

Downtown Zoning Code Use Tables

ASSEMBLY, EDUCATION, RECREATION, LODGING AND RESIDENTIAL USES

Table 3: Allowed Uses and Permit Requirements

Use Categories and Specific Uses (1)	General Urban GU	Urban Center UC	Downtown Core DC	Additional Zoning Requirements by Code Section
A Use Allowed by Right				
AC Use Allowed Accessory to a Principal Use				
MIUP Use Allowed with a Minor Use Permit				
MAUP Use Allowed with a Major Use Permit				
- Use Prohibited				
ASSEMBLY, EDUCATION, AND RECREATION (2)				
Church, chapel, religious assembly, and instruction	MIUP	A(3)	-	
Commercial recreation - indoor	-	MIUP	MIUP	
Community garden, playground, plaza, square	A	A	A	Section 5.030
Fitness, health facility	MIUP	MAUP	MAUP	
Fitness, health facility	MIUP	MIUP	MIUP	
Library, museum	A(3)	A(3)	A(3)	
Live entertainment	AC	AC	AC	Section 5.060
School -college, high school	MAUP	MAUP	MAUP	
School - elementary, middle	A(3)	MAUP	MAUP	
School - specialized education and training	MIUP(5)	MIUP(5)	MIUP(5)	
Social hall, lodge	MIUP	A(3)	A(3)	
Studio - art, dance, martial arts, music	A(3)	A(3)	A(3)	
Theater - movie, live performance	-	A(3)	A(3)	
LODGING (2)				
Bed and breakfast	A	A	A	
Hotel, motel	A	A	A	
RESIDENTIAL (2)				
Dwelling - condominium (new, conversion)	A	A	A	Section 5.100
Dwelling - duplex	A	A	-	
Dwelling, multiple household	A	A	-	
Dwelling, second unit	AC(7)	AC(7)	-	Section 5.130
Dwelling, single household	A	A	-	
Dwelling, single room occupancy	A(9)	A(9)	A(9)	Section 5.140
Home occupation	AC(1)(6)	AC(1)(6)	AC(1)(6)	Section 5.040
Homeless facility - large (more than 12 persons)	MAUP(2)	-	-	UCC §9171
Homeless facility - small (fewer than 12 persons)	MAUP(2)	-	-	
Live/work unit	A	A	A	Section 5.110
Residential in mixed-use building	A(9)	A(9)	A(9)	Section 5.120

1. A business license may be required. Contact the City of Ukiah Administrative Office to determine if a business license is required.
2. Site Development Permit may be required (see Section 12: Administration and Procedures).
3. A Minor Use Permit is required to exceed 5,000 gross square feet of floor area or 100 lineal feet on the ground floor (street level) frontage when a Storefront frontage type is required by Figure 9: Special Designations Map.
4. A Major Use Permit is required to exceed 15,000 gross square feet of floor area on the ground floor (street level).
5. A Major Use Permit is required to exceed 5,000 gross square feet or 100 lineal feet on the ground floor (street level).
6. Allowed accessory to a residential use.
7. Allowed accessory to a single-family residence.
8. Allowed accessory to an allowed or permitted restaurant use.
9. Allowed on floors above the ground floor or behind a ground floor use. A Major Use Permit is required to allow on the street frontage of the ground floor.
10. Allowed accessory to a principal building and subject to the requirements of Table 7: Standards for Accessory Buildings.
11. Allowed accessory to a principal use and consistent with the requirements of Table 9: Development Standards for All Land Uses.

RETAIL USES

Table 3: Allowed Uses and Permit Requirements

Use Categories and Specific Uses (1)	General Urban GU	Urban Center UC	Downtown Core DC	Additional Zoning Requirements by Code Section
A Use Allowed by Right				
AC Use Allowed Accessory to a Principal Use				
MIUP Use Allowed with a Minor Use Permit				
MAUP Use Allowed with a Major Use Permit				
- Use Prohibited				
RETAIL (2)				
Adult cabaret	-	-	-	
Adult entertainment business	MAUP	MAUP	MAUP	UCC §9176(D)
Alcoholic beverage sales	-	-	-	
Artisan shop	A(3)(4)	A(3)(4)	A(3)(4)	
Bar, cocktail lounge, night club	-	MAUP	MAUP	
Farmers market - certified	A	A	A	
Fueling, gas station	-	MAUP	-	
Furniture, furnishings, and appliance stores	-	A(3)	A(3)	
General retail	A(4)	A(4)	A(4)	
Grocery/specialty food store	A(4)	A(4)	A(4)	
Mobile Food Vendor	MIUP	MIUP	MIUP	
Mobile Food Vendor - Stationary	MIUP	MIUP	MAUP	
Outdoor sales establishment	MIUP	MIUP	MIUP	
Restaurant, cafe, coffeehouse	A(4)	A(4)	A(4)	
Restaurant - formula fast food	-	-	-	Section 5.090
Restaurant - outdoor dining (on-site)	AC	AC	AC	Section 5.070
Restaurant - sidewalk cafe (in the right-of-way)	AC	AC	AC	Section 5.080
Second hand store, thrift store	MIUP	MAUP	MAUP	
Shopping center	-	MAUP	-	
Smoke shop	-	-	-	
Specialty food and beverage sales with tastings	A	A	A	Section 5.150
<ol style="list-style-type: none"> 1. A business license may be required. Contact the City of Ukiah Administrative Office to determine if a business license is required. 2. Site Development Permit may be required (see Section 12: Administration and Procedures). 3. A Minor Use Permit is required to exceed 5,000 gross square feet of floor area or 100 lineal feet on the ground floor (street level) frontage when a Storefront frontage type is required by Figure 9: Special Designations Map. 4. A Major Use Permit is required to exceed 15,000 gross square feet of floor area on the ground floor (street level). 5. A Major Use Permit is required to exceed 5,000 gross square feet or 100 lineal feet on the ground floor (street level). 6. Allowed accessory to a residential use. 7. Allowed accessory to a single-family residence. 8. Allowed accessory to an allowed or permitted restaurant use. 9. Allowed on floors above the ground floor or behind a ground floor use. A Major Use Permit is required to allow on the street frontage of the ground floor. 10. Allowed accessory to a principal building and subject to the requirements of Table 7: Standards for Accessory Buildings. 11. Allowed accessory to a principal use and consistent with the requirements of Table 9: Development Standards for All Land Uses. 				

SERVICE (BUSINESS, FINANCIAL, PROFESSIONAL, GENERAL) USES

Table 3: Allowed Uses and Permit Requirements

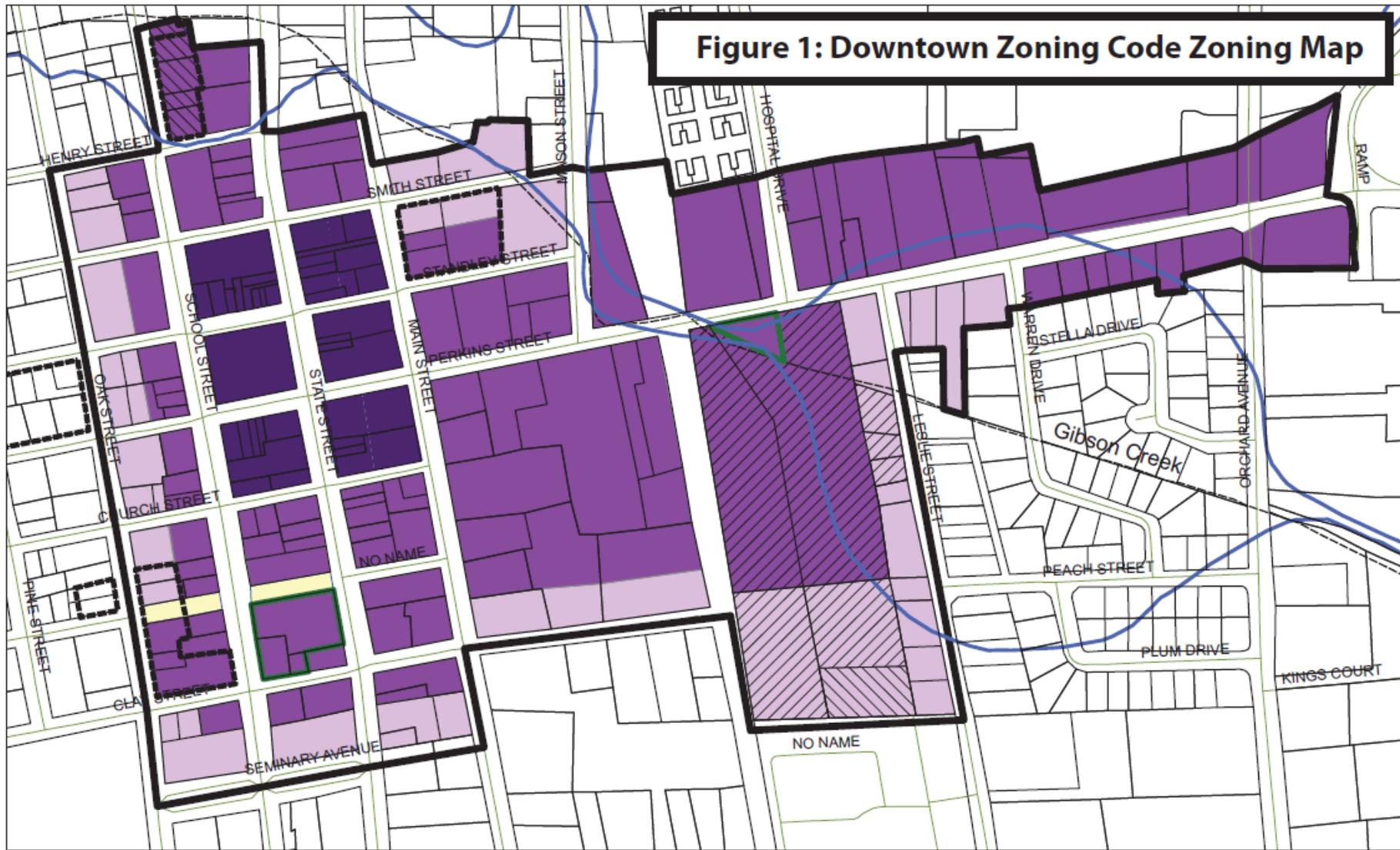
Use Categories and Specific Uses (1) A Use Allowed by Right AC Use Allowed Accessory to a Principal Use MIUP Use Allowed with a Minor Use Permit MAUP Use Allowed with a Major Use Permit - Use Prohibited	General Urban GU	Urban Center UC	Downtown Core DC	Additional Zoning Requirements by Code Section
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL (2)				
Business support services	A(3)	A(3)	A(3)	
Community care facility - 6 or fewer clients	A(3)(4)	A(3)(4)	-	
Community care facility - 7 to 12 client	A(3)(4)	A(3)(4)	-	
Convalescent services, rest home, residential medical facility	MAUP	MAUP	-	
Financial services	A(3)	A(3)	A(3)	
Medical services - clinic, urgent care	MAUP	A(3)	A(5)	
Medical services - major	-	MIUP	MIUP	
Office - business service	A(3)	A(3)	A(3)	
Office - government	A(3)	A(3)	A(3)	
Office - medical, dental	A(3)	A(3)	A(3)	
Office - processing	A(3)	A(3)	A(3)	
Office - professional	A(3)	A(3)	A(3)	
Veterinary office or services - small animal	A(5)	A(5)	A(5)	
SERVICES - GENERAL (2)				
Agricultural equipment sales or rental	-	-	-	
Child day care - day care center	MIUP	MIUP	MIUP	
Child day care - large family	AC(1)(6)	AC(1)(6)	AC(1)(6)	Section 5.050
Child day care - small family	AC(1)(6)	AC(1)(6)	AC(1)(6)	
Equipment rental	A(5)	A(5)	-	
Kennel, doggy daycare	-	-	-	
Laundromat	A(5)	A(5)	-	
Maintenance/Repair - client site services	A(5)	A(5)	-	
Maintenance/Repair - equipment, large appliances	-	-	-	
Maintenance/Repair - small equipment, small appliances	A(5)	A(5)	A(5)	
Personal services	A(5)	A(5)	A(5)	
Personal services - restricted	-	-	-	
Pet services, pet store	A(3)	A(3)	A(3)	
Safety services, fire station, police station	A	A	A	
Vehicle services - Major repair/body work	-	-	-	
Vehicle services - Minor maintenance/repair	MIUP	MIUP	-	
<ol style="list-style-type: none"> 1. A business license may be required. Contact the City of Ukiah Administrative Office to determine if a business license is required. 2. Site Development Permit may be required (see Section 12: Administration and Procedures). 3. A Minor Use Permit is required to exceed 5,000 gross square feet of floor area or 100 lineal feet on the ground floor (street level) frontage when a Storefront frontage type is required by Figure 9: Special Designations Map. 4. A Major Use Permit is required to exceed 15,000 gross square feet of floor area on the ground floor (street level). 5. A Major Use Permit is required to exceed 5,000 gross square feet or 100 lineal feet on the ground floor (street level). 6. Allowed accessory to a residential use. 7. Allowed accessory to a single-family residence. 8. Allowed accessory to an allowed or permitted restaurant use. 9. Allowed on floors above the ground floor or behind a ground floor use. A Major Use Permit is required to allow on the street frontage of the ground floor. 10. Allowed accessory to a principal building and subject to the requirements of Table 7: Standards for Accessory Buildings. 11. Allowed accessory to a principal use and consistent with the requirements of Table 9: Development Standards for All Land Uses. 				

MANUFACTURING, WAREHOUSING, TRANSPORTATION, COMMUNICATIONS AND OTHER USES

Table 3: Allowed Uses and Permit Requirements

Use Categories and Specific Uses (1)	General Urban GU	Urban Center UC	Downtown Core DC	Additional Zoning Requirements by Code Section
A Use Allowed by Right				
AC Use Allowed Accessory to a Principal Use				
MIUP Use Allowed with a Minor Use Permit				
MAUP Use Allowed with a Major Use Permit				
- Use Prohibited				
MANUFACTURING, WAREHOUSING (2)				
Artisan/craft product manufacturing	-	A(3)	-	
Clothing and fabric product manufacturing	-	A(3)	-	
Metal products fabrication, machine, welding shop	-	-	-	
Small products manufacturing	A(5)	A(5)	-	
Storage - personal storage facility	MIUP(9)	MIUP(9)	-	
TRANSPORTATION, COMMUNICATIONS (2)				
Parking lot - public or commercial	MAUP	MAUP	-	
Parking structure - in location designated on Zoning Map	-	A	-	
Parking structure - in location not designated on Zoning Map	-	MAUP	MAUP	
Telecommunications antenna, facility, tower	MAUP	MAUP	-	
Transportation service, transportation terminal	-	MAUP	MAUP	
OTHER (2)				
Accessory building (10)	AC	AC	-	Table 7
Accessory use(s)	AC	AC	AC	
Animals in the City	MIUP	MIUP	-	UCC §9182
Drive-thru or drive-up - restaurant	-	-	-	
Drive-thru or drive-up - bank, pharmacy	AC(2)	AC(2)	-	Table 27
Electric vehicle charging station	AC	AC	AC	
Medical marijuana dispensary	-	-	-	UCC §5702
Storage - accessory	AC	AC	AC	
Storage - yard (11)	AC	AC	AC	Table 9
Temporary uses less than 6 months and consistent with the purposes of this Code	MIUP	MIUP	MIUP	
<ol style="list-style-type: none"> 1. A business license may be required. Contact the City of Ukiah Administrative Office to determine if a business license is required. 2. Site Development Permit may be required (see Section 12: Administration and Procedures). 3. A Minor Use Permit is required to exceed 5,000 gross square feet of floor area or 100 lineal feet on the ground floor (street level) frontage when a Storefront frontage type is required by Figure 9: Special Designations Map. 4. A Major Use Permit is required to exceed 15,000 gross square feet of floor area on the ground floor (street level). 5. A Major Use Permit is required to exceed 5,000 gross square feet or 100 lineal feet on the ground floor (street level). 6. Allowed accessory to a residential use. 7. Allowed accessory to a single-family residence. 8. Allowed accessory to an allowed or permitted restaurant use. 9. Allowed on floors above the ground floor or behind a ground floor use. A Major Use Permit is required to allow on the street frontage of the ground floor. 10. Allowed accessory to a principal building and subject to the requirements of Table 7: Standards for Accessory Buildings. 11. Allowed accessory to a principal use and consistent with the requirements of Table 9: Development Standards for All Land Uses. 				

Figure 1: Downtown Zoning Code Zoning Map



DZC Boundary

Zoning Districts

- UC
- DC
- GU

Special Designations

- Public Parking Existing
- Civic Existing
- Civic Preferred
- Parking Structure Preferred
- Public Facilities

Hydrology

- 100 Year Flood
- Gibson Creek

0 125 250 500 Feet

Map Updated - May, 2012