



Planning & Building Department

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PR, CD and CS Zoning Districts

Excerpts from Land Use Code Chapter 20.08, Article VI

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Permitted and conditionally-permitted uses

The following permitted and conditionally-permitted uses may be allowed in the PR, CD and CS Districts. Chapter 20.28, Article V describes the procedures for obtaining a conditional use permit.

Permitted (P) and Conditionally Permitted (C) Uses	PR*	CD	CS	Specific Use Regulations
Residential Uses				
Day care, general	--	C	C	
Day care, limited	--	P	P	
Homeless shelters	--	--	P	
Multifamily dwellings located on the same site as a commercial use – above ground floor	C	P	P	
Multifamily dwellings located on the same site as a commercial use – any floor	--	P	P	
Residential care, general	--	C	C	
Residential care, limited	--	P	P	
Single-room occupancy dwellings located on the same site as a commercial use – above ground floor	C	P	P	
Single-room occupancy dwellings located on the same site as a commercial use – any floor	--	P	P	
Supportive housing	P	P	P	
Transitional housing	P	P	P	
Vacation rental	--	C	--	
Retail Trade and Services				
Ambulance service	--	--	P	
Antique car display and sales	--	C	P	
Antique sales – above ground floor	P	P	C	
Antique sales – ground floor	C	P	C	
Art galleries and picture framing with art sales	P	P	P	
Arts and crafts schools	--	P	P	
Arts, crafts and hobby stores, including instructional classes as an accessory use	P	P	P	

Permitted (P) and Conditionally Permitted (C) Uses	PR*	CD	CS	Specific Use Regulations
Automobile rentals	--	--	P	
Automobile washing (self-service)	--	--	P	
Automotive repair	--	--	C	
Automotive sales and service, new and used, with auto service	--	--	P	
Automotive service stations, including smog testing, minor repair (tune-ups and brake repair only), towing services, vehicle storage and mini-markets	--	--	C	
Automotive supply stores	--	P	P	
Automotive upholstery shops	--	--	C	
Bakeries, retail	P	P	P	
Banks, savings and loans, thrift and loans, credit unions, including automated teller machines and drive-through facilities	--	C	C	
Banks, savings and loans, thrift and loans, credit unions, including automated teller machines (no drive-through)	C	P	P	
Barber shops/beauty shops – above ground floor	P	P	P	
Barber shops/beauty shops – ground floor	--	P	P	
Bars and cocktail lounges	C	C	C	HMC 20.20.075
Beer and wine sales (off-premises consumption), ancillary to mini-market retail sales contained within a service station	--	--	C	HMC 20.20.075
Bicycle sales and repair shops, including rentals	--	P	P	
Blueprint and photo reproduction shops	--	P	P	
Boat sales and service	--	--	P	
Bookstores and newsstands – above ground floor	P	P	P	
Bookstores and newsstands – ground floor	C	P	P	
Bowling alleys	--	--	P	
Building material sales	--	--	C	
Bus depots	C	C	C	
Cabinet shops	--	--	C	
Card and stationers' stores	P	P	P	
Carnivals and circuses, temporary	--	--	C	
Catering shops (food to go only)	--	P	P	
Christmas tree sales lots, temporary	P	P	P	
Clothing and shoe establishments, including clothing sales (new merchandise only), tailor shops, and dressmaking establishments	P	P	P	
Computer retail sales	--	P	--	
Consignment sales with incidental sales of used goods and clothing	--	P	P	

Permitted (P) and Conditionally Permitted (C) Uses	PR*	CD	CS	Specific Use Regulations
Contractors' equipment rental yards & equipment rental yards	--	--	C	
Contractors' shops with no outdoor storage of heavy equipment	--	--	P	
Delicatessens and gourmet food sales with incidental catering	P	P	C	
Dental labs	--	P	P	
Department stores	--	P	P	
Dry cleaners and laundries	--	P	P	
Electronic games centers (4 or more games)	--	C	C	
Fabric shops	P	P	P	
Farmers markets	C	C	C	
Firearm dealers	--	--	C	HMC 20.20.105
Floor covering and drapery sales	--	C	P	
Florists, including outdoor sales	P	P	P	
Food and cold storage lockers	--	C	P	
Food stores over 3,500 square feet in retail sales	--	P	P	
Food stores up to 3,500 square feet in retail sales	C	P	P	
Furniture repair	--	P	P	
Furniture stores, retail	P	P	P	
Gift shops	P	P	P	
Glass shops (glaziers)	--	--	P	
Hardware, paint and wallpaper stores, with no firearm sales	--	P	P	
Hardware, paint and wallpaper stores with firearm sales	--	--	C	HMC 20.20.105
Health clubs, gymnasiums and dance studios	--	C	P	
Home electronics and household appliance stores, including television, stereo, radio, telephone, computer and related sales (includes repair and installation services)	--	P	P	
Hotels, extended stay hotels and motels	C	C	--	HMC 20.20.090
Ice cream parlors, soda fountains and candy stores	P	P	P	
Interior furnishing and accessory shops	P	P	P	
Jewelry sales and repair, including watch and clock repair	P	P	P	
Kennels	--	--	C	
Kitchenware shops	P	P	P	
Laboratories	--	C	P	
Laundries – self-service	--	P	P	
Linen supply services	--	--	P	

Permitted (P) and Conditionally Permitted (C) Uses	PR*	CD	CS	Specific Use Regulations
Liquor, beer and wine sales – off-premises consumption	C	C	C	HMC 20.20.075
Live-work facilities	--	P	P	
Locksmiths	--	P	P	
Machinery sales, service, rental	--	--	P	
Manufacturing/processing – light; provided, that all of the conditions prescribed by Chapter 20.24 HMC, Article I, are met, and that no motor power other than electrically operated motors shall be used. The horsepower of any single motor shall not exceed five horsepower and the total horsepower of all such motors on the site shall not exceed 25 total horsepower. This does not include air conditioning equipment.	--	C	C	
Massage establishments – above ground floor	P	P	P	
Massage establishments – any floor	--	P	P	
Medical and dental clinics	--	--	P	
Mortuaries	--	C	C	
Motorcycle sales and service	--	C	P	
Music and dance entertainment clubs	--	P	C	
Musical instrument sales, repair and lessons; and recorded music sales – above ground floor	P	P	P	
Musical instrument sales, repair and lessons; and recorded music sales – ground floor	C	P	P	
Nightclubs	C	C	C	HMC 20.20.075
Nurseries and garden supply stores	--	C	P	
Office equipment sales and service	--	P	P	
Offices – professional, administrative and business, including chiropractor, insurance, real estate and financial offices, but excluding medical and dental offices – any floor	--	P	P	
Offices – professional, administrative and business, including chiropractor, insurance, real estate and financial offices, but excluding medical and dental offices – above ground floor	P	--	--	
Offices – psychologist, psychiatrist, counseling and therapy	--	P	P	
Optician and optometrist shops	--	P	P	
Outdoor vendors on private property	C	C	--	
Parking lots and parking garages	C	P	P	
Patio and garden furniture and accessories shops	--	P	P	
Pet shops, including pet grooming	--	P	P	
Pharmacies and drugstores	C	P	P	
Photography shops, studios and photo supply stores	C	P	P	
Picture framing shops	--	P	P	

Permitted (P) and Conditionally Permitted (C) Uses	PR*	CD	CS	Specific Use Regulations
Plumbing supply shops	--	C	P	
Pool and billiards halls	--	C	P	
Pool and spa sales and service	--	--	P	
Post office and private mail services	--	C	P	
Pottery and woodworking shops	--	--	P	
Printing, lithography and engraving	--	C	P	
Public information centers – indoor	P	P	P	
Public utility installations, including public service pumping stations, power stations and substations, equipment buildings and installations	--	C	C	
Radio and television broadcast and recording studios	--	C	C	
Radio, television and stereo sales and service	--	P	P	
Recreational equipment rental	--	--	P	
Recreational vehicle sales, services, repair and storage	--	--	P	
Residential visitor lodging	--	C	C	
Restaurants, cafes and eating establishments, indoor and outdoor eating, including sale of alcoholic beverages as an ancillary use and indoor music with no sound amplification	P	P	P	
• Amplified music	C	C	C	
Restaurants, drive-in, walk-up and drive-through	--	--	C	
Retail warehouses over 6,000 square feet of floor area	--	--	C	
Retail warehouses under 6,000 square feet of floor area	--	--	P	
Secondhand stores and pawn shops	--	C	C	
Shoe repair	--	P	--	
Sign painting	--	C	P	
Skating rinks (within building)	--	--	P	
Spa, day	--	P	P	
• Above ground floor	C	P	--	
• Any floor	--	P	--	
Spa, overnight	P	P	--	
Sporting goods sales, with rental as an accessory use, with no firearm sales	--	P	P	
Sporting goods sales, with rental as an accessory use, with firearm sales	--	--	C	HMC 20.20.105
Supermarkets (over 3,500 square feet of retail sales area)	--	P	P	
Tasting room	C	C	--	HMC 20.20.075
Theaters and auditoriums within buildings	C	P	C	

Permitted (P) and Conditionally Permitted (C) Uses	PR*	CD	CS	Specific Use Regulations
Tire sales, not including tire recapping	--	--	P	
Tobacco and pipe shops	P	P	P	
Toy stores	P	P	--	
Travel agencies – above ground floor	P	P	P	
Travel agencies – ground floor	C	P	P	
Upholstery shops	--	C	C	
Vacation timeshares	--	--	--	
Variety stores and dry goods	--	P	P	
Vending machine service	--	--	P	
Veterinarian offices and small animal hospitals	--	--	C	
Recreation, Education and Public Assembly				
Churches and other religious institutions	--	C	C	
Private clubs, fraternal lodges and meeting halls	C	C	C	
Private museums	P	C	--	
Accessory Uses				
Accessory structures and uses located on the same site as a permitted or conditional use	P	P	P	

-- = not permitted

* The following General Plan policies apply to allowed uses around the Plaza:

- LU-D-4 The ground floor of buildings fronting on the historic Plaza should be occupied by activities of visual interest to pedestrians.
- LU-D-5 Formula businesses are prohibited on properties around the historic Plaza in order to preserve its character of small, unique businesses that are attractive to residents and visitors.
- LU-D-6 Large single-tenant commercial buildings around the Plaza shall be regulated to minimize aesthetic, economic and traffic impacts.

(Ord. 1181 § 2, 2018; Ord. 1179 § 2, 2018; Ord. 1166 § 2, 2017; Ord. 1140 § 1, 2014; Ord. 1104 § 2 (Exh. A § 725), 2010; Ord. 1087 § 2 (Exh. A § 725), 2009; Ord. 1076 § 2, 2009; Ord. 1031 § 2, 2006; Ord. 1018 § 2 (Exh. A § 725), 2004; Ord. 1012 § 2 (Exh. D §§ 4, 5), 2004; Ord. 990 § 2 (Exh. A § 1), 2002; Ord. 987 § 2 (Exh. A § 725), 2002; Ord. 972 § 2 (Exh. A § 725), 2001; Ord. 971 § 2 (Exh. A § 2), 2001; Ord. 964 § 2 (Exh. A § 725), 2000; Ord. 956 § 2 (Att. A § 725), 1999; Ord. 950 § 2 (Exh. A § 725), 1998.)

Minimum development standards

Zoning District	Max. FAR	Max. Site Coverage	Minimum Lot Requirements			Minimum Yards			
			Lot Area	Width	Depth	Front	Side Yard Interior	Side Yard Corner	Rear
PR	300%	100%	none	none	none	none	none	none	none
CD	200%	100%	none	none	none	none	none	none	none
CS	50%	60%	10,000 sq. ft.	70 ft.	100 ft.	none	none	none	10 ft.

Maximum height of main structures

- 35 feet when a site abuts or is directly across a street or an alley from a site zoned R-1.
- 40 feet when a site abuts or is directly across a street or an alley from any zone that allows multi-family housing as a primary use, to include the RM, ORM, RMP and DR zoning districts.
- 50 feet in all other instances.

Section 20.16.065 allows exceptions for ancillary structures, including chimneys, antenna and similar architectural features.

Residential development standards

- Site area per dwelling 2,700 square feet, except where density bonuses apply as provided in HMC [20.20.035](#).
- Residential unit location Upper floor or behind commercial or office use, if residential units or units are part of a mixed-use development.
- Usable open space per dwelling 150 square feet, subject to the location and design criteria of HMC [20.20.015](#).
- Upper floors of existing buildings with ground floor commercial or office use can be changed to multi-family residential use without provision of off-street parking, provided a use permit is obtained.

Commercial development standards

With the exception of the uses listed in Chapter 20.16, Article V, all uses and operations located in commercial districts shall be within enclosed buildings.

Other development requirements

The following additional requirements apply to development in commercial districts:

- Accessory structures: Chapter [20.16](#) HMC, Article II.
- Inclusionary housing: HMC [20.20.030](#).
- Accessory dwelling units: HMC [20.20.010](#).
- Off-street parking and loading: Chapter [20.16](#) HMC, Article VIII.
- Fences and walls: Chapter [20.16](#) HMC, Article III.
- Riparian setbacks: HMC [20.24.090](#).
- Design review: Chapter [20.28](#) HMC, Article IV.
- Signs: Chapter [20.16](#) HMC, Article IX.

(Ord. 1159 § 8, 2016; Ord. 1087 § 2 (Exh. A § 765), 2009; Ord. 972 § 2 (Exh. A § 765), 2001; Ord. 950 § 2 (Exh. A § 765), 1998.)