthesis, rehabilitation equipment & medicine. Does not include drive throughs	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	●	●	●	●	●	●	●	●	-	-
<b>Printing/ Copy Center</b>		-	-	-	-	-	-	-	-	●	-	●	●	●	●	●	●	-	●	●	●	●	●	●	●	-	-
<b>Radio &amp; TV Broadcasting/ Recording Studio</b>		-	-	-	-	-	-	●	●	●	-	●	●	●	●	●	-	-	-	-	-	●	-	-	-	-	
<b>Rental Establishment</b>	general equipment and domestic items	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	
<b>Restaurant, Family Dining, carry-out # (Delicatessen)</b>	limited to 50 seats	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	-	●	●	●	●	●	C	●	-	
<b>Restaurant, drive-in/drive through # Restaurant, fast-food #</b>	Refer to TMC 18.225 for drive throughs	-	-	-	-	-	-	-	-	-	S	S	S	S	S	S	-	-	S	S	S	S	S	-	S	-	
<b>Retail Merchandise, Outdoor Display</b>	See TMC 18.225 Retail Merchandise outdoor display.	-	-	-	-	-	-	-	-	-	-	-	S	S	●	-	-	S	S	S	S	S	S	S	-	-	
<b>Retail Sales/Service #</b>	sale and repair of items having a low intensity	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	-	●	●	●	●	●	●	●	-	-
<b>Gun Sales and Service</b>		-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	-	-	●	●	-	-	●	-	-	
<b>Theaters #</b>	enclosed structure used for performances for admitted audiences	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	C	-	●	●	C	●	-	-	
<b>Tobacco Shop</b>	Includes Tobacco & Smoke Shop/Hookah Houses/E cigarettes Shop/cigar shops	-	-	-	-	-	-	-	-	-	●	●	●	●	●	●	-	●	●	●	●	●	●	●	●	-	-
<b>Truck Stop #</b>		-	-	-	-	-	-	-	-	-	-	-	C	C	●	●	-	-	-	-	-	-	-	-	-	-	

# Density Dimensional Standards - O, C Districts

Density and Dimensional Standards - All Other Districts								
Standards	Notes	Office & Institutional Districts			Commercial Districts			
		O&I1 Office & Institutional District	O&I2 Office & Institutional District	O&I3 Office & Institutional District	C1 Commercial District	C2 Commercial District	C3 Commercial District	C4 Commercial District
<b>Lot Standards</b>								
Minimum Lot Area (sq. ft.)		7,500	7,500	7,500	7,500	10,000	10,000	10,000
Maximum Building Coverage	% of lot area	40	50	60	40	50	60	60
Minimum Lot Width (ft.)		50	50	50	50	50	50	50
<b>Principal Buildings</b>								
Setbacks (ft.) [1,2,3]	Front	25	25	25	25	25	25	25
	Side	7	7	10	10	10	10	10
	Rear	25	25	25	25	25	25	25
Maximum Building Size (sq. ft.)	Ground floor area	7,500	20,000	—	10,000	50,000	—	—
Maximum Height (ft.) [5-6]		42	60	75	35	50	70	70
<b>Accessory Buildings (Detached)</b>								
Setbacks (ft.) [1,2]	Front [4]	25	25	25	25	25	25	25
	From other buildings	6	6	6	6	6	6	6
Minimum Garage Entry Setback (ft.)	rear entry (from alley)	10	10	10	10	10	10	10
Minimum Garage Entry Setback (ft.)	side entry (from alley)	5	5	5	5	5	5	5
Maximum Height (ft.) [6]		—	—	—	—	—	—	—
Maintenance Accessory Building	Maximum size (sq. ft.)	400	400	400	400	600	600	600

## Notes:

[1] If the recorded plat of subdivision provides greater setbacks, the provisions of the plat shall prevail.

[2] The side yard of a corner lot and rear yard of a double frontage lots shall conform to the minimum front yard requirements of the district.

[3] During site plan review, side yard setbacks may be reduced to 0 feet where the buildings are attached along a common lot line.

[4] Accessory structures shall not be located within a required front yard or beyond the front face of the principal structure, whichever is more restrictive. However, a minimum setback of 20 feet from all street rights-of-way shall be provided for garages and carports. If, in the judgment of the planning director, construction of a garage or carport is compatible with the neighborhood, in respect to availability of land for public sidewalks, right-of-way needs, and the location of structures within the block, then such construction may occur with revised minimum setback(s) as determined by the planning director.

[5] Height restrictions of Airport Overlay District may be more restrictive.

[6] Height shall not exceed the height of its principal structure.