

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
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 9224.3
Conference, convention, exhibition facility	MAUP	MAUP	MAUP	
Fitness, health facility	MIUP	MIUP	MIUP	
Library, museum	A(3)	A(3)	A(3)	
Live entertainment	AC	AC	AC	section 9224.6
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)				

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	Urban GU	Center UC	Core DC	
Bed and breakfast	A	A	A	
Hotel, motel	A	A	A	
RESIDENTIAL (2)				
Dwelling – condominium (new, conversion)	A	A	A	section 9224.10
Dwelling – duplex	A	A	–	
Dwelling, multiple household	A	A	–	
Dwelling, second unit	AC(7)	AC(7)	–	section 9224.13
Dwelling, single household	A	A	–	
Dwelling, single room occupancy	A(9)	A(9)	A(9)	section 9224.14
Home occupation	AC(1)(6)	AC(1)(6)	AC(1)(6)	section 9224.4
Homeless facility – large (more than 12 persons)	MAUP(2)	–	–	section 9171
Homeless facility – small (fewer than 12 persons)	MAUP(2)	–	–	
Live/work unit	A	A	A	section 9224.11
Residential in mixed-use building	A(9)	A(9)	A(9)	section 9224.12
RETAIL (2)				
Adult cabaret	–	–	–	
Adult entertainment business	MAUP	MAUP	MAUP	subsection 9176D

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	Urban GU	Center UC	Core DC	
Alcoholic beverage sales	-	-	-	
Artisan shop	A(3)(4)	A(3)(4)	A(3)(4)	
Bar, cocktail lounge, nightclub	-	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 9224.9
Restaurant – outdoor dining (on site)	AC	AC	AC	section 9224.7
Restaurant – sidewalk cafe (in the right-of-way)	AC	AC	AC	section 9224.8
Second hand store, thrift store	MIUP	MAUP	MAUP	
Shopping center	-	MAUP	-	

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Smoke shop	–	–	–	
Specialty food and beverage sales with tastings	A	A	A	section 9224.15
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 clients	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)	

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Agricultural equipment sales or rental	–	–	–	
Child daycare – daycare center	MIUP	MIUP	MIUP	
Child daycare – large family	AC(1)(6)	AC(1)(6)	AC(1)(6)	section 9224.5
Child daycare – 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	–	–	–	

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Vehicle services – minor maintenance/repair	MIUP	MIUP	–	
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	

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MIUP Use Allowed with a Minor Use Permit				Additional Zoning Requirements by Code Section
MAUP Use Allowed with a Major Use Permit	General Urban GU	Urban Center UC	Downtown Core DC	
– Use Prohibited				
Animals in the City	MIUP	MIUP	–	section 9182
Drive-through or drive-up – restaurant	–	–	–	
Drive-through or drive-up – bank, pharmacy	AC(2)	AC(2)	–	Table 27
Electric vehicle charging station	AC	AC	AC	
Medical marijuana dispensary	–	–	–	section 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	
<p>1. A business license may be required. Contact the City of Ukiah Administrative Office to determine if a business license is required.</p> <p>2. Site development permit may be required (see section 9231 of this code, Administration and Procedures).</p> <p>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.</p> <p>4. A major use permit is required to exceed 15,000 gross square feet of floor area on the ground floor (street level).</p> <p>5. A major use permit is required to exceed 5,000 gross square feet or 100 lineal feet on the ground floor (street level).</p>				

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<p>6. Allowed accessory to a residential use.</p> <p>7. Allowed accessory to a single-family residence.</p> <p>8. Allowed accessory to an allowed or permitted restaurant use.</p> <p>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.</p> <p>10. Allowed accessory to a principal building and subject to the requirements of Table 7: Accessory Building Standards.</p> <p>11. Allowed accessory to a principal use and consistent with the requirements of Table 9: Development Standards for All Land Uses.</p>				