

Conditional Uses

Governmental structure or use of land; and public utility facility (R1 through R4)

Home occupation(s) (R1 through R4)

Temporary real estate office offering residential property in the immediate vicinity for sale (R1 through R4)

Private boat dock (R1 only)

Bed and breakfast facility (R1 through R4 and C1)

Residential facility (R2 only)

Church, nonprofit religious or philanthropic institution (R3, R4 and C1)

Community center (R3 and C1. Not R4!)

Nursery school, kindergarten or similar facility (R3, R4 and C1)

Hospital, nursing home, retirement home, or similar facility (R3, R4 and C1)

Private noncommercial recreation club such as tennis, swimming or archery club, but excluding commercial amusement or recreation enterprises (R3, R4 and C1)

Park, playground, swimming pool, or similar recreation area (R3, R4 and C1)

(School or) private school offering curricula similar to public schools (R3, R4 and C1)

Parking area(s) (R3, R4 and C1)

Manufactured dwelling park, subdivision and P.U.D. (R3, R4 and C1)

Club, lodge or fraternal organization (facilities) (R4 and C1)

Professional office (R4 only)

Motel, hotel or resort on less than 1.0 acre with accessory commercial uses (R4 and C1)

Mixed use (commercial and residential) (C1 only)

Outdoor commercial amusement or recreation establishment such as miniature golf course or drive-in theater, but not including uses such as race track or automobile speedway (C1 only)

Small scale, nonpolluting light industrial uses that are compatible with existing and anticipated land uses (C1 only)

Repair shop for the type of goods offered for sale in those retail trade establishments permitted in a C-1 zone provided all repair and storage shall occur entirely within an enclosed building (C1 only)

Medical clinic or veterinary clinic (C1 only)

Indoor commercial amusement or recreation establishment such as a bowling alley, theater, pool hall, ballroom, or skating rink (C1 only)

Mortuary (C1 only)

Automobile service station (with direct access not from U.S. Hwy. 101) (C1 only)

Formula business and any accessory use to a formula business for: (C1 only)

1. Motel or resort on a minimum of 1.0 acre with direct access provided from U.S. Highway 101 only and with accessory commercial uses.
2. Automobile service stations with direct access to U.S. Highway 101.
3. Retail stores and shops such as food, drug, apparel, hardware, furniture and similar establishments.
4. Financial institutions.
5. All other conditional uses listed in this section that are also formula businesses.

Other buildings and uses similar to the list above which shall not have any different or more detrimental effect upon the adjoining neighborhood areas or zones than the buildings and uses specifically listed, provided that retail sales uses, unless specifically listed, shall only be incidental and directly related to the operation of permitted uses ("Catch-all" in R4 only)

Any commercial use not otherwise provided for in this section or specifically prohibited; provided, however, such commercial use shall not have a different or more detrimental effect upon the adjoining and adjacent areas than those uses permitted either outright or conditionally in this section ("Catch-all" in C1 only)

Notes:

1) Section 9.72.020 Procedure for taking action on a conditional use application.

A property owner may initiate a request for a *conditional* use by filing an application with the City Recorder using forms prescribed pursuant to Section [9.08.040](#).

Section 9.08.040 is titled Zone Boundaries. No relevance to CUPs.

2) "Minor" variations

Home occupation vs. home occupations – inconsistent in R1 through R4

Parking area vs. parking areas – inconsistent in R3, R4 and C1

School vs. school or private school – inconsistent in R3, R4 and C1

3) Conditional uses embedded in Standards

Section 9.28.030 C1 Standards (A) (2) (a): The minimum lot area per multifamily dwelling unit may be lowered to one thousand five hundred (1,500) square feet with a public water and sewer system if approved by the Planning Commission through a public hearing in accordance with Chapter [9.72](#) Conditional Uses.