

ORDINANCE NO. 2024-019

AN ORDINANCE OF THE CITY OF ARLINGTON, WASHINGTON AMENDING CHAPTER 20.40
OF THE ARLINGTON MUNICIPAL CODE REGARDING PERMISSIBLE USES UNDER CITY
PLANNING NO. PLN 1175

WHEREAS, the city has proposed an update to the Permissible Uses regulations in the City zoning code; and

WHEREAS, the Arlington Planning Commission considered the revisions at docketing meetings on February 6, 2024 and February 22, 2024, and then on July 2, 2024 and at a public hearing conducted on July 16, 2024; and

WHEREAS, the Planning Commission made findings and provided its recommendations to the City Council concerning the proposed changes; and

WHEREAS, the City Council considered the revisions at docketing meetings on March 11, 2024 and March 18, 2024; and

WHEREAS, the City Council considered the same at a workshop held on July 22, 2024, a special meeting on July 29, 2024, and considered them along with the Planning Commission recommendations; and the City Council having determined approving said amendment was in the best interest of the City; and

WHEREAS, the amendments were presented to the Department of Commerce for comment and said Department provided comments, comments were addressed and approved for the ordinance; and

WHEREAS, the City Council has considered the proposed amendment to the municipal code and finds it to be consistent with city and state law and in the best interests of the citizens; and

NOW, THEREFORE, the City Council of the City of Arlington does hereby ordain as follows:

Section 1. Arlington Municipal Code section 20.40 shall be amended as shown in **Exhibit A** attached to this Ordinance:

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. Effective Date. The title of this ordinance which summarizes the contents shall be published in the official newspaper of the City. This ordinance shall take effect and be in full force five (5) days after the date of publication as provided by law.

PASSED by the City Council of the City of Arlington and APPROVED by the Mayor this 29th day of July, 2024.

CITY OF ARLINGTON

Don E. Vanney, Mayor

ATTEST:

Wendy Van Der Meersche, City Clerk

APPROVED AS TO FORM:

Steven J. Peiffle, City Attorney

Chapter 20.40 PERMISSIBLE USES

Sections:

20.40.010 Tables of Permissible Uses.

20.40.020 ~~Use of Permit Type Designations Z, S, C in tables of Permissible Uses. Tables.~~

20.40.030 Community and Economic Development Director Jurisdiction over uses otherwise Permissible with a Zoning Permit.

20.40.040 Permissible Uses and Specific Exclusions.

20.40.050 Accessory Uses.

20.40.060 Permissible Uses not Requiring Land Use Permits.

20.40.070 Change in Use.

20.40.080 Combination Uses.

20.40.090 More Specific Use Controls. 20.40.100 Footnotes of Permissible Use Table

20.40.110 Tables of Permissible Uses Key

20.40.120 Residential Zones Permissible Use Table

20.40.130 Commercial and Mixed-Use Zones Permissible Use Table

20.40.140 Industrial Zones Permissible Use Table

20.40.150 Special Zones Permissible Use Table

20.40.160 Public / Semi-Public Zone Permissible Use Table

20.40.010 - Tables of permissible uses.

The Tables of Permissible Uses set forth the permissible uses within the respective zoning classifications in the city, subject to other applicable provisions in this title. It should be read in close conjunction with the definitions of terms set forth in Section 20.08.010 (definitions of basic terms) and the other interpretative provisions set forth in this article. The tables are separated into five classifications: Residential Zones, Commercial and Mixed-Use Zones, Industrial Zones, Special Zones, and Public/Semi-Public Zone.

20.40.020 - ~~Use of the Permit Type designations Z, S, C in tables of permissible uses. Tables.~~

- (a) Subject to Section 20.40.030 (community and economic development director jurisdiction over uses otherwise permissible with a zoning permit), when used in connection with a particular use in the table of permissible uses (Section 20.40.010), the letter "P" means that the use is permissible with a valid city business license. The letters "ZV" mean that the use is permissible with a zoning verification approval. The letters ACUP mean that the use is permissible with an administrative conditional use permit. The letter "Z" means that the use is permissible in the indicated zone with a zoning permit issued by the community and economic development director. The letter "S" means a special use permit must be obtained from the community and economic development director or hearing examiner, and the letter "C" means a conditional use permit must be obtained from the hearing examiner.
- (b) When used in connection with residential uses the designation "ZSC" means that such developments of less than twenty dwelling units must be pursuant to a zoning permit, developments of twenty or more but less than fifty dwelling units need a special use permit, and developments of fifty or more dwelling units require a conditional use permit.
- (c) When used in connection with nonresidential uses, the designation "ZS" or "ZC" means that such developments require a zoning permit if the total area to be developed is less than four acres in size, and a special or conditional use permit, respectively, if the total area is four acres or larger in area. The area to be developed shall be measured using a rectangular perimeter enclosing the full extent of the on-site development, including any development that may be necessary to meet the requirements of this title. If development occurs in succession over time, then a special or conditional use permit shall be required at the point when the entire developed or developing area surpasses four acres.
- (d) Use of the designation ZSC for combination uses is explained in Section 20.40.080 (Combination Uses).

20.40.030 - Community and economic development director jurisdiction over uses otherwise permissible with a zoning permit.

Notwithstanding any other provisions of this chapter, whenever the Tables of Permissible Uses (interpreted in the light of Section 20.40.020 (Use of the Designations Z, S, C in Tables of Permissible Uses) and the other provisions of this chapter) provides that a use in a nonresidential zone or a nonconforming use in a residential zone is permissible with a zoning permit, a special use permit shall nevertheless be required if the community and economic development director finds that the proposed use would have an extraordinary impact on neighboring properties or the general public. In making this determination, the community and economic development director shall consider, among other factors, whether the use is proposed for an undeveloped or previously developed lot, whether the proposed use constitutes a change from one principal use classification to another, whether the use is proposed for a site that poses peculiar traffic or other hazards or difficulties, and whether the proposed use is substantially unique or is likely to have impacts that differ substantially from those presented by other uses that are permissible in the zoning district in question.

20.40.040 - Permissible uses and specific exclusions.

- (a) The presumption established by this title is that all legitimate uses of land are addressed within the Tables of Permissible Uses and are either allowed or not allowed thereby. But because the list of permissible uses set forth in the Tables of Permissible Uses cannot be all-inclusive, those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to the listed uses.
- (b) Notwithstanding Subsection (a), all distinct uses that are not listed in the Tables of Permissible Uses, even given the liberal interpretation mandated by Subsection (a), are prohibited. Nor shall the Tables of Permissible Uses be interpreted to allow a use in one zoning district when the use in question is more closely related to another specified use that is permissible in other zoning districts. Similarly, all uses listed but left blank under the zone compatibility columns are prohibited.
- (c) Without limiting the generality of the foregoing provisions, the following uses are specifically prohibited in all districts:
 - (1) Any use that involves the manufacture, handling, sale, distribution, or storage of any highly combustible or explosive materials in violation of the city's fire prevention code.
 - (2) RV Parks
 - (3) Outdoor Storage unless permitted per 20.44.
 - (4) Stand Alone Private Parking Lot
 - (5) Cannabis Collective Gardens
 - (6) Cannabis Dispensaries
 - (7) Lattice Towers
 - (8) Off-Premises Signs
 - (9) Mini-Storage and Storage Units
 - (10) Stockyards, slaughterhouses, rendering plants.
 - (11) Use of a travel trailer, motor home, or other recreational vehicle as a permanent residence. (Temporary residence is permitted under certain conditions pursuant to Section 20.44.044, Recreational Vehicles as Temporary Dwelling Units).
 - (12) Use of a motor vehicle parked on a lot as a structure in which, out of which, or from which any goods are sold or stored, any services are performed, or other business is conducted. This prohibition does not apply to temporary public services, such as bookmobiles, blood donation centers, public service information, or mobile sales and delivery etc. (Situations that do not comply with this subsection on the effective date of this title are required to conform within thirty days.)
 - (13) The following activities, including any similar activities, are prohibited as home occupations in all zones: marijuana production, marijuana processing, and marijuana retail.
 - (14) ~~The number of permanent supportive housing units and transitional housing units allowed on any given property shall be no more than the number of standard dwelling units that would be allowed under the zoning of the property, PROVIDED THAT in no case shall the number of permanent supportive housing units and transitional housing units allowed on any given property exceed ten.~~

~~No permanent supportive housing unit or transitional housing unit may be located within one mile of another property than contains permanent supportive housing or transitional housing. Each unit of permanent supportive housing or transitional housing shall be limited to occupancy by one family as that term is defined in the AMC. All permanent support housing units and transitional housing units shall be within a quarter mile walking distance to a Community Transit bus stop. Permanent supportive housing or transitional housing shall not be located within a mile of emergency housing and emergency shelters.~~

- ~~(15) The occupancy of an emergency shelter or emergency housing facility shall be limited to no more than five families or twenty people, whichever is fewer. There shall be no more than one continuously operating emergency shelter in the city and no more than one continuously operating emergency housing facility within the city. As used herein, the phrase "continuously operating" is intended to exclude emergency shelters and emergency housing facilities that are needed to respond temporarily to a natural disaster or other similarly acute emergency that has caused unexpected homelessness within the city. No continuously operating emergency shelter may be located within a mile of a continuously operating emergency housing facility. No continuously operating emergency housing facility may be located within a mile of a continuously operating emergency shelter. Emergency housing and emergency shelters shall not be located within a mile of permanent supportive housing or transitional housing units.~~

20.40.050 - Accessory uses.

- (a) The tables of permissible uses classify different principal uses according to their different impacts. Whenever an activity (which may or may not be separately listed as a principal use in this table) is conducted in conjunction with another principal use and the former use (i) constitutes only an incidental or insubstantial part of the total activity that takes place on a lot, or (ii) is commonly associated with the principal use and integrally related to it, then the former use may be regarded as accessory to the principal use and may be carried on underneath the umbrella of the permit issued for the principal use.
- (b) For purposes of interpreting Subsection (a):
- (1) A use may be regarded as incidental or insubstantial if it is incidental or insubstantial in and of itself or in relation to the principal use,
 - ~~(2) To be "commonly associated" with a principal use it is not necessary for an accessory use to be connected with such principal use more times than not, but only that the association of such accessory use with such principal use takes place with sufficient frequency that there is common acceptance of their relatedness.~~
- (c) Without limiting the generality of Subsections (a) and (b), the following activities, so long as they satisfy the general criteria set forth above, are specifically regarded as accessory to residential principal uses:
- (1) Offices or studios within an enclosed building and used by an occupant of a residence located on the same lot (or lots where the principal use occupies more than one lot) as such building to carry on administrative or artistic activities of a commercial nature, so long as such activities ~~do not fall within~~ meet the definition of a home occupation.
 - ~~(2) Hobbies or recreational activities of a noncommercial nature.~~
 - (3) The renting out of one or two rooms within a single-family residence (which one or two rooms do not themselves constitute a separate dwelling unit) other than on a daily or weekly basis to not more than two persons who are not part of the family that resides in the single-family dwelling.
 - (4) Yard sales or garage sales, so long as such sales are not conducted on the same lot (or lots where the principal use occupies more than one lot) for more than three days (whether consecutive or not) during any ninety-day period.
- (d) Without limiting the generality of Subsections (a) and (b), the following activities shall not be regarded as accessory to a residential principal use and are prohibited in residential districts.
- (1) Abandoned vehicles as regulated by AMC Chapter 9.92 (Abandoned Vehicles).

(e) Without limiting the generality of subsections (a) and (b), so long as they satisfy the general criteria set forth above, are specifically regarded as accessory for non-residential principal uses:

- (1) Incidental retail sale of items that are manufactured, produced, processed, or assembled within the same building and/or on the same parcel as the non-retail principal use.
- (2) Mobile sales and delivery.
- (3) Office for and within an industrial/manufacturing business within the Light Industrial and General Industrial zones.
- (4) Religious assembly.
- (5) Storage, shipping, or moving container that is utilized by the principal use on the same property.
- (6) Daycare, for employees of the principal use, where allowed by the Table of Permissible Uses or as part of an educational or religious building.

20.40.060 - Permissible uses not requiring land use permits.

Notwithstanding any other provisions of this title, no zoning, special use, or conditional use permit is necessary for the following uses:

- (1) Electric power, telephone, telegraph, cable television, gas, water, sewer, and storm lines, wires or pipes, together with supporting poles or structures, located within a public right-of-way.
- (2) Neighborhood, but not regional, utility facilities located within a public right-of-way with the permission of the owner (state or city) of the right-of-way.

20.40.070 - Change in use.

- (a) A substantial change in use of property occurs whenever a new use or activity conducted on a lot creates a more intensive impact to the site in question or to the infrastructure of the city than the previous use, as determined by the community and economic development director and/or his or her designee.
- (b) A mere change in the status of property from occupied to unoccupied or vice versa does not constitute a substantial change in use. Whether a change in use occurs shall be determined by comparing the two active uses of the property without regard to any intervening period during which the property may have been unoccupied unless the property has remained unoccupied for more than one hundred eighty consecutive days or has been abandoned.
- (c) A mere change in ownership of a business or enterprise or a change in the name shall not be regarded as a substantial change in use.
- (d) ~~A proposal to~~ A substantial change to the use of a building or property is required to submit a change of use application and may require additional permitting on the property, such as site, landscaping or building design improvements to bring the current building or property up to current code requirements.
- (e) A change in use may require additional vehicle parking spaces, electric vehicle parking spaces, accessible parking spaces, exterior building design compliance, bicycle parking spaces, bicycle racks, pedestrian crosswalks, and/or pedestrian access points to streets and buildings.
- (f) Change of use permits requirements are listed in Chapter 20.44 Supplemental Use Regulations.

20.40.080 - Combination uses.

- (a) When a combination use comprises two or more principal uses that require different types of permits (zoning, special use, or conditional use), then the permit authorizing the combination use shall be:
 - (1) A conditional use permit if any of the principal uses combined requires a conditional use permit.
 - (2) A special use permit if any of the principal uses combined requires a special use permit but none requires a conditional use permit.
 - (3) A zoning permit in all other cases.

20.40.090 - More specific use controls.

Whenever a development could fall within more than one use classification in the tables of permissible uses the classification that most closely and most specifically describes the development controls.

20.40.100 – Footnotes of the Permissible Use Tables

~~These footnotes are intended to be a helpful reminder that specific uses may be subject to supplemental regulations. The lack of a footnote does not mean that a particular use is not subject to applicable supplemental use regulations. If a particular use does not have a footnote, there still may be applicable supplemental use regulations. If a proposed use is clearly intended to comply with specific supplemental use regulations, then it is subject to them. The community development director will make the determination of whether specific supplemental use regulations are applicable to a particular project. Please see Chapter 20.44 for a complete list of the supplemental use regulations.~~

These footnotes are intended to provide specific supplemental use regulations or specific code sections that may be applicable for the particular use to be allowed within a certain zone, as listed in the Permissible Use Tables. If a particular use does not have a footnote, there still may be specific applicable regulations of the municipal code that are required to be met in order to permit the proposed use. If a proposed use is clearly intended to comply with specific supplemental use regulations or code sections, then it is subject to them. The community and economic development director or his/her designee will make the determination of whether specific supplement use regulations or code sections are applicable to a particular project.

20.40.110 – Tables of Permissible Uses Key

Tables of Permissible Uses Key	
P = Permitted with Business License	ZS = Zoning or Special Use Permit
ZV = Zoning Verification	ZC = Zoning or Conditional Use Permit
Z = Zoning Permit	ZSC = Zoning, Special Use or Conditional Use Permit
S = Special Use Permit	ACUP = Administrative Conditional Use Permit
C = Conditional Use Permit	Number = Footnote Condition

20.40.120 – Residential Zones Permissible Use Table

RESIDENTIAL USE DESCRIPTIONS	ZONES					
	RULC	RLC	RMOD	RMC	RHC	OTR ¹
Cultural, Social, or Fraternal Uses						
Art Gallery ²		SE	SE	SE	SE	SE
Library ²		SE	SE	SE	SE	SE
Educational						
Commercial Nursery Schools; Day Care Centers	S	S	S	S	S	S
Elementary and Secondary Schools	C	C	C	C	C	C
Environmental						
Critical Area Uses (AMC 20.93)	Z	Z	Z	Z	Z	Z
Land Clearing and Logging ³	Z	Z	Z	Z	Z	Z
Institutional Residence, Care or Confinement Facilities						
Institutions (other than Halfway Houses) for Confined Mentally Ill Persons ⁴	ES	ES	ES	ZS	ZS	ES
Nursing Care Institutions, Intermediate Care Institutions, Handicapped or Infirm Institutions, Childcare Institutions ⁴	ES	ES	ES	ZS	ZS	ES
Land Division						
Boundary Line Adjustments	Z	Z	Z	Z	Z	Z
Master Planned Neighborhood Developments ⁵	Permissible only in MPN Overlay					
Subdivision Major	C	C	C	C	C	C
Subdivision Minor	Z	Z	Z	Z	Z	Z
Unit Lot Subdivision Major ⁶		C ⁷	C	C	C	C
Unit Lot Subdivision Minor ⁶		Z ⁷	Z	Z	Z	Z
Motor Vehicle-Related Sales and Service Operations						
Electric Vehicle Infrastructure (Residential Use) ⁷⁻⁸	ZV	ZV	ZV	ZV	ZV	ZV
Public and Semi-Public Facilities						
Cemetery	ZS	ZS	ZS	ZS	ZS	ZS
Civil Defense Operation	ZS	ZS	ZS	ZS	ZS	ZS
Fire Stations	C	C	C	C	C	C
Police Stations	C	C	C	C	C	C
Rescue Squad, Ambulance Service	C	C	C	C	C	C
Special Events ²	P	P	P	P	P	P
Temporary Mobile or Modular Structures for Public Services (Mobile Classrooms, Civic Services, Public Health Centers, Emergency Response Centers, etc.) ⁹⁻¹⁰	Z ACUP	Z ACUP	Z ACUP	Z ACUP	Z ACUP	Z ACUP

RESIDENTIAL USE DESCRIPTIONS	ZONES					
	RULC	RLC	RMOD	RMC	RHC	OTR ¹
Recreation, Amusement, or Entertainment						
Outdoor Recreation: Athletic Fields, Tennis Courts, Swimming Pools, Miniature Golf Courses, Water Slides, Skateboard Parks, Parks, Swimming Pools, Driving Range, Golf Course, Par 3 Golf Course, and Similar Uses	C ⁴	C ⁴	C ⁴	C	C	C
Religious						
Religious Assembly – Accessory	<u>PZV</u>	<u>PZV</u>	<u>PZV</u>	<u>PZV</u>	<u>PZV</u>	<u>PZV</u>
Religious Assembly – Principle	ZS	ZS	ZS	ZS	ZS	ZS
Residential						
Accessory Dwelling Unit ^{40,11}	ZV	ZV	ZV	ZV	ZV	ZV
<u>Co-Living Housing</u> ¹²			<u>ZV</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>
Cottage Housing ^{42,13}			ZSC	ZSC	ZSC	
Duplex		ZV	ZV	ZV	ZV	ZV
Manufactured or Mobile Home ^{44,14,15}	ZV	ZV				
Manufactured or Mobile Home Park ^{44,13,14,15}	ZSC	ZSC	ZSC			
Multi-Family Apartments				ZSC	ZSC	
Multi-Family Fourplex			ZSC	ZSC	ZSC	ZSC
Multi-Family Garden Apartments			ZSC	ZSC	ZSC	ZSC
Multi-Family Rowhouses			ZSC	ZSC	ZSC	ZSC
Multi-Family Townhouses			ZSC	ZSC	ZSC	ZSC
Multi-Family Triplex			ZSC	ZSC	ZSC	ZSC
Single-Family Residence, Detached	ZV	ZV	ZV			ZV
Residential Homes Emphasizing Special Services, Treatment, or Supervision ¹⁷						
Adult Family Homes (6 or fewer adults) ^{44,16}	Z	Z	Z	Z	Z	Z
<u>Emergency Housing</u>	<u>Z-ZV</u>	<u>Z-ZV</u>	<u>Z-ZV</u>	<u>Z-ZV</u>	<u>Z-ZV</u>	<u>Z-ZV</u>
Halfway Houses ⁴⁵	<u>€ZS</u>	<u>€ZS</u>	<u>€ZS</u>	<u>€ZS</u>	<u>€ZS</u>	<u>€ZS</u>
Homes for Handicapped or Infirm ⁴⁵⁻	<u>€Z-ZV</u>	<u>€Z-ZV</u>	<u>€Z-ZV</u>	<u>€Z-ZV</u>	<u>€Z-ZV</u>	<u>€Z-ZV</u>
In-Home Child Day Care	ZV	ZV	ZV	ZV	ZV	ZV
Nursing Care, Intermediate Care Homes ⁴⁵⁻	<u>€Z</u>	<u>€Z</u>	<u>€Z</u>	<u>€Z</u>	<u>€Z</u>	<u>€Z</u>
Permanent Supportive Housing ⁴⁶	<u>€Z-ZV</u>	<u>€Z-ZV</u>	<u>€Z-ZV</u>	<u>€Z-ZV</u>	<u>€Z-ZV</u>	<u>€Z-ZV</u>
Special Needs Childcare Homes ⁴⁵⁻	<u>€ZV</u>	<u>€ZV</u>	<u>€ZV</u>	<u>€ZV</u>	<u>€ZV</u>	<u>€ZV</u>
Transitional Housing ⁴⁶	<u>€Z-ZV</u>	<u>€Z-ZV</u>	<u>€Z-ZV</u>	<u>€Z-ZV</u>	<u>€Z-ZV</u>	<u>€Z-ZV</u>
Residential Rooms for Rent						
Rooming Houses, Boarding Houses	Z	Z	Z	Z	Z	Z
Tourist Homes and Temporary Residences	ZV	ZV	ZV	ZV	ZV	ZV

RESIDENTIAL USE DESCRIPTIONS	ZONES					
	RULC	RLC	RMOD	RMC	RHC	OTR ¹
Retail Trade						
Home Occupation ^{4,7,18}	P	P	P	P	P	P
Mobile Sales and Delivery ¹⁸	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP
Utility Facilities						
Alternative Energy System ⁸	ZS	ZS	ZS	ZS	ZS	ZS
Electrical Community or Regional Facility	C	C	C	C	C	C
Electrical Neighborhood Facility	Z	Z	Z	Z	Z	Z
Public Utilities	Z	Z	Z	Z	Z	Z
Franchise Utilities	Z	Z	Z	Z	Z	Z
Wireless Communication Facilities ¹⁹						
Commercial Macro Facilities ¹⁹⁻				Z	Z	Z
Commercial Micro Facilities ¹⁹⁻	Z	Z	Z	Z	Z	Z
Commercial Mini Facilities ¹⁹⁻				Z	Z	Z
Non-Commercial Towers and Antennas 50 feet tall or less	Z	Z	Z	Z	Z	Z
Non-Commercial Towers and Antennas more than 50 feet tall and Receive-Only Earth Stations	S	S	S	S	S	S
Miscellaneous						
Combination Uses	ZSC	ZSC	ZSC	ZSC	ZSC	ZSC

Footnotes of the Table of Residential Permissible Uses

¹ Subject to the Old Town Residential Design Standards

² A Zoning Permit is required if this use is located within a building designed and previously legally occupied as a residence. A ~~Conditional-Special Use~~ Special Use Permit is required if the use is located within any permissible building.

³ Subject to Section 20.44 Part II – Land Clearing, Grading, Filling, and Excavation and Chapter 20.80 Forest Land Conversion

⁴ Subject to Section 20.38.080 – Performance Standards and Miscellaneous Restrictions

⁵ Subject to Section 20.44.032 – ~~Master Planned Neighborhood Developments~~ Subarea Plans.

⁶ Subject to Section 20.44.020 – Unit Lot Subdivisions

⁷ Unit Lot Subdivision for Duplex Lots Only.

~~⁷⁻⁸ Subject to Section-Chapter 20.44.098,114 – Electric Vehicle Infrastructure. Single Family Residence, Duplex, Triplex, Fourplex, Row House, Townhouse, Cottage Housing, or ADU uses with a garage shall install in the garage of each residential unit. Alternative Energy Systems~~

~~⁸ Subject to Section 20.44.098 – Electric Vehicle Infrastructure. Multi-Family and Cottage Housing that installs shared parking areas or lots shall install electric vehicle parking stalls for resident use.~~

⁹ Subject to Chapter 5.44 – Parades, Athletic Events and other Special Events

~~⁹⁻¹⁰ Subject to Section 20.44.048 – Temporary Public Structures. No permit is required for an emergency that includes a natural disaster, emergency response for a specific event, or emergency situation based on a State of Emergency.~~

~~¹⁰⁻¹¹ Subject to Section 20.44.042 – Accessory Dwelling Units~~

¹² Subject to Section 20.44.050 – Co-Living Housing

¹³ Subject to Section 20.44 Part IV – Cottage Housing

~~¹⁴⁻¹⁴ Subject to Section 20.44.060 – Minimum Parcel Sizes for Class A, B, or C Mobile Home~~

~~¹² Subject to Section 20.44 Part IV – Cottage Housing~~

¹³~~15~~ Subject to Section 20.44.062 – Mobile Home Parks

¹⁴~~16~~ Subject to Section 20.44.068 – Adult Family Homes

¹⁵~~17~~ Subject to Section 20.~~44~~.070 – Homes Emphasizing Special Services, Treatment, or Supervision (Z-ZV = Z: new structure or ZV: within an existing structure and ZS = Z: within an existing structure or S new structure)

¹⁶~~Subject to Section 20.40.040 – Permissible Uses and Specific Exclusions (c) (6)~~

¹⁷~~18~~ Subject to Section 20.44.082 – Home Occupations

¹⁸~~Subject to Section 20.44.080 – Mobile Sales and Delivery~~

¹⁹ Subject to Section 20.44.034 – Wireless Communications Facilities

20.40.130 – Commercial and Mixed-Use Zones Permissible Use Table

COMMERCIAL AND MIXED USE USE DESCRIPTIONS	ZONES						
	NC ¹	OTBD-1	OTBD-2	OTBD-3	GC ^{1,3,4}	CC ²	HC ^{1,3,4}
Cultural, Social, or Fraternal Uses							
Art Gallery or Center ³	ZS	ZS	ZS	ZS	ZS ⁴	SC	ZS
Library ³	ZS	ZS	ZS	ZS	ZS ⁴	SC	ZS
Museum ³	ZS	ZS	ZS	ZS	ZS ⁴	SC	ZS
Social, Fraternal Clubs and Lodges, Union Halls, and Similar Uses ⁵	ZS	ZS	ZS	ZS	ZS	SC	ZS
Educational							
Colleges, Universities, Community Colleges ⁵				ZS	ZS- ⁴		ZS
Commercial Nursery Schools; Day Care Centers ⁵	ZS		ZS	ZS	ZS- ⁴	SC	ZS
Trade or Vocational Schools		ZS ^{6,5}	ZS	ZS	ZS- ⁴	SC	ZS
Environmental							
Critical Area Uses (AMC 20.93)	Z	Z	Z	Z	Z	Z	Z
Land Clearing and Logging ^{7,6}	Z	Z	Z	Z	Z	Z	Z
Industry, Manufacturing, Processing, Repairing, Renovating, Assembly of Goods, Merchandise or Equipment							
All Operations Conducted Entirely Within Fully Enclosed Building and Primarily Consists of Business Done with Walk-In Trade		ZS	ZS	ZS	ZS	SC	ZS
Institutional Residence, Care or Confinement Facilities							
Hospitals, Clinics, Other Medical ^{4,5}			ZS	ZS	ZS		ZS
Institutions (Other than Halfway Houses) for Confined Mentally Ill Persons ^{4,5}	C			ZS	ZS		ZS
Nursing Care Institutions, Intermediate Care Institutions, Handicapped or Infirm Institutions, Childcare Institutions ^{4,5}	ZS		ZS	ZS	ZS		ZS
Land Division							
Binding Site Plan Major	C	C	C	C	C	C	C
Binding Site Plan Minor	Z	Z	Z	Z	Z	Z	Z
Boundary Line Adjustments	Z	Z	Z	Z	Z	Z	Z
Major Subdivision				C			
Minor Subdivision				Z			
Unit Lot Subdivision Major ^{8,7}	C			C	C	C	C
Unit Lot Subdivision Minor ^{8,7}	Z			Z	Z	Z	Z
Marijuana Production, Processing, and Retail							
Marijuana Retail					Z	Z	Z

COMMERCIAL AND MIXED USE USE DESCRIPTIONS	ZONES						
	NC ¹	OTBD-1	OTBD-2	OTBD-3	GC ^{1,3,4}	CC ²	HC ^{1,3,4}
Motor Vehicle-Related Sales and Service Operations							
Car Wash					ZS		ZS
Electric Vehicle Infrastructure ⁸	Z	Z	Z	Z	Z	Z	Z
Fuel Sales ⁴	ZS		ZS	ZS	ZS		ZS
Painting and Body Work with No Storage of Vehicles					ZS		ZS
Repair and Maintenance, Not Including Substantial Body Work, and No Storage of Vehicles			ZS		ZS		ZS
Sales or Rental or Mobile Home Sales			ZS	ZS	ZS		ZS
Sales with Installation of Motor Vehicle Parts or Accessories (Tires, Mufflers, etc.)			ZS	ZS	ZS		ZS
Office							
Government Office Buildings	ZS	ZS	ZS	ZS	ZS ⁴	SC	ZS
Health Care Facility	ZS	ZS	ZS	ZS	ZS ⁴	SC	ZS
Other Similar Office Uses	ZS	ZS	ZS	ZS	ZS ⁴	SC	ZS
Open Air Markets and Horticultural Sales							
Horticultural Sales with Outdoor Display	ACUP				ACUP	ACUP	ACUP
Temporary (Seasonal) Farmer's Market	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP
Personal Services							
Banks with Drive-Thru Windows	ZS		ZS	ZS	ZS		ZS
Dry Cleaner / Laundromat	ZS		ZS	ZS	ZS		ZS
Salon / Barber Shop / Beauty Shop / Tanning	ZS	ZS	ZS	ZS	ZS- ⁴	SC	ZS
Studio: Art, Music, Dance	ZS	ZS	ZS	ZS	ZS	SC	ZS
Travel Agencies	ZS	ZS	ZS	ZS	ZS- ⁴	SC	ZS
Other Similar Uses	ZS	ZS	ZS	ZS	ZS- ⁴	SC	ZS
Professional Services							
Attorney / Legal Services	ZS	ZS	ZS	ZS	ZS- ⁴	SC	ZS
Clinics of Physicians or Dentist	ZS	ZS	ZS	ZS	ZS- ⁴	SC	ZS
Consultant	ZS	ZS	ZS	ZS	ZS- ⁴	SC	ZS
Crematorium	ZS	ZS	ZS	ZS	ZS ₋		ZS
Funeral Home	ZS	ZS	ZS	ZS	ZS ₋		ZS
Insurance / Stockbroker	ZS	ZS	ZS	ZS	ZS- ⁴	SC	ZS
Other Similar Uses	ZS	ZS	ZS	ZS	ZS- ⁴	SC	ZS

COMMERCIAL AND MIXED USE USE DESCRIPTIONS	ZONES						
	NC ¹	OTBD-1	OTBD-2	OTBD-3	GC ^{1,3,4}	CC ²	HC ^{1,3,4}
Public and Semi-Public Facilities							
Bus Station, Train Station ⁵	ZS	ZS	ZS	ZS	ZS	SC	ZS
Civil Defense Operation	ZS	ZS	ZS	ZS	ZS	SC	ZS
Fire Stations ⁴	S	ZS	ZS	ZS	ZS	SC	ZS
Military Reserve, National Guard Centers					ZS	SC	ZS
Police Stations ⁴	S	ZS	ZS	ZS	ZS	SC	ZS
Post Office	ZS	ZS	ZS	ZS	ZS	SC	ZS
Public Parking Lot or Parking Garage		ZS	ZS	ZS	ZS	ZS	ZS
Rescue Squad, Ambulance Service ⁴	S	ZS	ZS	ZS	ZS	SC	ZS
Special Events ²	P	P	P	P	P	P	P
Temporary Mobile or Modular Structures Used for Public Services (Mobile Classrooms, Civic Services, Public Health Centers, Emergency Response Centers, etc.) ⁹¹⁰	Z <u>ACUP</u>						
Recreation, Amusement, Entertainment							
Outdoor Recreation: Athletic Fields, Tennis Courts, Swimming Pools, Miniature Golf Courses, Water Slides, Skateboard Parks, Parks, Swimming Pools, Driving Range, Golf Course, Par 3 Golf Course, and Similar Uses	ZS	ZS	ZS	ZS	ZS- ⁴	SC	ZS
Indoor Recreation: Bowling Alleys, Skating Rinks, Indoor Tennis and Squash Courts, Billiards and Pool Halls, Indoor Athletic and Exercise Facilities, and Similar Uses	ZS	ZS	ZS	ZS	ZS- ⁴	SC	ZS
Coliseums, stadiums, and all other facilities designed to seat or accommodate simultaneously more than 1,000 people- ⁴⁺⁵					ZS		ZS
Drive-in movie theaters- ⁴⁺⁵					ZS		ZS
Movie Theaters Seating Capacity Less than 300- ⁵	ZS	ZS	ZS	ZS	ZS	SC	ZS
Movie Theaters Unlimited seating capacity- ⁵			ZS	ZS	ZS		ZS
Religious							
Religious Assembly - Accessory	PZV						
Religious Assembly – Principle- ⁵	ZS	ZS	ZS	ZS	ZS	SC	ZS
Residential							
Accessory Dwelling Unit Above a Permitted Non-Residential Use (one only)- ²⁺⁵¹¹	ZV	ZV	ZV	ZV			
<u>Co-Living Housing</u>	<u>ZV</u>		<u>ZV</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>	<u>ZV</u>
In-Home Child Day Care ¹²				ZV			
Multi-Family Apartments	ZSC			ZSC	SC	SC	SC
Multi-Family Fourplex	ZSC			ZSC	SC	SC	SC
Multi-Family Garden Apartments				ZSC	SC	SC	SC

COMMERCIAL AND MIXED USE USE DESCRIPTIONS	ZONES						
	NC ¹	OTBD-1	OTBD-2	OTBD-3	GC ^{1,3,4}	CC ²	HC ^{1,3,4}
Residential, continued							
Multi-Family Rowhouses	ZSC			ZSC	ZSC	ZSC	ZSC
Multi-Family Townhouses	ZSC			ZSC	ZSC	ZSC	ZSC
Multi-Family Triplex				ZSC			
Multi-Family Use Above a Permitted Non-Residential Use (Mixed Use) ^{4,5,10,11}	ZSC	ZSC	ZSC	ZSC	ZSC	SC	ZSC
Multi-Family Use Horizontal to a Permitted Non-Residential Use (Mixed Use) ^{1,2}	SC				SC	SC	SC
Single-Family Apartment Above Permitted Non-Residential Use (only one) ⁵	ZV	ZV	ZV	ZV			
Single-Family Residence, Detached				ZV			
Residential Homes emphasizing special services, treatment, or supervision ¹⁴							
Adult Family Homes (6 or fewer adults) ^{11,13}	Z			Z	Z		Z
<u>Emergency Housing</u>	<u>Z-ZV</u>	<u>Z-ZV</u>	<u>Z-ZV</u>	<u>Z-ZV</u>	<u>Z-ZV</u>	<u>Z-ZV</u>	<u>Z-ZV</u>
<u>Emergency Shelter</u>					<u>Z-ZV</u>	<u>Z-ZV</u>	<u>Z-ZV</u>
Halfway houses ¹²				€ZS			
Homes for handicapped or infirm ¹²				€Z	<u>Z</u>	€Z	
Nursing care, intermediate care homes ¹²				€Z		<u>Z</u>	
Permanent Supportive Housing ¹³	€Z			€Z	€Z	€Z	€Z
Special Needs Childcare homes ¹²	<u>Z</u>			€Z	<u>Z</u>	<u>Z</u>	<u>Z</u>
Transitional Housing ¹³	€Z			€Z	€Z	€Z	€Z
Residential Rooms for Rent Situations							
Emergency Housing¹⁴						€	€
Emergency Shelter¹⁴						€	€
Hotels, motels, and similar businesses or institutions providing overnight accommodations						SC	ZSC
Rooming houses, boarding houses			Z	Z			
Tourist homes and other temporary residences renting by the day or week		ZV	ZV	ZV			
Restaurants, Bars, Night Clubs							
Carry-Out and Delivery Service; No Drive-Thru Service; Consumption Outside Fully Enclosed Building	ZS	ZS	ZS	ZS	ZS	SC	ZS
Carry-Out and Delivery Service; Drive-Thru Service; Service or Consumption Outside Fully Enclosed Building	ZS		ZS	ZS	ZS		ZS
No Substantial Carry-Out or Delivery Service; No Drive-Thru Service; Service or Consumption Inside or Outside Fully Enclosed Building	ZS	ZS	ZS	ZS	ZS- ⁴	SC	ZS
Gambling Establishments							ZS

COMMERCIAL AND MIXED USE USE DESCRIPTIONS	ZONES						
	NC ¹	OTBD-1	OTBD-2	OTBD-3	GC ^{1,3,4}	CC ²	HC ^{1,3,4}
Retail Trade – No Outside Storage of Goods Allowed							
Convenience Stores	Z	Z	Z	Z	Z	SC	Z
General Mercantile	ZS	ZS	ZS	ZS	ZS- ⁴	SC	ZS
Home Occupation ⁴⁵¹²	P	P	P	P	P	P	P
Sales / Rentals Incidental to a Non-Retail Principal Use ¹⁵	ZS	ZS	ZS	ZS	ZS	SC	ZS
Wholesale Sales					ZS ⁴	SC	ZS
Retail Trade – Outside Storage of Goods and Display Allowed							
General Mercantile ⁵		ZS	ZS	ZS	ZS	SC	
Mobile Sales and Delivery ¹⁶	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP
Sales / Rentals incidental to a non-retail principal use ¹⁵		ZS	ZS	ZS		SC	
Wholesale sales				ZS		SC	
Services and Enterprises Related to Animals							
Pet Grooming/Pet Store	ZS	ZS	ZS		ZS	SC	ZS
Veterinarian	ZS		ZS	ZS	ZS	SC	ZS
Utility Facilities							
Alternative Energy Systems ⁸	ZS	ZS	ZS	ZS	ZS	ZS	ZS
Electrical Community or Regional Facility	C			C	C	C	C
Electrical Neighborhood Facility	Z	Z	Z	Z	Z	SZ	Z
Public Utilities	Z	Z	Z	Z	Z	Z	Z
Franchise Utilities	Z	Z	Z	Z	Z	Z	Z
Wireless Communication Facilities ¹⁷							
Commercial Antennas 50 feet tall or less					Z	SC	Z
Commercial Antennas more than 50 feet tall and receive-only earth stations					ZS	SC	ZS
Commercial Monopole I ⁴⁷						C	C
Commercial Monopole II ⁴⁷						C	C
Commercial Macro Facilities ⁴⁷	Z	Z	Z	Z	Z	SC	Z
Commercial Micro Facilities ⁴⁷	Z	Z	Z	Z	Z	SC	Z
Commercial Mini Facilities ⁴⁷	Z	Z	Z	Z	Z	SC	Z
Non-Commercial Towers and antennas 50 feet tall or less	Z	Z	Z	Z	Z	SC	Z
Non-Commercial Towers and antennas more than 50 feet tall and receive-only earth stations	Z			S	ZS	SC	ZS
Miscellaneous							
Combination Uses	ZSC	ZSC	ZSC	ZSC	ZSC	SC	ZSC

Footnotes of the Table of Commercial and Mixed-Use Permissible Uses

- ¹ Residential Uses are only allowed in the General Commercial, ~~and~~ Highway Commercial, and Neighborhood Commercial zones when regulated by the Mixed-Use Development Regulations, Section 20.110. All permissible uses shall meet the Use Table Requirements of the specific Place Type and Transect of the property of the intended use.
- ² Commercial Corridor uses are regulated by the Mixed-Use Development Regulations Section 20.110. All permissible uses shall meet the Use Table Requirements of the specific Place Type and Transect of the property of the intended use. Uses that are allowed but not specifically listed in the Mixed-Use Development Regulations have been listed in the above table.
- ³ ~~A Zoning Permit is required if this use is located within a building designed and previously legally occupied as a residence. A Conditional Use Permit is required if the use is located within any permissible building.~~
- ⁴³ Subject to Section 20.38.080 – Performance Standards and Miscellaneous Restrictions
- ⁵⁴ Subject to Section 20.38.070 – Restrictions on Certain Use Classifications on Arlington Airport Property
- ⁶⁵ Subject to Section 20.44.064 – Trade or Vocational Schools in OTBD-1
- ⁷⁶ Subject to Section 20.44 Part II – Land Clearing, Grading, Filling, and Excavation and Chapter 20.80 Forest Land Conversion
- ⁸⁷ Subject to Section 20.44.020 – Unit Lot Subdivisions follow the short and major subdivision regulations-
- ⁸ Subject to 20.114 – Alternative Energy Systems
- ⁹ Subject to Chapter 5.44 – Parades, Athletic Events and other Special Events
- ⁹¹⁰ Subject to Section 20.44.048 – Temporary Public Structures. No permit is required for an emergency that includes a natural disaster, emergency response for a specific event, or emergency situation based on a State of Emergency.
- ¹⁰¹¹ Subject to Section 20.44.016 – Mixed Use Developments
- ¹² Subject to Section 20.44.082 – Home Occupations
- ¹¹¹³ Subject to Section 20.44.068 – Adult Family Homes
- ¹²¹⁴ Subject to Section 20.44.070 – Homes Emphasizing Special Services, Treatment, or Supervision (Z-ZV = Z: new structure or ZV: within an existing structure and ZS = Z: within an existing structure or S new structure)
- ¹³ ~~Subject to Section 20.40.040 – Permissible Uses and Specific Exclusions (e) (6)~~
- ¹⁴ ~~Subject to Section 20.40.040 – Permissible Uses and Specific Exclusions (e) (7)~~
- ¹⁵ ~~Subject to Section 20.44.082 – Home Occupations~~
- ¹⁶¹⁵ Subject to Section 20.40.050 Accessory Uses
- ¹⁶ Subject to Section 20.44.080 – Administrative Conditional Use Permit for Mobile Sales and Delivery
- ¹⁷ Subject to Section 20.44.034 – Wireless Communications Facilities

20.40.140 – Industrial Zones Permissible Use Table

INDUSTRIAL USE DESCRIPTIONS	ZONES	
	LI ^{1,2,3}	GI ^{1,2,3}
Agricultural		
Commercial Greenhouse On-Premises Sales		ZS
Educational		
Colleges, Universities, Community Colleges ²	ZS ⁺	
Commercial Nursery Schools; Day Care Centers (<u>Accessory</u>) ^{1,2,4}	ZSZV	ZSZV
Trade or vocational schools ¹	ZS	ZS
Environmental		
Critical Area Uses (AMC 20.93)	Z	Z
Land Clearing and Logging ^{3,5}	Z	Z
Land Division		
Binding Site Plan Major	C	C
Binding Site Plan Minor	Z	Z
Boundary Line Adjustments	Z	Z
Industry, Manufacturing, Processing, Repairing, Renovating, Assembly of Goods, Merchandise or Equipment		
Brewery, Distillery, Craft Beverage Production with or without Tasting Room or Restaurant (No Drive-Thru Services)	ZS	ZS
Operations Conducted Entirely Within Fully Enclosed Building and Primarily Consists of Business Not Done with Walk-In Trade	ZS	ZS
Operations Conducted Within or Outside Fully Enclosed Building		ZS
Marijuana Production, Processing, and Retail		
Marijuana Processing ⁴⁶	Z	Z
Marijuana Production ⁴⁶	Z	Z
Motor Vehicle-Related Sales and Service Operations		
Electric Vehicle Infrastructure ⁷	ZS	ZS
Fuel sales ⁺	ZS	ZS
Repair and Maintenance, Painting and Body Work with Storage of Vehicles		ZS
Scrap Materials Salvage Yards, Junkyards, Automobile Graveyards, and Automobile Recycling Facilities ^{5,8}		ZS
Towing Operations	ZS	ZS
Office		
Government Office Buildings ⁹	ZS	ZS ⁶
Health Care Facility	ZS	ZS⁶
Industrial or Manufacturing On-Site Office	ZS	ZS
Research and Development ^{7,10}	ZS	ZS
Technology ^{7,10}	ZS	ZS
Other Similar Uses ⁹	ZS	ZS ⁶

INDUSTRIAL USE DESCRIPTIONS	ZONES	
	LI ^{1,2,3}	GI ^{1,2,3}
Open Air Markets and Horticultural Sales		
Horticultural Sales with Outdoor Display		ACUP
Personal Services		
Dry Cleaner / Laundromat	ZS	
Professional Services		
Crematorium with or without Funeral Home	ZS	ZS
Funeral Home	ZS	ZS
Public and Semi-Public Facilities		
Bus Station, Train Station	ZS	ZS
Civil Defense Operation	ZS	ZS
Fire Stations ⁺	ZS	ZS
Military Reserve, National Guard Centers	ZS	ZS
Police Stations ⁺	ZS	ZS
Public Parking Lots or Parking Garages	ZS	ZS
Rescue Squad, Ambulance Service ⁺	ZS	ZS
Special Events ¹¹	P	P
Temporary Mobile or Modular Structures Used for Public Services (Mobile Classrooms, Civic Services, Public Health Centers, Emergency Response Centers, etc.) ^{8,12}	Z	Z
Recreation, Amusement, Entertainment		
Outdoor Recreation: Athletic Fields, Tennis Courts, Swimming Pools, Miniature Golf Courses, Water Slides, Skateboard Parks, Parks, Swimming Pools, Driving Range, Golf Course, Par 3 Golf Course, and Similar Uses	ZS	ZS
Indoor Recreation: Bowling Alleys, Skating Rinks, Indoor Tennis and Squash Courts, Billiards and Pool Halls, Indoor Athletic and Exercise Facilities, and Similar Uses	ZS	ZS
Coliseums and Stadiums, and all other facilities designed to seat or accommodate simultaneously more than 1,000 people^{1,3}	ZS	ZS
Drive in movie theaters^{1,2}	ZS	ZS
Indoor Automobile and motorcycle racing tracks	ZC	ZC
Religious		
Religious Assembly - Accessory	PZV	PZV
Restaurants, Bars, Night Clubs		
Carry-out and delivery service; no drive-thru service; consumption outside fully enclosed building allowed	ZS	ZS
Carry-out and delivery service; drive-thru service; service or consumption outside fully enclosed building allowed	ZS	ZS
No substantial carry out or delivery service; no drive thru service; service or consumption inside or outside fully enclosed building	ZS ⁺	
Establishments offering adult entertainment		C

INDUSTRIAL USE DESCRIPTIONS	ZONES	
	LI ^{1,2,3}	GI ^{1,2,3}
Retail Trade – No Outside Storage of Goods		
Distribution Center	ZS	ZS
Sales / Rentals incidental to a non-retail principal use ⁴	ZS	ZS
Mobile Sales and Delivery ^{94.13}	ACUP	ACUP
Wholesale sales	ZS	ZS
Retail Trade – Outside Storage of Goods and Display		
Distribution Center	ZS	ZS
General Mercantile ²		ZS
Sales / Rentals incidental to a non-retail principal use ⁴	ZS	ZS
Wholesale sales		ZS
Services and Enterprises Related to Animals		
Kennel	ZS	ZS
Veterinarian	ZS	ZS
Soil Processing, Mining, and Quarrying Operations ¹⁴		
Soil processing, mining, and quarrying operations, including on-site sales of product ⁴⁰		ZS
Solid Waste Facilities (Publicly or Privately Owned) ¹⁴		
Biosolid Recycling ⁴⁰		ZS
Solid Waste Recycling Center ⁴⁰		ZS
Solid Waste Transfer Station ⁴⁰		ZS
Storage and Parking		
Parking of vehicles or storage of equipment outside enclosed structures where vehicles or equipment are owned and used by the person making use of lot. ^{44,4, 8,15}		ZS
Storage, Shipping, or Moving Container (accessory use only) ⁴²⁴	ZS	ZS
Warehouse Storage Facility	ZS ⁴⁰	ZS
Utility Facilities		
<u>Alternative Energy Systems</u> ⁷	<u>ZS</u>	<u>ZSC</u>
Electrical Community or Regional Facility	ZS	ZS
Electrical Neighborhood Facility	Z	Z
Public Utilities	Z	Z
Franchise Utilities	Z	Z

INDUSTRIAL USE DESCRIPTIONS	ZONES	
	LI ^{1,2,3}	GI ^{1,2,3}
Wireless Communication Facilities ¹⁶		
Commercial Antennas 50 feet tall or less	Z	Z
Commercial Antennas more than 50 feet tall and receive-only earth stations	ZS	ZS
Commercial Monopole I ⁴³	C	C
Commercial Monopole II ⁴³		C
Commercial Macro Facilities ⁴³	Z	Z
Commercial Micro Facilities ⁴³	Z	Z
Commercial Mini Facilities ⁴³	Z	Z
Non-Commercial Towers and Antennas 50 feet tall or less	Z	Z
Non-Commercial Towers and Antennas more than 50 feet tall and receive-only earth stations	ZS	ZS
Miscellaneous		
Combination Uses	ZSC	ZSC

Footnotes of the Table of Industrial Permissible Uses

¹ Subject to the permissible uses of the Cascade Industrial Center Planned Action

² Subject to Section 20.38.080 – Performance Standards and Miscellaneous Restrictions

²⁻³ Subject to Section 20.38.070 – Restrictions on Certain Use Classifications on Arlington Airport Property

⁴ Subject to Section 20.40.050 – Accessory Uses

³⁻⁵ Subject to Section 20.44 Part II – Land Clearing, Grading, Filling, and Excavation and Chapter 20.80 Forest Land Conversion

⁴⁻⁶ Subject to Section 20.08.010 – Definitions of Basic Terms and Section 20.48.040 – Building Setback Requirements

⁷ Subject to Section 20.114 – Alternative Energy Systems

⁵⁻⁸ Subject to Section 20.44.066 – Outdoor Storage for Scrap Materials, Salvage Yards, Junkyards, Automobile Graveyards, Automobile Recycling Facilities, Construction Yards, and Industrial or Manufacturing Uses

⁶⁻⁹ Subject to Section 20.44.084 – Stand Alone Office Uses in the General Industrial Zone

⁷⁻¹⁰ Priority in the Center of Excellence of the Airport Business Park

¹¹ Subject to Chapter 5.44 – Parades, Athletic Events and other Special Events

⁸⁻¹² Subject to Section 20.44.048 – Temporary Public Structures. No permit is required for an emergency that includes a natural disaster, emergency response for a specific event, or emergency situation based on a State of Emergency.

⁹⁻¹³ Subject to Section 20.44.080 – Administrative Conditional Use Permit for Mobile Sales and Delivery

¹⁰⁻¹⁴ Subject to Section 20.44.010 – Solid Waste, Quarrying, Mining, and Similar Uses

¹¹⁻¹⁵ Subject to Sections Chapter 20.72 – Parking and Section Chapter 20.76 – Screening and Trees

¹² Subject to Sections 20.46 – Design and Section 20.76 – Screening and Trees

¹³⁻¹⁶ Subject to Section 20.44.034 – Wireless Communications Facilities

20.40.150 – Special Zones Permissible Use Table

SPECIAL ZONES USE DESCRIPTIONS	ZONES		
	BP ^{2,3}	AF ^{1,2,3}	MS ⁴
Aviation Related Sales and Service Operations			
Aviation Fuel Sales		Z	
Aircraft Painting and Body Work		Z	
Aircraft Repair and Maintenance, Not Including Substantial Body Work		Z	
Aircraft Sales or Rentals		Z	
Aircraft Sales with Installation of Aircraft Parts or Accessories (Propellers, Tires, Mufflers, etc.)		Z	
Aircraft Wash		Z	
Cultural, Social, Fraternal Uses			
Art Gallery or Center	ZS	Z	
Museum	ZS	Z	
Educational			
Trade or Vocational Schools	ZS	Z	
Training Facility	ZS	ZS	ZS
Environmental			
Critical Area Uses (AMC 20.93)	Z	Z	Z
Land Clearing and Logging ²⁵	Z	Z	Z
Industry, Manufacturing, Processing, Repairing, Renovating, Assembly of Goods, Merchandise or Equipment			
All Operations Conducted Entirely Within Fully Enclosed Building and Primarily Consists of Business Done with Walk-In or No Walk-In Trade	ZS	Z	
Institutional Residence or Care or Confinement Facilities			
Hospitals, Clinics, other Medical ^{3,4}			ZSC
Institutions (other than halfway houses) for Confined Mentally Ill Persons ^{3,4}			C
Nursing Care Institutions, Intermediate Care Institutions, Handicapped or Infirm Institutions, Childcare Institutions ^{3,4}			ZSC
Land Division			
Binding Site Plan Major	C	C	C
Binding Site Plan Minor	Z	Z	Z
Boundary Line Adjustments	Z	Z	Z
Motor Vehicle-Related Sales and Service Operations (Non-Aviation Related)			
Electric Vehicle Infrastructure ⁶	Z	Z	Z

SPECIAL USE DESCRIPTIONS	ZONES		
	BP ^{2,3}	AF ^{1,2,3}	MS ⁴
Office			
Government Office Buildings	ZS	Z	ZS ⁵
Health Care Facility	<u>ZS^{7,8}</u>		ZS ⁵
Research and Development ^{6,9}	ZS	Z	ZS
Technology ^{6,9}	ZS	Z	ZS
Other Similar Uses	ZS	Z	ZS ⁵
Professional Services			
Clinics of Physicians or Dentist			ZS ⁵
Public and Semi-Public Facilities			
Airport		C	
Bus Station, Train Station	ZS		
Civil Defense Operation	ZS	Z	
Fire Stations ⁴	ZS	Z	
Military Reserve, National Guard Centers	ZS	Z	
Police Stations ⁴	ZS	Z	
Public Parking Lot or Parking Garage	ZS	ZS	ZS
Rescue Squad, Ambulance Service ⁴	ZS	Z	ZS
Special Events ¹⁰	P	P	P
Temporary mobile or modular structures used for public services (e.g., mobile classrooms, civic services, public health centers, emergency response centers, etc.) ¹¹	Z	Z	Z
Restaurants, Bars, Night Clubs			
Carry-out and delivery service; no drive-thru service; consumption outside fully enclosed building allowed	ZS	Z	
No substantial carry-out or delivery service; no drive-thru service; service or consumption inside or outside fully enclosed building	ZS	Z	Z
Retail Trade – No Outside Storage of Goods			
Distribution Center	ZS		
Sales / Rentals incidental to a non-retail principal use ¹²	ZS	Z	
Wholesale sales	ZS	Z	
Mobile Sales and Delivery ^{7,12,13}	ACUP	ACUP	ACUP
Soil Processing, Mining or Quarrying Operations¹⁴			
Soil processing Mining, or Quarrying operations, including on-site sales of product ²		ZS	
Storage and Parking			
Parking or storage of aircraft, either inside or outside completely enclosed structures		Z	
Warehouse Storage Facility	ZS		

SPECIAL ZONES USE DESCRIPTIONS	ZONES		
	BP ^{2,3}	AF ^{1,2,3}	MS ⁴
Utility Facilities			
<u>Alternative Energy Systems</u> ⁶	<u>ZS</u>	<u>ZS</u>	<u>ZS</u>
Electrical Community or Regional Facility	C	C	
Electrical Neighborhood Facility	Z	Z	
Public Utilities	Z	Z	Z
Franchise Utilities	Z	Z	Z
Wireless Communication Facilities ^{3,4,8,15}			
Commercial Antennas 50 feet tall or less	Z		
Commercial Antennas more than 50 feet tall and receive-only earth stations	ZS		
Commercial Macro Facilities	Z		
Commercial Micro Facilities	Z		
Commercial Mini Facilities	Z		
Non-Commercial Towers and Antennas 50 feet tall or less	Z	Z	
Non-Commercial Towers and Antennas more than 50 feet tall and receive-only earth stations	ZS	ZS	
Miscellaneous			
Combination Uses	ZSC	ZSC	ZSC

Footnotes of the Table of Special Zones Permissible Uses

- ¹ Such uses allowed only for aviation related uses ~~if~~ in compliance with the intent of the zone as established by Section 20.36.034 Aviation Flightline District Established and at the discretion of the Arlington Municipal Airport.
- ² ~~Subject to Section 20.44 Part II – Land Clearing, Grading, Filling, and Excavation~~
- ^{3,2} ~~Subject to Section 20.38.070 – Restrictions on Certain Use Classifications on Arlington Airport Property~~
- ^{4,3} ~~Subject to Section 20.38.080 – Performance Standards and Miscellaneous Restrictions~~
- ⁴ Such uses allowed only if in compliance with the intent of the zone as established in Section 20.36.036 – Medical Services District Established
- ⁵ Subject to Section 20.44 Part II – Land Clearing, Grading, Filling, and Excavation and Chapter 20.80 Forest Land Conversion
- ⁶ Subject to Section 20.114 – Alternative Energy Systems
- ⁵ ~~Such uses allowed only if in compliance with the intent of the zone as established in Section 20.36.036 – Medical Services District Established~~
- ⁷ Subject to obtaining an Arlington Municipal Airport lease and compatible surrounding uses.
- ⁸ Subject to Section 20.44.070 – Homes Emphasizing Special Services, Treatment, or Supervision.
- ^{6,2} Priority in the Center of Excellence of the Airport Business Park
- ¹⁰ Subject to Chapter 5.44 – Parades, Athletic Events and other Special Events
- ¹¹ Subject to Section 20.44.048 – Temporary Public Structures. No permit is required for an emergency that includes a natural disaster, emergency response for a specific event, or emergency situation based on a State of Emergency.
- ¹² Subject to Section 20.40.050 – Accessory Uses
- ^{7,13} Subject to Section 20.44.080 – Administrative Conditional Use Permit for Mobile Sales and Delivery
- ¹⁴ Subject to Section 20.44.010 – Solid Waste, Quarrying, Mining, and Similar Uses
- ^{8,15} Subject to Section 20.44.034 – Wireless Communications Facilities

20.40.160 – Public / Semi-Public Zone Permissible Use Table

PUBLIC / SEMI-PUBLIC USE DESCRIPTION	ZONE
	P / SP ¹
Educational	
Colleges, Universities, Community Colleges ^{1,2}	C
Commercial Nursery Schools; Day Care Centers ^{1,3,2}	ZS
Elementary and Secondary School ²	C
Environmental	
Critical Area Uses (AMC 20.93)	Z
Land Clearing and Logging ^{4,3}	Z
Cultural, Social, Fraternal Uses	
Art Gallery or Center	C ZS ¹⁰
Library ²	C ZS
Museum ²	C ZS
Institutional Residence or Care or Confinement Facilities ^{2,3,5,4}	
Penal and Correctional Facilities	C
Land Division ²	
Binding Site Plan Major	C
Binding Site Plan Minor	Z
Boundary Line Adjustments	Z
Motor Vehicle-Related Sales and Service Operations (Non-Aviation Related)	
Electric Vehicle Infrastructure ^{6,5}	Z
Office	
Government Office Buildings	ZS
Recreational or Park Buildings	ZS
Other Similar Uses	ZS
Public and Semi-Public Facilities	
Bus Station, Train Station ¹	ZS
Cemetery ^{1,2}	ZS
Civil Defense Operation- ²	ZSC
Crematorium	ZS
Fire Stations ^{2,3}	ZSC
Military Reserve, National Guard Centers ²	ZSC
Police Stations- ^{2,3}	ZSC
Public Parking Lots or Parking Garages	ZS
Rescue Squad, Ambulance Service ^{2,3}	ZSC
Special Events ⁶	P
Temporary mobile or modular structures used for public services (mobile classrooms, civic services, public health centers, emergency response centers, etc.) ⁷	P

PUBLIC / SEMI-PUBLIC USE DESCRIPTION	ZONE
	P / SP
Recreation, Amusement, Entertainment	
<u>Indoor Recreation: Bowling Alleys, Skating Rinks, Indoor Tennis and Squash Courts, Billiards and Pool Halls, Indoor Athletic and Exercise Facilities, and Similar Uses</u>	ZSC
Outdoor Recreation: Athletic Fields, Tennis Courts, Swimming Pools, Miniature Golf Courses, Water Slides, Skateboard Parks, Parks, Swimming Pools, Driving Range, Golf Course, Par 3 Golf Course, and Similar Uses	ZSC
Outdoor Entertainment Venue or Amphitheater	ZSC
Religious	
Religious Assembly – Accessory ²	E ZV
Retail Trade – Outside Storage of Goods and Display Allowed	
Mobile Sales and Delivery ^{7,2,8}	ACUP
Solid Waste Facilities (Publicly- or Privately owned)- ²	
Biosolid Recycling	ZSC
Solid Waste Recycling Center	ZSC
Solid Waste Transfer Station	ZSC
Storage and Parking	
Parking of vehicles or storage of equipment outside enclosed structures where vehicles or equipment are owned and used by the person making use of lot; ^{9,10}	ZSC
Utility Facilities ²	
<u>Alternative Energy System</u> ⁵	ZS
Electrical Community or Regional Facility	ZS
Electrical Neighborhood Facility	ZS
Public Utilities	Z
Franchise Utilities	Z
Wireless Communication Facilities ^{2, 3, 8,11}	
Non-Commercial Towers and Antennas 50 feet tall or less	Z
Non-Commercial Towers and Antennas more than 50 feet tall and receive-only earth stations	ZS
Miscellaneous	
Combination Uses	ZSC

Footnotes of the Table of Public / Semi-Public Permissible Uses

¹~~Subject to Section 20.38.070 – Restrictions on Certain Use Classifications on Arlington Airport Property~~

^{2,1} ~~Such uses are allowed in only if in compliance with the intent of the zone as established in Section 20.36.040 – the Public / Semi-Public District Established district when it is conducted by a public / semi public agency for the benefit of the public~~

² Subject to Section 20.40.050 – Accessory Uses

³~~Subject to Section 20.38.080 – Performance Standards and Miscellaneous Restrictions~~

^{4,3} Subject to Section 20.44 Part II – Land Clearing, Grading, Filling, and Excavation

^{5,4} Subject to Section 20.44.096 – Penal and Correctional Facilities

^{6,5} ~~Subject to Section 20.44.098 – Electric Vehicle Infrastructure~~ 20.114 – Alternative Energy Systems

⁶ Subject to Chapter 5.44 – Parades, Athletic Events and other Special Events

⁷ Subject to Section 20.44.048 – Temporary Public Structures. No permit is required for an emergency that includes a natural disaster, emergency response for a specific event, or emergency situation based on a State of Emergency.

⁸ Subject to Section 20.44.080 – Administrative Conditional Use Permit for Mobile Sales and Delivery

⁹ Subject to Section 20.44.066 – Outdoor Storage for Scrap Materials, Salvage Yards, Junkyards, Automobile Graveyards, Automobile Recycling Facilities, Construction Yards, and Industrial or Manufacturing Uses

¹⁰ Subject to Chapter 20.72 – Parking and Chapter 20.76 – Screening and Trees

^{8,11} Subject to Section 20.44.034 – Wireless Communications Facilities