

COMMUNITY DEVELOPMENT DEPARTMENT

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**ZONING USES SUMMARY
CITY OF DAVIS**

AGRICULTURE (A):

- PERMITTED**
- (a) Agriculture, include customary building & structure
 - (b) Ranch & farm dwellings appurtenant to agriculture
 - (c) Public parks & recreation areas

- ACCESSORY**
- (a) Living quarters of persons regularly employed on premises, but not including labor camps and labor dwellings, accommodations or areas for transient labor
 - (b) Guest houses, not rented or otherwise conducted as a business
 - (c) Offices incidental & necessary to conduct of permitted use
 - (d) Private garages, parking areas & stables subject to §40.26.330
 - (e) Roadside stands not more than 400 s.f. in floor area - product sales
 - (f) Other accessory uses & buildings customarily appurtenant
 - (g) Home occupations subject to §40.01.010 & §40.26.150 (Ordinance 296 & 875)

- CONDITIONAL**
- (a) Private noncommercial recreation areas, uses, & facilities (e.g., country clubs, golf courses §40.26.100 & swimming pools §40.26.350)
 - (b) Poultry farms & hog farms, §40.26.290, kennels & riding stables §40.26.030, guest ranches, dairies, veterinary offices & animal hospitals §40.26.040
 - (c) Animal feed & sales yards §40.26.030
 - (d) Any of the following uses subject to §40.24.020 to 40.24.080

- (1) Agriculture processing plants, fertilizer plants & yards - §40.26.120
- (2) Quarters, accommodations or areas for transient labor (e.g., labor camps or cabins) subject to §40.26.170
- (3) Drive-in theaters §40.26.110, golf driving ranges §40.26.140 & other similar commercial recreation facilities, exclude facilities with principal use enclosed in a building
- (4) Cemeteries, crematories, mausoleums, columbariums §40.26.060
- (5) Commercial mines, quarries & gravel pits §40.26.300
- (6) Private airports & landing strips §40.26.180
- (7) Public & quasi-public, including public utility buildings. Or structures and uses of an administrative, educational, religious, cultural or public service type
- (8) Signs & advertising structures §40.26.020

RESIDENTIAL ONE-FAMILY (R-1):

- PERMITTED**
- (a) Single-family dwelling
 - (b) Agriculture, except the raising of animals or fowl for commercial purposes
 - (c) Family & group day care homes as defined in §40.26.270

- (d) Group care homes with 6 or fewer clients subject to §40.26.135

- ACCESSORY**
- (a) Commercial residential use with 5 or fewer adult residents
 - (b) Home occupations, §41.01.010 and 40.26.150
 - (c) Swimming pools, §40.26.350
 - (d) Signs, §40.26.020
 - (e) Other accessory uses & buildings customarily appurtenant to a permitted use, §40.26.010

- CONDITIONAL**
- (a) Public & quasi-public buildings & uses of the recreational, religious, cultural or public service type, including public utility, but not including corporation yards, storage or repair yards, warehouses & similar uses.
 - (b) Hospitals, churches or other religious or eleemosynary institutions, §40.26.160
 - (c) Temporary tract offices, §40.26.360
 - (d) Nursery schools & day care centers, §40.26.270
 - (e) Second dwelling unit with conditions
 - (f) Commercial residential uses which do not qualify as permitted or accessory uses.
 - (g) Group care homes with more than six clients, subject to §40.26.135

RESIDENTIAL ONE & TWO FAMILY (R-2)

- PERMITTED**
- (a) Up to 2 single-family dwellings per lot; §40.04(a) & §40.04.060(b)
 - (b) Duplex or 2-family dwellings
 - (c) Agriculture, except for the raising animals/fowl for commercial purposes, or the sale of any products at retail on the premises
 - (d) Family & group day care homes as defined in §40.26.270
 - (e) Group care homes with 6 or fewer clients, subject to section §40.26.135

- ACCESSORY**
- (a) Commercial residential use with 5 or fewer adult residents
 - (b) Home occupations, §40.04.010 & 40.26.150
 - (c) Swimming pools, §40.26.350
 - (d) Signs, §40.26.020
 - (e) Other accessory uses & buildings customarily appurtenant to a permitted use subject to §40.26.010

- CONDITIONAL**
- (a) Public & quasi-public building & uses of recreational, educational, cultural or public service type, including public utility but not including corporation yards, storage/repair yards, warehouse and similar uses
 - (b) Hospitals, churches & other religious & eleemosynary institutions, §40.26.160
 - (c) Temporary tract offices, §40.26.360
 - (e) Nursery schools & day care centers, §40.26.270
 - (f) Multiple dwellings meeting the area, lot width, open space, yard, parking, special conditions & height limitations within the R-3-L district
 - (g) Commercial residential uses which do not qualify as permitted or accessory uses
 - (h) Group care homes with more than 6 clients, subject to §40.26.135

CORE AREA RESIDENTIAL INFILL (C-R1)

- PERMITTED**
- (a) Single family dwellings
 - (b) Duplex or 2-family dwellings
 - (c) Agriculture, except for the raising animals/fowl for commercial purposes, or the sale of any products at retail on the premises
 - (d) Family & group day care homes as defined in section §40.26.270
 - (e) Group care homes with 6 or fewer clients, subject to section §40.26.135

- ACCESSORY**
- (a) Infill structures to be used as dwellings, §40.26.010

- (b) Rooming & boarding of not more than 5 persons
- (c) Home Occupations & professional offices, §40.26.150
- (d) Swimming pools, §40.26.350
- (e) Signs, §40.26.020 (c)
- (f) Other accessory uses & buildings customarily appurtenant to a permitted use subject to §40.26.010

CONDITIONAL(a) Public & quasi-public buildings of recreational, educational, cultural or public service type, including public utility but not including corporation yards, storage/repair yards, warehouse and similar uses

- (b) Temporary tract offices, §40.26.360
- (c) Nursery Schools & day care centers §40.26.270
- (d) Multiple dwellings meeting the area, lot width, open space, yard and height limitations applicable in the R-3-L district
- (e) Group care homes with more than 6 clients, subject to section §40.26.135

RESIDENTIAL RESTRICTED (R-R)

- PERMITTED**
- (a) Single family dwellings
 - (b) Family & group day care homes, §40.26.270
 - (c) Group care homes with 6 or fewer clients, subject to §40.26.135

- ACCESSORY**
- (a) Home occupations subject to §40.01.010 and 40.26.150
 - (b) Swimming pools subject to §40.26.350
 - (c) Signs subject to §40.26.020
 - (d) Other accessory uses & buildings customarily appurtenant to a permitted use, subject to §40.26.010

CONDITIONAL(a) Public & semipublic uses

- (b) Living Groups or other organized groups of university students, faculty members or employees, who have elected officers, self-governed & no discrimination
- (c) Professional & Administrative offices
- (d) Duplexes
- (e) Medical clinics
- (f) Nursery schools & day care centers subject to §40.26.270
- (f) Cooperative housing, as defined in §40.01.010
- (g) Group care homes with more than 6 clients, subject to §40.26.135

RESIDENTIAL ONE & TWO-FAMILY & MOBILE HOME (R-2-MH)

- PERMITTED**
- (a) Single-family dwellings
 - (b) Duplex or 2-family dwellings
 - (c) Agriculture, except the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises
 - (d) Family & group day care homes with 6 or fewer clients, subject to §40.26.135
 - (e) Group care homes with 6 or fewer clients, subject to §40.26.135

- ACCESSORY**
- (a) Room & boarding of not more than 5 persons
 - (b) Home occupations & professional offices, subject to §40.26.150
 - (c) Swimming pools subject to §40.26.350
 - (d) Signs, subject to §40.26.020
 - (e) Other accessory uses & buildings customarily appurtenant to a permitted use, subject to §40.26.010

CONDITIONAL(a) Public & quasi-public buildings and uses of a recreational, educational, cultural or public service type, including public utility, but not including corporation yards, warehouses and similar uses

- (b) Hospitals, churches & other religious or eleemosynary institutions, subject to §40.26.160
- (c) Temporary tract offices subject to §40.26.360
- (d) Mobile home parks subject to §40.26.270
- (e) Group care homes with more than 6 clients, subject to §40.26.135

RESIDENTIAL GARDEN APARTMENT (R-3)

- PERMITTED**
- (a) Single family & duplexes
 - (b) Multiple dwellings
 - (c) Agriculture, except the raising of animals or fowl for commercial purposes or the sale of any products at retail on the premises
 - (d) Family & group day care homes as defined in §40.26.135
 - (e) Cooperative housing, as defined in §40.01.010

- ACCESSORY**
- (a) Home occupations subject to §40.01.010 and 40.26.150
 - (b) Swimming pools subject to §40.26.350
 - (c) Signs subject to §40.26.020
 - (d) Other accessory uses & buildings customarily appurtenant to a permitted use, subject to §40.26.010

- CONDITIONAL**
- (a) Boarding houses for any number of guests
 - (b) Nursery schools & day care centers subject to §40.26.270
 - (c) Public & Quasi-public buildings & uses of a recreational, educational, religious, cultural or public service type, including public utility, but not including corporation yards, storage or repair yards, warehouses and similar uses
 - (d) Medical clinics in R-3-M district
 - (e) Professional and administrative offices in R-3-M
 - (f) Hospitals, churches & other religious or eleemosynary institutions subject to §40.26.160
 - (g) Social halls, lodges, fraternal organizations & clubs, except operated for a profit
 - (h) Scattering garden per PC on 1/8/91
 - (i) Group care homes with more than 6 clients, subject to §40.26.135
 - (j) Living groups, subject to §40.26.260

RESIDENTIAL HIGH DENSITY APARTMENT (R-HD)

- PERMITTED**
- (a) Single family dwellings & duplexes
 - (b) Dwellings, multiple
 - (c) Rooming & boarding houses
 - (d) Family & group day care homes as defined in section §40.26.270
 - (e) Group care homes with 6 or fewer clients subject to §40.26.135
 - (f) Cooperative housing, as defined in §40.01.010

- ACCESSORY**
- (a) Home occupations subject to §40.01.010 and 40.26.150
 - (b) Swimming pools, private, subject to §40.26.350
 - (c) Signs, subject to §40.26.020
 - (d) Other accessory uses & buildings customarily appurtenant to a permitted use subject to §40.26.010

- CONDITIONAL**
- (a) Social halls, lodges, fraternal organizations & clubs, except operated for profit subject to §40.26.090
 - (b) Public & quasi-public buildings & uses of a recreational, educational, cultural or public service type, including public utility, but not including corporation yards, storage or repair yards, warehouses and similar uses
 - (c) Hospitals, churches & other religious or eleemosynary institutions subject to §40.26.160
 - (d) Student oriented commercial uses on ground floor, subject to conditions
 - (e) Nursery schools & day care centers subject to §40.26.270

- (f) Group care homes with more than 6 clients, subject to §40.26.135
- (g) Living groups, subject to §40.26.260

RESIDENTIAL TRANSITIONAL (R-T)

- PERMITTED**
- (a) Apartments & motels
 - (b) Professional/Administrative (P-A) offices
 - (c) Cooperative housing, subject to §40.01.010
 - (d) Group care homes with 6 or fewer clients, subject to §40.26.135

- ACCESSORY**
- (a) Accessory uses & buildings
 - (b) Signs, subject to §40.26.020
 - (c) Home occupations, subject to §40.01.010

- CONDITIONAL**
- (a) Public & quasi-public, including public utility, uses and institutions
 - (b) Student oriented commercial uses on ground floor with conditions
 - (c) Hospitals, churches & other religious or eleemosynary institutions, subject to §40.26.160
 - (d) Living groups, subject to §40.26.260
 - (e) Group care homes with more than 6 clients subject to §40.26.260

INTERIM RESIDENTIAL CONVERSION (RC)

- PERMITTED**
- (a) Retail stores, shops & offices supplying commodity or performing services such as department stores, specialty shops, personal and business service establishments, antique shops, artists' supply stores and similar uses
 - (b) Restaurants including outdoor eating areas & establishments, cocktail lounges, little theaters with maximum of 50 seats, large movie houses and theaters and similar enterprises, except restaurants utilizing the drive-around concept
 - (c) Professional/Administrative offices
 - (d) Business & technical schools & studios for photography, art, music & dance
 - (e) Medical clinics
 - (f) Single family, duplex & multiple dwellings
 - (g) Churches & other religious institutions
 - (h) Any other retail business or service per PC
 - (i) Family & group day care homes as defined in section §40.26.270
 - (j) Multiple use of above uses within one project
 - (k) Cooperative housing, as defined in §40.01.010
 - (l) Group care homes with 6 or fewer clients subject to §40.26.135

- ACCESSORY**
- (a) Signs, subject to §40.26.110(f)
 - (b) Accessory uses & buildings customarily appurtenant to a permitted use subject to §40.26.010

- CONDITIONAL**
- (a) Nursery schools & day care centers subject to §40.26.270
 - (b) Public & quasi-public buildings & uses
 - (c) Parking lots
 - (d) Lending institutions
 - (e) Living groups, subject to §40.26.260
 - (f) Group care homes with more than 6 clients, subject to §40.26.260

COMMERCIAL NEIGHBORHOOD COMBINING (C-N)

- PERMITTED**
- (a) Neighborhood retail services
 - (b) Professional/Administrative (P-A) offices
 - (c) Neighborhood personal services

- ACCESSORY**
- (a) Accessory uses & buildings subject to §40.26.010

- (b) Signs, subject to §40.26.020
- (c) Reverse vending machines & small recycling collection facilities complying with sections §40.24.100 and 40.24.110
- (d) Billiards/pool hall with 2 or fewer tables that are not the sole or principal use

CONDITIONAL(a) Public & quasi-public uses

- (b) Not more than one auto service station, subject to §40.26.130
- (c) Recreational & entertainment facilities, nursery schools, day care centers & horticultural nurseries
- (d) Restaurants where liquor is provided
- (e) Financial services, provided that a bank or savings and loan institutions shall be a satellite of an existing facility in the core area
- (f) Reverse vending machines & small recycling collection facilities subject to §40.24.100 and 40.25.055
- (g) Other uses which the PC finds consistent
- (h) Drive-through facilities, subject to §40.26.420

CORE AREA DESIGN (C-D) COMBINING DISTRICT

- See Article XII-A, pages 325 to 326a; Currently, there is no C-D on the zoning map (in the city).

CENTRAL COMMERCIAL (C-C) DISTRICT

PERMITTED

- (a) Retail stores, shops & offices supplying commodities or performing services such as department stores, specialty shops, banks and other financial institutions, personal and business service establishments, antique shops, artists' supply stores and similar uses, but not including gasoline service stations
- (b) Restaurants, including outdoor eating areas and establishments, except drive-through restaurants, cocktail lounges, little theaters and movie houses and similar enterprises
- (c) Professional/Administrative (P-A) offices
- (d) Residential structures, & apartments with densities up to R-H-D district
- (e) Medical clinics
- (f) Hotels & motels
- (g) Business & technical schools, schools & studios for photo, art, music, and dance
- (h) Any other retail business PC approves
- (i) Family & group day care homes as defined in section §40.26.270
- (j) Infill developments containing any of the above uses
- (k) Group care homes with 6 or fewer clients, subject to §40.26.135

ACCESSORY

- (a) Signs subject to §40.26.020, as related to C-C district
- (b) Accessory uses & buildings subject to §40.26.010
- (c) Billiards/pool hall with 2 or fewer tables that are not the sole or principle use

CONDITIONAL

- (a) Public & quasi-public buildings & uses
- (b) Infill developments containing any of the above uses
- (c) On-site grade level parking
- (d) Nursery schools & day care centers subject to §40.26.270
- (e) Structures exceeding two stories
- (f) Billiards/pool hall with 2 or fewer tables that are the sole or principal use or with three or more tables complying with the standards set forth in section §40.26.055
- (g) Drive-through facilities, subject to §40.26.420
- (h) Group care homes with more than 6 clients, subject to §40.26.135
- (i) Cardrooms, subject to section §40.26.058, sections §40.25.010 through 40.25.120, and chapter 8A

MIXED USE (M-U) DISTRICT

- PERMITTED**
- (a) Single family, duplex, multiple dwellings & residential infill
 - (b) Retail stores, shops & offices etc
 - (c) Restaurants, etc
 - (d) Medical clinics, Professional/Administrative (P-A) offices
 - (e) Business & technical schools, & schools & studios for photo, art, music & dance
 - (f) Family & group day care homes
 - (g) Mixed uses, if nonresidential use is consistent with §40.15.030 (c) through (f)
 - (h) Cooperative housing, as defined in §40.01.010
 - (i) Group care homes with 6 or fewer clients subject to section §40.26.010

- ACCESSORY**
- (a) Residential infill meeting the construction, yard, etc
 - (b) Home occupations & Professional/Administrative (P-A) offices
 - (c) Signs, etc
 - (d) Other accessory uses & buildings

- CONDITIONAL**
- (a) Nightclubs & theaters
 - (b) Commercial or office uses as described in §40.15.030
 - (c) Nursery schools & day care centers subject to §40.26.270
 - (e) Public & quasi-public buildings & uses
 - (f) Any other retail business, service establishment, or mixed use Approved by PC
 - (g) Commercial & office uses occupying in excess of 50 percent of allowable floor area ratio
 - (h) Living groups, subject to §40.26.260
 - (i) Drive-facilities, subject to §40.26.420
 - (j) Group care homes with more than 6 clients, subject to §40.26.260

AUTO CENTER ZONE (A-C)

- PERMITTED**
- (a) New automobile dealerships; new recreational vehicle dealerships

- ACCESSORY**
- (a) Used automobile sales accessory to new automobile dealerships.
 - (b) Sales, office, parts, service, storage, and body shop facilities, accessory to new automobile dealerships
 - (c) Storage, body shop, washing, fueling, painting facilities, and smog certification in a location within the A-C district as accessory uses exclusive to the subject automobile dealerships within the A-C district.
 - (d) Temporary facilities such as offices, display areas (interior or exterior), accessory to new automobile dealerships are permitted within the A-C district.

- CONDITIONAL**
- (a) Farm equipment, sales and service uses.
 - (b) Inns and motor hotels, subject to provisions of §40.26.370
 - (c) Retail shops for the sale of auto parts, accessories, souvenirs, curios, and other products primarily to serve the traveling public
 - (d) Nurseries, greenhouses and fruit stands
 - (e) Auto service stations
 - (f) Restaurants
 - (g) Boat and trailer sales
 - (h) Used car lots
 - (i) Laundromats
 - (j) Public or quasi-public, including public utility, uses intended primarily to meet the needs of the traveling public
 - (k) Commercial recreation facilities, such as swimming pools, bowling alleys, skating rinks, and dance halls
 - (l) Professional & Administrative offices
 - (m) Any other retail business or service establishment determined by Planning Commission

- (n) Drive-facilities, subject to §40.26.420

COMMERCIAL SERVICE (C-S) DISTRICTS

- PERMITTED**
- (a) Auto, motorcycle sales which shall be conducted within an enclosed building. (Use size limit 10,000 s.f.)
 - (b) Automotive/truck repair, uses typically include but are not limited to brake, muffler, tire, engine, transmission repair and automotive drive-through car washes. (Use size limit 10,000 s.f.)
 - (c) Repair services. Uses typically include but are not limited to upholstery, furniture, and large electrical appliance repair services. (Use size limit 10,000 s.f.)
 - (d) Auto, building and light equipment supplies. Uses typically include but are not limited to retail sale or rental from the premises of goods and equipment including auto parts, paint, glass, hardware, tile, carpet, and fixtures. (Use size limit 10,000 s.f.)
 - (e) Building contractors offices. (Use size limit 10,000 s.f.)
 - (f) Service establishments. Uses typically include but are not limited to print shops, cabinet shops, glass shops and exterminators. (Use size limit 10,000 s.f.)
 - (g) Agricultural/Nursery supplies and services. Uses typically include but are not limited to feed and grain stores, greenhouses, tree service firms and nurseries. (Use size limit 10,000 s.f.)
 - (h) Office for professional and administrative uses. (Use size limit 10,000 s.f.)
 - (i) Custom/Light manufacturing. (Use size limit 15,000 s.f.) Subject to retail warehouse/manufacturing performance standards.
 - (j) Light wholesale, storage, distribution and vending. (Use size limit 15,000 s.f.) Subject to retail warehouse/manufacturing performance standards.
 - (k) Research services. (Use size limit 15000 s.f.)
 - (l) Any other business or service establishment determined by the Planning Commission to be of the same general character as the above permitted uses.

- ACCESSORY**
- (a) Signs subject to §40.26.020
 - (b) Accessory uses & buildings subject to §40.26.010
 - (c) Home occupations for existing nonconforming residences & uses subject to §40.26.260

- CONDITIONAL**
- (a) Permitted uses or combinations thereof, that exceed the stated use size limits
 - (b) Any use permitted in the district that has outdoor storage, display, work areas or parking of fleet vehicles.
 - (c) Auto service stations
 - (d) Restaurants
 - (e) Public or quasi-public uses, including utilities
 - (f) Day care facility
 - (g) Convenience retail sales
 - (h) Drive through facilities subject to performance standards in Section §40.26.420 and §40.26.430
 - (i) Personal services
 - (j) Commercial recreation
 - (k) Animal care
 - (l) Communication services
 - (m) Public storage
 - (n) Social/health services
 - (o) Funeral parlors

COMMERCIAL MIXED USE (CMU) DISTRICT

- PERMITTED**
- (a) Auto and motorcycle sales which shall be conducted within an enclosed building
 - (b) Automotive and truck repair (Use size limit to 10,000 s.f.)
 - (c) Auto, building and light equipment supplies. (Use size limit to 10,000 s.f.)
 - (d) Agricultural / Nursery supplies and services. (Use size limit to 10,000 s.f.)
 - (e) Office for professional and administrative uses. (Use size limit to 10,000 s.f.)

- (e) Commercial service uses. Uses permitted in the Commercial Service (C-S) district shall be permitted in the Commercial Mixed Use (CMU) district.
- (f) Any other business or service establishment determined by the Planning Commission to be of the same general character as the above permitted uses.

- ACCESSORY**
- (a) Signs subject to §40.26.020
 - (b) Accessory uses & buildings, subject to §40.26.010
 - (c) Home occupations area allowed for existing nonconforming residential dwellings and uses, subject to §40.01.010 and §40.26.150

- CONDITIONAL**
- (a) Any of the permitted uses or combinations thereof that exceed the stated use size limits.
 - (b) Any use permitted in the district that has outdoor storage, display, work areas or parking of fleet vehicles
 - (c) Auto, motorcycle, agricultural equipment sales which are not conducted entirely within an enclosed building.
 - (d) Auto service stations
 - (e) Drive-facilities, subject to §40.26.420 – 40.26.430
 - (f) Restaurants
 - (g) Public or quasi-public uses, including utilities
 - (h) Commercial recreation
 - (i) Commercial services
 - (j) Inns and motor hotels
 - (k) Moderate size community retail stores
 - (l) Commercial service conditional uses. Uses conditionally permitted in the Commercial Service district shall be conditionally permitted within the Commercial Mixed Use district.

INDUSTRIAL ADMINISTRATION & RESEARCH (I-R) DISTRICT

- PERMITTED**
- (a) Administrative, executive & financial offices
 - (b) Laboratories: experimental, film or testing
 - (c) Manufacturing, assembly or packaging of products from previously prepared materials; leather or semiprecious metals or stones
 - (d) Manufacture of electric & electronic instruments & devices
 - (e) Manufacture of food products, pharmaceutical, excluding fish or meat, etc
 - (f) Planned unit developments, §40.32.010 to 40.32.110
 - (g) Any other research or light manufacturing use per PC
 - (h) Agriculture, except fowls or animals for commercial purposes
 - (i) Sex oriented entertainment businesses, subject to §40.26.410

- ACCESSORY**
- (a) Signs subject to §40.26.020

- CONDITIONAL**
- (a) Public & quasi-public, including utility uses necessary and appropriate to the I-R district
 - (b) Retail commercial uses such as restaurants and auto service stations to serve I-R district
 - (c) Any use which handles, stores, or treats hazardous materials as defined in §40.01.010
 - (d) Drive-facilities, subject to §40.26.420

INDUSTRIAL DISTRICT (I)

- PERMITTED**
- (a) Any manufacturing, processing, assembling, research, wholesale or storage uses, §40.20.040
 - (b) Any manufacturing, processing, assembling, use which is not by character of the uses in §40.20.040 as subject to review in conformance with the performance standards procedure set forth in §40.20.010 to 40.24.080
 - (c) Railroad yards & freight stations, trucking & motor freight stations, & public utility substations & service yards
 - (d) Agriculture, except fowls or animals for commercial purpose
 - (e) Sex oriented businesses, subject to §40.26.410

- ACCESSORY** (a) Signs subject to §40.26.020
(b) Incidental services such as restaurants to serve employees, when conducted and entered from within the building
(c) Other accessory uses & building customarily appurtenant to permitted use

- CONDITIONAL**(a) Any of the following manufacturing uses, among others, subject to review in accordance with the performance standards procedure §40.24.010 to 40.24.080, excluding uses in subsection (h) of this section
(b) Automobile & metal appliance manufacturing & assembly, structural steel fabricating shops, machine shops, forges & foundries
(c) Brewing or distilling liquors, or perfume manufacture
(d) Poultry slaughterhouses, and meat packing, but not other stockyard or slaughterhouses
(e) Sugar refinery
(f) Brick pottery manufacturing, stone or monument works
(g) Any other use per PC
(h) Any of the following manufacturing uses, involving primary production of the following products from raw materials, subject to review in accordance with the performance standards procedure, & provided that such uses are located not less than two thousand feet from the nearest R district or A district designated for future residential development in the city master plan.
(i) Asphalt, cement, charcoal & fuel briquettes
(j) Aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black & bone black, creosote, hydrogen & oxygen
(k) Coal, coke & tar products, explosives, fertilizers, gelatin, animal glue and size
(l) Turpentine, matches, paint
(m) Rubber, soaps, including fat rendering
(n) Flour mill
(o) The following processes: nitrating of cotton or other materials; magnesium foundry, reduction, refining petroleum products, such as gasoline, kerosene, naphtha, lubrication oil, distillation of wood or bones, storage, curing or tanning of raw, green or salted hides or skins
(p) Stock yards, slaughterhouse, except for poultry; slag piles
(q) Storage of fireworks or explosives, except where incidental to a permitted use
(r) Any other use per Planning Commission
(s) Automobile salvage and wrecking operations, and industrial metal and waste rag, glass, paper salvage operations, subject to review in accordance with the performance standards procedure in §40.24.010 to 40.24.080, if located not less than five hundred feet from the nearest R district or A district designated for future residential development in the city master plan, and provided that all operations are conducted within a solid wall or tight board fence not less than eight feet high
(t) Public and quasi-public uses necessary to serve and appropriate in I district
(u) Retail commercial uses, such as restaurants and automobile service stations, necessary to serve and appropriate to the I district
(v) Large scale bleaching, cleaning and dyeing establishments
(w) Any use which handles, stores or treats in any fashion hazardous materials as defined in §40.01.010
(x) Drive-through facilities, subject to §40.26.420

INTERIM STUDY (S) DISTRICT

- PERMITTED** (a) Agriculture, exclude fowls & animals for commercial purposes

- CONDITIONAL**(a) Any use permitted by this chapter in the district as generally designated in General Plan.