

**Chapter 17.20  
COMMERCIAL ZONING DISTRICTS**

Sections:

STET

**17.20.010 Purposes.**

A. STET

B. The purpose of each commercial district is as follows:

1. C-I – Neighborhood Commercial. STET

2. C-II – General Commercial. This district accommodates a wide range of general commercial uses. This district provides for those commercial uses and activities which are most heavily dependent on convenient vehicular access, and is located on sites having safe and efficient access to major transportation routes. Uses allowed within this district include retail businesses, professional offices, hotels, restaurants, and personal services shops. Upper-story residential uses are permitted outright. Other specific residential uses are conditional or permitted in specific types. This district occupies more area of the city than any other commercial district, and occurs in various locations along Sims Way, Washington Street and Water Street, and in the triangular area bounded by SR 20 to the south, Howard Street to the east, and Discovery Road to the northwest.

3. C-II(H) – Hospital Commercial. STET

4. C-III – Historic Commercial. STET

**17.20.020 Permitted, conditional and prohibited uses – Limitations on use.**

A. STET

B. STET

C. STET

D. STET

Table 17.20.020

Commercial Zoning Districts – Permitted, Conditional and Prohibited Uses

Key to table: P = Permitted outright; P2 = Permitted with a Type II process; C = Subject to a conditional use permit; H = Subject to conditional use requirements for historic structures; X = Prohibited; N/A = Not applicable					
DISTRICT	C-I	C-II	C-II(H)	C-III	APPLICABLE REGULATIONS/NOTES
<b>AGRICULTURAL USES</b>					
STET					
<b>FOOD SERVICE USES – STET</b>					
<b>MANUFACTURING USES – STET</b>					
<b>OFFICE USES - STET</b>					
<b>RECREATIONAL AND CULTURAL USES - STET</b>					
<b>RESIDENTIAL USES</b>					
Apartment houses	<del>X</del> P	P	<del>X</del> P	P	PTMC <a href="#">17.20.030</a> , Bulk, density and dimensional requirements; and Chapter <a href="#">17.36</a> PTMC, Multifamily Residential Development Standards, and permitted on upper floors only.
Boarding houses (six or fewer roomers) and lodging and rooming houses (seven or more roomers)	<del>X</del> P	P	<del>X</del> P	P	Same as above.
Continuum of care facilities	<del>X</del> C	C	<del>X</del> C	<del>C</del> P	PTMC <a href="#">17.20.030</a> , Bulk, dimensional and density requirements; and PTMC <a href="#">17.62.050</a> , Approval criteria.
Disaster relief shelters	P	P	P	P	Disaster relief shelters are not subject to bulk, dimensional, and density

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DISTRICT	C-I	C-II	C-II(H)	C-III	APPLICABLE REGULATIONS/NOTES
					requirements. This provision recognizes disaster relief agencies' desired use of various facilities located in the various zoning districts during a time of declared public emergency.
Emergency indoor housing	X	P2	C	P2	PTMC <a href="#">17.20.030</a> , Bulk, dimensional and density requirements; and PTMC <a href="#">17.62.050</a> , Approval criteria.
Emergency indoor day-use shelter	X	P	C	P	PTMC <a href="#">17.62.050</a> , Approval criteria.
Emergency indoor overnight shelter	X	P2	C	P2	PTMC <a href="#">17.62.050</a> , Approval criteria.
Emergency outdoor shelter	X	C	X	C	PTMC <a href="#">17.62.050</a> , Approval criteria.
Multifamily dwellings	X	P	X <del>P</del>	P	PTMC <a href="#">17.20.030</a> , Bulk, density and dimensional requirements; and Chapter <a href="#">17.36</a> PTMC, Multifamily Residential Development Standards, and permitted on upper floors only.
Permanent supportive housing	X <del>P</del>	P	P	P	PTMC <a href="#">17.20.030</a> , Bulk, dimensional and density requirements. Multifamily housing requires design review.

**Commented [AS1]:** The conditional use permit is still appropriate for emergency indoor housing since the conditions are related to health and safety for the residents, not to the conversion of the space into housing

**Commented [AS2]:** Shelter is distinct enough from residences that this can remain unchanged

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DISTRICT	C-I	C-II	C-II(H)	C-III	APPLICABLE REGULATIONS/NOTES
Owner/operator/employee residences	P	P	P	P	PTMC <a href="#">17.20.030</a> , Bulk, dimensional and density requirements; such uses shall only be allowed if clearly subordinate and accessory to a primary commercial use and permitted on upper floors only.
Employer-provided housing	X	<del>XP</del>	<del>CP</del>	<del>XP</del>	Chapter <a href="#">17.64</a> PTMC standards for employer-provided housing.
Residential treatment facilities	P	P	P	P	PTMC <a href="#">17.20.030</a> , Bulk, dimensional and density requirements.
Safe parking	X	P2*	X	P2*	See PTMC <a href="#">17.62.040</a> , Permit review process table; PTMC <a href="#">17.62.050</a> , Approval criteria; and PTMC <a href="#">17.62.050</a> (C), Standards for standalone safe parking.  *Standalone safe parking facilities that are owned and/or operated by a religious organization shall be reviewed under a Type I-A process instead.
Tiny house on wheels communities	X	C	X	X	Chapter <a href="#">17.58</a> PTMC.

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DISTRICT	C-I	C-II	C-II(H)	C-III	APPLICABLE REGULATIONS/NOTES
Tiny shelter villages	X	P	X	P	PTMC <a href="#">17.20.030</a> , Bulk, dimensional and density requirements; and PTMC <a href="#">17.62.050</a> , Approval criteria. The PCD director may authorize a waiver of the basic permit fee.
Transitional housing	X	P	X <sub>P</sub>	P	PTMC <a href="#">17.20.030</a> , Bulk, dimensional and density requirements. Multifamily housing requires design review.
<b>COMMERCIAL USES</b>					
<b>COMMERCIAL RETAIL USES - STET</b>					
<b>SERVICE USES, HEALTH – STET</b>					
<b>SERVICE USES, LODGING – STET</b>					
<b>PERSONAL SERVICE USES – STET</b>					
<b>SERVICE USES, MISCELLANEOUS – STET</b>					
<b>PUBLIC FACILITY USES – STET</b>					
<b>TEMPORARY USES – STET</b>					
<b>ACCESSORY USES – STET</b>					
<b>OTHER USES – STET</b>					

(Ord. 3335 § 2 (Exh. C.H), 2024; Ord. 3306 § 1 (Exh. H), 2023; Ord. 3166 § 1, 2017; Ord. 3154 § 4(3) (Exh. E), 2016; Ord. 3112 § 1 (Exh. D), 2014; Ord. 3035 §§ 3, 6, 2010; Ord. 2982 § 1, 2008; Ord. 2977 § 1, 2008; Ord. 2924 § 1,

2006; Ord. 2916 § 3, 2006; Ord. 2912 § 3, 2005; Ord. 2825 § 4, 2003; Ord. 2782 § 4, 2001; Ord. 2716 § 4.7, 1999; Ord. 2700 §§ 15, 16, 1999; Ord. 2599 § 2, 1997; Ord. 2571 § 2, 1997).

**17.20.025 Design review required.**

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**17.20.030 Bulk, dimensional and density requirements.**

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