

15.8 USES

15.8.1 Applicability

The use regulations of this Section apply to all TOD Districts. In the case of conflict with other sections of the Ordinance, these use regulations and definitions control.

15.8.2 General Use Regulations

- A. No structure or land may be used or occupied unless allowed as a permitted, temporary, or accessory use within the zoning district. These use regulations apply to the use of private property, including City-owned property, but excluding right-of-way.
- B. All uses shall comply with any applicable federal and state requirements, and any additional federal, state, county, and/or city ordinances. For select uses, specific federal, state, county, and/or city ordinances may be cross-referenced but this is not intended to indicate that only those ordinances apply to such uses or that other uses within this ordinance are not subject to additional ordinances not referenced.
- C. Principal uses are defined to be inclusive of specific uses. The following regulations apply:
 1. When a use meets a specific definition, it is regulated as such and cannot be regulated as part of a more inclusive use category.
 2. A use that is not explicitly listed in the use matrix will be evaluated by the Zoning Administrator to determine if the use is part of a use listed.
 3. A use that is not listed in the use matrix, and cannot be interpreted as part of a use listed in the use matrix, is prohibited.
 4. Adult establishments are prohibited in the TOD Districts. Adult establishments are defined in Section 2.201 and regulated by Sections 12.518 of this Ordinance.

- D. A site may contain more than one principal use, so long as each principal use is allowed in the district.
- E. All uses shall comply with the prescribed conditions of Section 15.8.4 as applicable. Prescribed conditions apply to certain uses within Table 15.8 to address additional impacts, apply specific design or siting standards, and/or link to additional regulations outside the Ordinance.

15.8.3 Use Matrix

Table 15.8 Use Matrix identifies the principal, temporary, and accessory uses allowed within each zoning district.

Table 15.8: Use Matrix

PRINCIPAL USE CATEGORY	TOD-UC	TOD-NC	TOD-CC	TOD-TR	PRESCRIBED CONDITIONS
RESIDENTIAL USES					
Dormitory	P	P	P	P	
Dwelling – Multi-Family	P	P	P	P	
Dwelling – Single-Family Attached		P	P	P	
Group Home		P		P	15.8.4.A.7
Residential Care Facility	P	P	P	P	
Single Room Occupancy (SRO)	P		P		15.8.4.A.10
COMMERCIAL USES					
Amusement Facility - Indoor	P	P	P	P	15.8.4.A.1
Animal Care Facility	P	P	P	P	15.8.4.A.2
Art Gallery	P	P	P	P	
Art or Fitness Studio	P	P	P	P	
Bar	P	P	P	P	15.8.4.A.1
Bicycle Sharing Station	P	P	P	P	
Body Modification Establishment	P	P	P	P	
Broadcasting Facility - No Antennae	P	P	P	P	
Convention Center	P		P		
Financial Institution	P	P	P	P	
Gas Station				P	15.8.4.A.6
Hotel/Motel	P		P		
Industrial Design	P	P	P	P	
Live Performance Venue	P	P	P	P	15.8.4.A.1
Lodge/Meeting Hall	P	P	P	P	
Medical/Dental Office	P	P	P	P	
Micro-Brewery/Micro-Distillery/Micro-Winery	P	P	P	P	15.8.4.A.8
Office	P	P	P	P	
Outdoor Market	P	P	P	P	
Personal Service Establishment	P	P	P	P	
Reception Facility	P	P	P	P	
Research and Development (R&D)	P	P	P	P	
Restaurant	P	P	P	P	15.8.4.A.1
Retail Goods Establishment	P	P	P	P	
Retail Goods: Showroom	P	P	P	P	
Self-Storage Facility: Enclosed				P	
Specialty Food Service	P	P	P	P	
Vehicle Dealership – Enclosed				P	
Vehicle Rental – Enclosed	P	P	P	P	
Vehicle Repair Facility – Minor				P	
INSTITUTIONAL & GOVERNMENTAL USES					
Cultural Facility	P	P	P	P	
Community Center	P	P	P	P	
Day Care Center	P	P	P	P	15.8.4.A.4
Educational Facility - Pre-School	P	P	P	P	15.8.4.A.4
Educational Facility - Primary or Secondary	P	P	P	P	

P indicates that the use is a permitted principal use by-right in the district. **T** indicates that the temporary use is permitted in the district. **A** indicates that the accessory use is permitted in the district. If a cell is blank, that use is not allowed in the district. Uses shall comply with the prescribed conditions, as applicable.

Table 15.8: Use Matrix

PRINCIPAL USE CATEGORY	TOD-UC	TOD-NC	TOD-CC	TOD-TR	PRESCRIBED CONDITIONS
INSTITUTIONAL & GOVERNMENTAL USES (CONTINUED)					
Educational Facility - University or College	P	P	P	P	
Educational Facility - Vocational	P	P	P	P	
Government Office/Facility	P	P	P	P	
Place of Worship	P	P	P	P	
Public Safety Facility	P	P	P	P	
PUBLIC HEALTH & SOCIAL SERVICE USES					
Alternative Correction Facility	P	P	P	P	
Children's Home	P	P	P	P	
Domestic Violence Shelter	P	P	P	P	
Drug/Alcohol Treatment Facility, Residential	P	P	P	P	
Emergency Shelter	P	P	P	P	15.8.4.A.5
Food Pantry	P	P	P	P	
Halfway House	P	P	P	P	
Healthcare Institution	P	P	P	P	
Homeless Shelter	P	P	P	P	
Social Service Facility	P	P	P	P	
TRANSPORTATION USES					
Bicycle-Sharing Station	P	P	P	P	
Parking Lot (Principal Use)				P	
Parking – Structured Facility (Principal Use)	P		P		
Public Transit Facility	P	P	P	P	
OPEN SPACE USES					
Community Garden	P	P	P	P	15.8.4.A.3
Park	P	P	P	P	
INFRASTRUCTURE					
Utility (Includes Transmission & Distribution)	P	P	P	P	15.8.4.A.9
Wireless Telecommunications	P	P	P	P	12.108(8)
TEMPORARY USE CATEGORY	TOD-UC	TOD-NC	TOD-CC	TOD-TR	PRESCRIBED CONDITIONS
Mobile Food Vendor	T	T	T	T	15.8.4.B.1
Real Estate Project Sales Office/Model Unit	T	T	T	T	15.8.4.B.2
Temporary Contractor's Office and Contractor's Yard	T	T	T	T	15.8.4.B.3
Temporary Outdoor Entertainment	T	T	T	T	15.8.4.B.4
Temporary Outdoor Sales	T	T	T	T	15.8.4.B.5
Temporary Outdoor Storage Container	T	T	T	T	15.8.4.B.6
ACCESSORY USE CATEGORY	TOD-UC	TOD-NC	TOD-CC	TOD-TR	PRESCRIBED CONDITIONS
Drive-Through Facility				A	15.8.4.C.1
Helistop	A		A		15.8.4.C.2
Outdoor Entertainment	A	A	A	A	15.8.4.C.3
Outdoor Seating/Activity Area	A	A	A	A	15.8.4.C.3
Outdoor Sales and Display	A	A	A	A	15.8.4.C.4

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