

HD-O: Hillside Development Overlay

The intent of the Hillside Development Overlay is to provide for orderly, harmonious development of the City's foothills with a minimum amount of disturbance of natural terrain by relating residential density to natural topography, and to encourage and provide incentives for excellence of design and engineering techniques. Limitations are imposed upon development and disturbance of natural terrain in order to minimize grading, erosion, runoff, fire hazards, geologic hazards and removal of vegetation, and to help ensure utilization of land in balance with its natural capabilities to support development.

17.32.010 Allowed uses in commercial and mixed-use districts.

The uses allowed in commercial and mixed-use districts shall be as shown in Table 17.32.010-1. These uses include:

- A. **Permitted Use (P)**. Uses that are shown with a "P" shall be permitted, subject to obtaining a zoning clearance, as provided in Section 17.48.030, as well as any building permits or other permits required by this Code.
- B. **Administrative Permit Required (AP)**. Uses that are shown with an "AP" shall be subject to obtaining an administrative permit, as provided in Section 17.48.020.
- C. **Use Permit Required (UP)**. Uses that are shown with a "UP" shall be subject to obtaining a use permit, as provided in Section 17.48.010.
- D. **Use-Specific Regulations (S)**. Uses that are shown with an "S" shall be subject to permit requirements as provided in the specific regulations for that use. The table indicates where the use-specific regulations are located in this Code.
- E. **Use Not Allowed (—)**. Uses that are shown with a "—," or that are not listed, shall not be allowed, except as provided in Sections 17.08.090 and 17.48.090.

Table 17.32.010-1

Allowed Uses in Commercial and Mixed-Use Districts

| Key | | | | | | | | | | |
|---|--|------------|------------|-----------|------------|-----------|------------|------------|------------|---------------------------------|
| P | Permitted use, subject to zoning clearance | | | | | | | | | |
| AP | Administrative permit required | | | | | | | | | |
| UP | Use permit required | | | | | | | | | |
| S | See use-specific regulations for permit requirement | | | | | | | | | |
| — | Use not allowed | | | | | | | | | |
| | Zoning Districts | | | | | | | | | |
| Land Use | CN | C-1 | C-2 | CH | CLM | OF | MXD | MXN | MXC | Use-Specific Regulations |
| Public Assembly | | | | | | | | | | |
| Carnival, circus or fair | AP | AP | AP | AP | AP | UP | UP | UP | UP | 17.16.060 |
| Commercial recreational facility—indoor, 10,000 sq. ft. or less of gross floor area | UP | P | P | P | UP | — | UP | UP | P | — |
| Commercial recreational facility—indoor, more than 10,000 sq. ft. of gross floor area | — | UP | P | UP | UP | — | UP | UP | UP | — |
| Commercial recreational facility—outdoor | — | UP | P | — | UP | — | — | — | UP | — |
| Concert or performance | AP | AP | AP | AP | AP | — | AP | AP | AP | 17.16.060 |
| Library or museum | — | UP | UP | UP | UP | UP | UP | UP | UP | — |
| Meeting facility—10,000 sq. ft. or less of gross floor area | P | P | P | UP | UP | P | P | P | P | — |
| Meeting facility—more than 10,000 sq. ft. of gross floor area | — | UP | P | — | UP | UP | UP | UP | P | — |
| Park or playground | UP | UP | UP | UP | UP | UP | UP | UP | UP | — |
| School, private | — | P | P | — | — | UP | UP | UP | UP | — |
| School, public | — | P | P | UP | UP | UP | UP | UP | UP | — |
| Training facility | — | UP | UP | — | — | UP | UP | UP | UP | — |
| Residential | | | | | | | | | | |
| Caretaker residence | UP | UP | UP | UP | UP | — | UP | UP | — | — |
| Family day care, large | S | S | S | S | S | — | S | S | S | 17.16.050 |
| Family day care, small | P | P | P | P | P | — | P | P | P | 17.16.050 |
| Home occupation, low-impact | P | P | P | — | — | — | P | P | P | 17.16.040 |
| Home occupation, moderate-impact | AP | AP | AP | — | — | — | AP | AP | AP | 17.16.040 |
| Mixed-use development | — | — | — | — | — | — | P | P | P | 17.16.030 |
| Residential care facility—6 units or fewer | P | P | P | P | P | — | P | P | P | — |
| Residential care facility—7 units or more | — | — | — | — | — | — | UP | UP | — | — |
| Retail | | | | | | | | | | |
| Alcoholic beverage sales | UP | UP | UP | — | — | — | UP | UP | UP | — |
| Building supply | — | — | P | — | P | — | — | — | — | — |

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|--|-----------|------------|------------|-----------|------------|-----------|------------|------------|------------|---------------------------------|
| Equipment and machinery sales or rental | — | — | P | — | P | — | — | — | — | — |
| Land Use | CN | C-1 | C-2 | CH | CLM | OF | MXD | MXN | MXC | Use-Specific Regulations |
| Retail¹ (cont'd) | | | | | | | | | | |
| Drive-through establishment—pharmacy | P | P | P | P | P | — | — | — | UP | 17.16.080 |
| Drive-through establishment—all other uses | UP | UP | UP | UP | UP | — | — | — | UP | 17.16.080 |
| Farmers' market | AP | AP | AP | AP | AP | AP | AP | AP | AP | 17.16.060 |
| Food and beverage sales—10,000 sq. ft. or less of gross floor area | P | P | P | P | P | — | P | P | P | — |
| Food and beverage sales—10,001 to 40,000 feet of gross floor area | UP | P | P | UP | — | — | UP | UP | P | — |
| Food and beverage sales—more than 40,000 sq. ft. of gross floor area | — | P | P | UP | — | — | UP | UP | P | — |
| Funeral merchandise sales | — | UP | UP | — | — | UP | UP | UP | UP | — |
| Gas station | — | UP | P | P | P | — | — | — | UP | 17.16.070 |
| General retail—10,000 sq. ft. or less of gross floor area | P | P | P | P | P | — | P | P | P | — |
| General retail—10,001 to 40,000 feet of gross floor area | UP | P | P | UP | P | — | UP | P | P | — |
| General retail—more than 40,000 sq. ft. of gross floor area | — | UP | P | UP | UP | — | — | UP | UP | — |
| Mobile food vendor | AP | AP | AP | AP | AP | AP | AP | AP | AP | 17.16.150 |
| Pet store | UP | UP | UP | — | — | — | UP | UP | UP | 17.16.120 |
| Plant nursery or garden supply store | UP | P | P | P | — | — | UP | UP | P | — |
| Restaurant or café | P | P | P | P | P | — | P | P | P | — |
| Seasonal holiday agricultural sales | AP | AP | AP | AP | AP | — | AP | AP | AP | 17.16.060 |
| Shopping center | UP | UP | P | UP | UP | — | — | UP | P | — |
| Smoke shop | UP | UP | UP | UP | UP | UP | UP | UP | UP | 17.36.010 |
| Vehicle sales—automobile, new | — | UP | P | UP | P | — | — | — | P | — |
| Vehicle sales—all other | — | — | UP | UP | UP | — | — | — | UP | — |
| Services¹ | | | | | | | | | | |
| Animal grooming | UP | UP | UP | — | — | — | UP | UP | UP | 17.16.120 |
| Animal keeping, noncommercial | P | P | P | P | P | — | P | P | P | 17.16.120 |
| Bank or financial service | P | P | P | — | P | P | P | P | P | — |
| Bed and breakfast | UP | P | P | P | — | — | P | UP | P | — |
| Business support service | P | P | P | P | P | P | P | P | P | — |
| Car wash | — | UP | P | P | P | — | — | — | UP | 17.16.090 |
| Catering service | — | P | P | — | P | — | UP | P | P | — |
| Child day care center | P | P | P | UP | UP | — | P | P | P | — |
| Gym | P | P | P | — | P | — | P | P | P | — |
| Hospital | — | UP | UP | — | — | — | — | — | — | — |
| Hotel or motel | — | UP | P | UP | UP | — | UP | — | UP | — |
| Land Use | CN | C-1 | C-2 | CH | CLM | OF | MXD | MXN | MXC | Use-Specific Regulations |
| Services¹ (cont'd) | | | | | | | | | | |

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|--|-----------|------------|------------|-----------|------------|-----------|------------|------------|------------|---------------------------------|
| Instructional or production studio | P | P | P | — | P | P | P | — | P | — |
| Kennel | — | — | UP | — | UP | — | — | — | UP | 17.16.120 |
| Marijuana dispensary | — | — | — | — | — | — | — | — | — | — |
| Mortuary | — | UP | UP | UP | P | UP | UP | — | UP | — |
| Office—professional | P | P | P | — | P | P | P | P | P | — |
| Office—all other | P | P | P | — | P | P | P | P | P | — |
| Outpatient services | UP | P | P | — | — | — | — | — | — | — |
| Personal services—low-impact | P | P | P | P | P | — | P | P | P | — |
| Personal services—moderate-impact | UP | UP | UP | UP | UP | — | UP | UP | UP | — |
| Recreational vehicle (RV) park | — | — | UP | P | UP | — | — | — | — | — |
| Substance abuse counseling | — | — | P | — | P | — | — | — | — | — |
| Temporary real estate office | AP | AP | AP | AP | AP | AP | AP | AP | AP | 17.16.060 |
| Temporary uses not listed here | S | S | S | S | S | S | S | S | S | 17.16.060 |
| Veterinarian | UP | UP | P | — | P | — | UP | UP | P | 17.16.120 |
| Manufacturing, Wholesale, Repair and Storage¹ | | | | | | | | | | |
| Food or beverage production | — | UP | UP | — | UP | — | UP | UP | UP | — |
| Landscape material sales | — | UP | UP | — | P | — | — | — | UP | — |
| Manufacturing—20,000 sq. ft. or less of gross floor area | — | UP | P | — | P | P | UP | — | UP | — |
| Manufacturing—more than 20,000 sq. ft. of gross floor area | — | — | UP | — | UP | UP | — | — | — | — |
| Metalwork—20,000 sq. ft. or less of gross floor area | — | UP | UP | P | P | UP | UP | — | UP | — |
| Metalwork—more than 20,000 sq. ft. of gross floor area | — | — | UP | UP | UP | UP | — | — | — | — |
| Mini-storage facility | S | S | S | — | S | — | — | — | — | 17.44.060 |
| Outdoor storage—250 sq. ft. or less | P | P | P | P | P | P | P | P | P | 17.16.140 |
| Outdoor storage—more than 250 sq. ft. | UP | UP | P | UP | P | UP | UP | UP | UP | 17.16.140 |
| Recycling facility or center | — | UP | P | — | P | — | — | — | — | — |
| Repair service, large equipment—20,000 sq. ft. or less of gross floor area | UP | UP | P | P | P | — | — | — | UP | — |
| Repair service, large equipment—more than 20,000 sq. ft. of gross floor area | — | — | UP | UP | UP | — | — | — | — | — |
| Repair service, small appliances | P | P | P | — | P | — | P | P | P | — |
| Research laboratories | — | — | UP | — | UP | UP | — | — | — | — |
| Scrap or dismantling yard | — | — | — | — | UP | — | — | — | — | — |
| Vehicle service or repair | — | UP | P | P | P | — | — | — | — | — |
| Warehousing | — | — | — | — | P | — | — | — | — | — |
| Land Use | CN | C-1 | C-2 | CH | CLM | OF | MXD | MXN | MXC | Use-Specific Regulations |
| Transportation and Infrastructure | | | | | | | | | | |
| Parking garage or lot as primary use | UP | UP | P | — | UP | UP | UP | UP | UP | — |
| Public safety facility | UP | UP | UP | UP | UP | UP | UP | UP | UP | — |
| Solar energy system, small | P | P | P | P | P | | | | | |
| Solar energy system, medium-sized | — | UP | UP | — | UP | | | | | |

| | | | | | | | | | | |
|---------------------------------|---|---|----|---|----|---|---|---|---|---|
| Solar energy system, large | — | — | — | — | — | | | | | |
| Solar energy system, very large | — | — | — | — | — | | | | | |
| Utility building or substation | P | P | P | P | P | P | P | P | P | — |
| Vehicle depot | — | — | UP | — | UP | — | — | — | | — |

¹ In MXN districts, these uses are allowed only as part of a mixed-use development. In MXD and MXC districts, if these uses are provided as a standalone use, the planning commission shall be the review authority for development review.

(Ord. 1749 § 4; Ord. 1763 §§ 18, 23, 24, 26; Ord. 1769 § 9; Ord. 1775 § 7; Ord. 1778 § 4; Ord. 1784 § 7; Ord. 1794 § 2)