

# CHAPTER 3

## ALLOWED USES

### CHAPTER OVERVIEW

This chapter establishes allowed land uses and corresponding permit requirements for each of the fourteen land use designations within the SPA. Allowed land use provisions herein are consistent with and implement the vision, policies, and land use categories in the City's General Plan and Community Plan as applicable. This chapter addresses permanent use regulations only. Temporary Use regulations are found in Zoning Code Chapter 23.92.

### ALLOWED USES

The following table identifies the allowed uses and requirements for planning entitlements for each of the land use classes and land use designations in this SPA. The uses in these tables are organized into classifications based on common function, product, or compatibility characteristics, such as residential, commercial, office, and industrial. The use classifications and uses identified in the table are the same as those used in the Citywide Zoning Code (Chapter 23.26); see Section 23.26.050 Description of land use classifications.

Generally, a use is either allowed by right, allowed through issuance of a Use Permit or not permitted. In addition to the requirements for planning entitlements of this SPA, other permits

may be required prior to establishment of the use (e.g., Building Permit or permits required by other agencies). The requirements for planning entitlements identified in the table below include the following:

**Permitted by Right (P).** A use shown with a “P” indicates that the use is permitted by right in the corresponding land use designation, subject to compliance with all applicable provisions of this SPA and the Municipal Code (e.g., development standards) as well as state and federal law.

**Permitted Subject to a Minor Conditional Use Permit (M).** A land use shown with an “M” indicates that the land use is permitted in the corresponding land use designation upon issuance of a Minor Conditional Use Permit from the designated approving authority, subject to compliance with all applicable provisions of this SPA and the Municipal Code (e.g., development standards), as well as state and federal law.

**Permitted Subject to a Conditional Use Permit (C).** A land use shown with a “C” indicates that the land use is permitted in the designated specific land use type upon issuance of a Conditional Use Permit from the designated approving authority, subject to compliance with all applicable provisions of this SPA and the Municipal Code (e.g., development standards) as well as state and federal law.

**Not Permitted (-).** A land use shown with a “-” in the table, or a land use that is not listed in the table, is not allowed in the corresponding land use designation.

**Reference to Specific Use Regulations.** References in the table to a specific use regulation refer to the Municipal Code and applicable regulations or development standards for that particular use when allowed by right or subject to a Use Permit.

This SPA includes one overlay land use designation, the Sports Complex overlay. Where the table identifies an allowed use or Use Permit requirement different from the underlying base land use designation, the overlay regulation shall apply. Where the overlay is silent, the base land use designation shall govern. A development may only take advantage of these allowed use and permit requirements when developed as an integrated development as a sports complex.

Use	Land Use/Land Use Designation												Specific Use Regulations (EGMC)		
	Employment Hub/ Core			Village Center		Residential/Neighborhood				Public/ Semi-Public				Special	
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS		SC	
<b>Residential Uses</b>															
Caretaker Housing	P	P	P	-	-	-	-	-	-	-	-	-	-	See base land use type	
Dwelling															
Multiple Residential Unit	-	-	-	P	P	-	-	P	P	-	-	-	-		23.90
Accessory Dwelling Unit	-	-	-	P	P	P	P	P	P	-	-	-	-		
Single Residential Unit	-	-	-	P	-	P	P	P	C	-	-	-	-		
Two Residential Unit	-	-	-	P	-	P	P	P	-	-	-	-	-		
Employee Housing															
Large	-	-	-	-	-	-	-	-	-	-	-	-	-		
Small	-	-	-	-	-	P	P	P	-	-	-	-	-		
Guest House	-	-	-	P	-	P	P	P	-	-	-	-	-		
Home Occupations	-	-	-	P	P	P	P	P	P	-	-	-	-		23.82
Live-Work Facility	-	-	-	P	P	-	-	C	C	-	-	-	-		
Long Term Rentals	-	-	-	P	P	P	P	P	P	-	-	-	-		
Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	-	-		
Navigation Housing	-	-	-	P	P	P	P	P	P	-	-	-	-		
Organizational Houses	C	C	C	-	-	-	-	C	C	-	-	-	-		
Rooming and/or Boarding Houses	-	-	-	C	C	-	-	C	C	-	-	-	-		
Single Room Occupancy (SRO) Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-		
Supportive Housing	-	-	-	P	P	P	P	P	P	-	-	-	-		
Short Term Rentals	-	-	-	p <sup>12</sup>	p <sup>12</sup>	p <sup>12</sup>	p <sup>12</sup>	p <sup>12</sup>	p <sup>12</sup>	-	-	-	-	4.38	
Transitional Housing	-	-	-	P	P	P	P	P	P	-	-	-	-		

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	Employment Hub/ Core			Village Center		Residential/Neighborhood				Public/ Semi-Public				Special
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS		SC
<b>Human Services Uses</b>														
Adult Day Health Care Center	-	-	-	-	-	P	P	P	C	-	-	-	See base land use type	
Child Care Facility														
Child Care Center	P	P	P	P	P	P	P	P	P	P	-	P		
Family Day Care Home	-	-	-	P	P	P	P	P	P	-	-	-		
Community Care Facility														
Large	-	C	-	C	C	-	-	-	P	-	-	-		23.88
Small	-	-	-	P	P	P	P	P	P	-	-	-		
Emergency Shelter	-	P	P	-	-	-	-	C	C	C	-	-		23.80
Commercial Marijuana Activity	-	-	-	-	-	-	-	-	-	-	-	-		
Indoor Marijuana Cultivation	-	P <sup>13</sup>	-	P <sup>13</sup>	-	P	P	P	P <sup>13</sup>	-	-	-		23.83
Medical Marijuana Cultivation	-	-	-	-	-	-	-	-	-	-	-	-		
Medical Marijuana Dispensary	-	-	-	-	-	-	-	-	-	-	-	-		9.31
Medical Services														
Extended Care	-	-	-	C	M	-	-	-	M	-	-	-		
General (Clinics, Offices, and Labs)	P	P	M	M	P	-	-	-	-	-	-	-		
Hospitals	C	C	-	-	C	-	-	-	-	-	-	-		
Residential Care Facility for the Elderly														
Large	-	C	-	C	C	-	-	-	P	-	-	-	23.88	
Small	-	-	-	P	P	P	P	P	P	-	-	-		
Residential Care Facility for the Chronically Ill														
Large	-	C	-	C	C	-	-	-	P	-	-	-	23.88	
Small	-	-	-	P	P	P	P	P	P	-	-	-		

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	Employment Hub/ Core			Village Center		Residential/Neighborhood				Public/ Semi-Public				Special	
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS		SC	
<b>Agriculture, Resource, and Open Space Uses</b>															
Animal Husbandry	-	-	-	-	-	-	-	-	-	-	-	-	-	See base land use type	23.98
Animal Keeping	-	-	-	-	-	-	-	-	-	-	-	-	-		
Exotic	-	-	-	-	-	-	-	-	-	-	-	-	-		
Fowl <sup>1</sup>	-	-	-	P	P	P	P	P	P	P	-	-	-		
Household Pets	-	-	-	P	P	P	P	P	P	P	-	-	-		
Livestock	-	-	-	-	-	p <sup>3</sup>	p <sup>3</sup>	p <sup>3</sup>	p <sup>3</sup>	-	-	-	-		
Animal Shelter	-	-	P	-	-	-	-	-	-	-	-	-	-		
Beekeeping	P	P	P	P	P	P	P	P	P	P	P	P	P		
Crop Production	-	-	-	-	-	-	-	-	-	-	-	-	-		
Indoor Facility	-	-	-	-	-	-	-	-	-	-	-	-	-		
Outdoor Facility	-	-	-	-	-	-	-	-	-	-	-	-	-		
Urban < 1 Acre	P	P	P	-	-	P	P	P	P	P	-	p	-		
Urban ≥ 1 Acre	P	P	P	-	-	P	P	P	P	P	-	P	-		
Equestrian Facility	-	-	-	-	-	-	-	-	-	-	-	-	-		
Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-		
Hobby	-	-	-	-	-	-	-	-	-	-	-	-	-		
Feed Lot	-	-	-	-	-	-	-	-	-	-	-	-	-		
Hog Farm - Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-		
Kennels	-	-	-	-	-	-	-	-	-	-	-	-	-		
Commercial	C	C	P	-	-	-	-	-	-	-	-	-	-		
Hobby	-	-	-	-	-	-	-	-	-	-	-	-	-		
Slaughterhouse	-	-	-	-	-	-	-	-	-	-	-	-	-		
Veterinary Facility	P	P	P	C <sup>2</sup>	P	-	-	-	-	-	-	-	-		

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	Employment Hub/ Core			Village Center		Residential/Neighborhood				Public/ Semi-Public			Special	
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS	SC	
<b>Recreation, Education, and Public Assembly Uses</b>														
Assembly Uses	M	P	M	C	P	C	C	C	C	P	-	C	P	
Cemeteries, Mausoleums	-	-	-	-	-	-	-	-	-	-	-	-	See base land use type	
Community Garden	P	-	P	P	P	P	P	P	P	P	P	P		
Crematorium	-	-	C	-	-	-	-	-	-	-	-	-		
Golf Courses/Clubhouse	-	-	-	-	-	C	M	M	M	-	-	C		
Indoor Amusement/Entertainment Facility	C	P	C	-	M	-	-	-	-	-	-	-	P	
Indoor Shooting Range	-	-	C	-	-	-	-	-	-	-	-	-	See base land use type	
Fitness and Sports Facilities	C	P	M	M	P	-	-	-	-	-	-	-	P	
Libraries and Museums	P	P	-	M	P	-	-	-	-	P	-	P	See base land use type	
Mortuaries and Funeral Homes	-	P	-	M	P	-	-	-	-	-	-	-	See base land use type	
Outdoor Commercial Recreation	C	P	C	-	C	-	-	-	-	-	-	-	P	
Outdoor Event Center	-	C <sup>14</sup>	-	-	-	-	-	-	-	-	-	C	P	
Parks and Public Plazas	P	P	P	P	P	P	P	P	P	P	P	P	P	
Private Residential Open Space	-	-	-	P	P	P	P	P	P	-	P	P	P	
Recreational Vehicle Parks	-	-	-	-	-	-	-	-	-	-	-	-	See base land use type	
Resource Protection and Restoration	-	-	-	-	-	-	-	-	-	-	P	P		
Resource-Related Recreation	-	-	-	-	-	-	-	-	-	-	P	P		
Schools													See base land use type	
Academic, Charter	C	C	C	C	M	-	-	-	-	P	-	-		
Academic, Private	C	C	C	C	M	-	-	-	-	P	-	-		
Academic, Public	C	P	C	P	P	-	-	-	-	P	-	-		
Colleges and Universities, Private	C	C	C	-	M	-	-	-	-	P	-	-		
Colleges and Universities, Public	C	C	C	-	M	-	-	-	-	P	-	-		
Equipment/Machine/Vehicle Training	C	P	C	P	P	-	-	-	-	P	-	-		
Specialized Education and Training/Studios	M	P	P	-	-	-	-	-	-	-	-	-		
Theaters and Auditoriums	P	P	P	-	M	-	-	-	-	-	-	-		
Theaters and Auditoriums	C	P	C	-	P	-	-	-	-	P	-	-	P	

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	Employment Hub/ Core			Village Center		Residential/Neighborhood				Public/ Semi-Public				Special
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS		SC
<b>Utility, Transportation, and Communication Use Listings</b>														
Airport	-	-	-	-	-	-	-	-	-	-	-	-	See base land use type	
Broadcasting and Recording Studios	P	P	P	C	M	-	-	-	-	-	-	-		
Bus and Transit Shelters	P	P	P	P	P	P	P	P	P	P	P	P		
Fuel Storage and Distribution	C	-	C	-	-	-	-	-	-	-	-	-		
Heliport	C	C	C	-	C	-	-	-	-	-	-	-		
Park and Ride Facility	P	P	P	M	P	-	-	-	-	-	-	-		
Parking Facility	P	P	P	M	P	-	-	-	-	-	-	-		
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	P		
Wireless Communication Facility	C	C	C	C	C	C	C	C	C	C	C	C		23.94
Wireless Community Facility, Small Cell <sup>16</sup>	C	C <sup>15</sup>	P	C	C	M	M	M	M	M	M	M		23.94
Transit Facilities	P	P	P	M	P	-	-	-	-	-	-	-		
Transit Stations and Terminals	P	P	P	M	P	-	-	-	-	-	-	-		
Utility Facility and Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P		

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	Employment Hub/ Core			Village Center		Residential/Neighborhood				Public/ Semi-Public				Special
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS		SC
<b>Retail, Service, and Office Uses</b>														
Adult Oriented Business	-	-	C	-	-	-	-	-	-	-	-	-	See base land use type	23.70
Agricultural Tourism	-	-	-	-	-	-	-	-	-	-	-	-		
Alcoholic Beverage Sales	C	P	C	C	P	-	-	-	-	-	-	-		
Ambulance Service	M	-	P	-	-	-	-	-	-	-	-	-		
Animal Sales and Grooming	M	P	M	-	P	-	-	-	-	-	-	-		
Art, Antique, Collectible	-	P	-	P	P	-	-	-	-	-	-	-		
Artisan Shops	-	P	-	P	P	-	-	-	-	-	-	-		
Banks and Financial Services	P	P	P	C	P	-	-	-	-	-	-	-		
Bars and Nightclubs	C	P	C	C	P	-	-	-	-	-	-	-	P	23.86
Bed and Breakfast Inns	-	-	-	M	M	C	C	C	-	-	-	-	See base land use type	
Building Materials Stores and Yards	-	P	C	-	C	-	-	-	-	-	-	-		
Business Support Services	P	P	P	M	P	-	-	-	-	-	-	-		
Call Centers	P	-	P	-	-	-	-	-	-	-	-	-		
Card Rooms	-	C	-	-	C	-	-	-	-	-	-	-		
Convenience Stores	C	P	C	M	P	-	-	-	-	-	-	-		
Drive-in and Drive-through Sales and Service	C <sup>10</sup>	C <sup>9</sup>	C	-	-	-	-	-	-	-	-	-		
Equipment Sales and Rental	-	C	P	-	-	-	-	-	-	-	-	-		
Garden Center/Plant Nursery	-	P	C	-	M	-	-	-	-	-	-	-		
Grocery Store	-	P	-	-	P	-	-	-	-	-	-	-		

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	Employment Hub/Core			Village Center		Residential/Neighborhood				Public/Semi-Public				Special	
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS		SC	
<b>Retail, Service, and Office Uses (continued)</b>															
Hotels and Motels	M	P	-	C	P	-	-	-	-	-	-	-	P		
Liquor Stores	-	C	-	-	C	-	-	-	-	-	-	-	See base land use type		
Maintenance and Repair Service	-	P <sup>2</sup>	P <sup>2</sup>	-	P <sup>2</sup>	-	-	-	-	-	-	-			
Microbrewery/Tasting Facility	-	P <sup>14</sup>	P	-	P <sup>14</sup>	-	-	-	-	--	-	-			
Neighborhood Market	-	P	-	-	P	-	-	-	-	-	-	-			
Offices															
Accessory	P	P	P	P	P	-	-	-	-	-	-	-	P		
Building Trade Contractors	M	-	P	-	-	-	-	-	-	-	-	-	See base land use type		
Business and Professional	P	P	P	P	P	-	-	-	-	-	-	-			
Pawn Shop	-	M	-	-	M	-	-	-	-	-	-	-			
Personal Services	P	P	-	P	P	-	-	-	-	-	-	-			
Personal Services, Restricted	-	C	C	-	-	-	-	-	-	-	-	-			
Restaurant/Brewpub	P	P <sup>14</sup>	P	P	P	-	-	-	-	-	-	-	P		
Retail															
Accessory	P	P	P	P	P	-	-	-	-	-	-	-	See base land use type	23.86/23.74	
General, large format	-	C <sup>4</sup>	-	-	C <sup>4</sup>	-	-	-	-	-	-	-			23.86/23.74
General, medium format	-	C	-	-	C	-	-	-	-	-	-	-			23.86/23.74
General, small format	-	P	-	-	P	-	-	-	-	-	-	-			23.86/23.74
Superstore	-	C <sup>4</sup>	-	-	C <sup>4</sup>	-	-	-	-	-	-	-			23.86/23.74
Superstore, large format	-	-	-	-	-	-	-	-	-	-	-	-			23.86/23.74
Warehouse/club	-	C	-	-	-	-	-	-	-	-	-	-			
Smoke Shops	-	C	-	C	C	-	-	-	-	-	-	-			
Thrift Store	-	P	C	-	P	-	-	-	-	-	-	-			

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	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS		SC
<b>Automobile and Vehicle Uses</b>														
Auto and Vehicle Rental	P	P	P	C	P	-	-	-	-	-	-	-	See base land use type	
Auto and Vehicle Sales	-	-	-	-	-	-	-	-	-	-	-	-		
Auto and Vehicle Sales, Wholesale	-	-	P	-	-	-	-	-	-	-	-	-		
Auto and Vehicle Storage	-	-	M	-	-	-	-	-	-	-	-	-		
Auto Parts Sales	-	P <sup>5</sup>	M <sup>5</sup>	-	P <sup>5</sup>	-	-	-	-	-	-	-		
Auto Vehicle Dismantling	-	-	-	-	-	-	-	-	-	-	-	-		
Car Washing and Detailing	-	C	C	-	C	-	-	-	-	-	-	-		
Fueling Station	C	C	C <sup>8</sup>	-	C	-	-	-	-	-	-	-		23.72
Vehicle Services														
Major	-	C <sup>2</sup>	C <sup>2</sup>	-	-	-	-	-	-	-	-	-		
Minor	-	P <sup>2</sup>	P <sup>2</sup>	-	C <sup>2</sup>	-	-	-	-	-	-	-		

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	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS		SC
<b>Industrial, Manufacturing, and Processing Uses</b>														
Agricultural Products Processing	-	-	C	-	-	-	-	-	-	-	-	-	See base land use type	
Distribution, Logistics and Delivery Center	-	-	C	-	-	-	-	-	-	-	-	-		
Freight Yard/Truck Terminal	-	-	C	-	-	-	-	-	-	-	-	-		
Laundry and Dry Clean Plant	-	-	M	-	-	-	-	-	-	-	-	-		
Manufacturing, Major	-	-	M <sup>2</sup>	-	-	-	-	-	-	-	-	-		
Manufacturing, Minor	-	-	P <sup>2</sup>	-	-	-	-	-	-	-	-	-		
Manufacturing, Small Scale	M <sup>2</sup>	-	P <sup>2</sup>	-	-	-	-	-	-	-	-	-		
Printing and Publishing	M	-	P	-	-	-	-	-	-	-	-	-		
Recycling Facility														
Collection, Small	-	P	P	-	M	-	-	-	-	-	-	-		
Collection, Large	-	-	C <sup>2</sup>	-	-	-	-	-	-	-	-	-		
Processing	-	-	-	-	-	-	-	-	-	-	-	-		
Scrap and Dismantling	-	-	-	-	-	-	-	-	-	-	-	-		
Research and Development	P	-	P	-	-	-	-	-	-	-	-	-		
Storage														
Personal Storage Facility	-	C	C	-	-	-	-	-	-	-	-	-		
Warehouse	M	-	P	-	-	-	-	-	-	-	-	-		
Yards	-	-	C	-	-	-	-	-	-	-	-	-		
Wholesaling and Distribution	-	-	C	-	-	-	-	-	-	-	-	-		
Wineries, Distilleries, and Brewery	-	P <sup>6</sup>	P <sup>11</sup>	-	P <sup>6</sup>	-	-	-	-	-	-	-		

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**Notes:**

1. All fowl shall be kept and maintained a minimum distance of 40 feet from any property line. A maximum of six fowl may be kept, maintained, or fed as pets. All birds shall be kept within confined, clean coops or cages. Roosters are not permitted.
2. All activities must be entirely screened from public view.
3. Two (2) livestock animals may be permitted for each half (1/2) acre of land. All livestock shall be kept and maintained a minimum distance of forty (40'0") feet from any property line and a minimum distance of seventy-five (75'0") feet from any residential dwelling on a neighboring parcel.
4. See requirements of Table 23.27-1, footnote 12 and 13 for Commercial Zoning Districts.
5. On-site repair of vehicles is prohibited.
6. Limited to "microbreweries" or "microwineries."
7. An agricultural operation allowed through the Williamson Act shall be allowed by right on lands that are under a valid Williamson Act contract.
8. Allowed by right when the fueling facility is not accessible to the public (for example, a card-lock facility).
9. Permitted by right when the drive-through window and menu board are both located more than three hundred (300'0") feet from a residential land uses or residential use. Otherwise, a CUP is required. In all cases, the design of the use must comply with the provisions of EGMC Chapter 23.78, Drive-In and Drive-Through Facility.
10. Drive-in and drive-through services are only permitted when associated with banks and financial services and may not be developed or operated with any other use type. Also see relevant regulations in EGMC Chapter 23.78, Drive-In and Drive-Through Facility.
11. Tasting room and/or retail sales, accessory to wineries, distilleries, and breweries, require approval of a minor conditional use permit.
12. Short-term rentals are permitted only with a short-term rental license issued and maintained in accordance with EGMC Chapter 4.38. Should a short-term rental have its license revoked, no short-term rental activity may resume at the property until a minor conditional use permit (MUP) is obtained in accordance with EGMC Section 23.16.070. A MUP application may be filed with the City no earlier than one (1) year from the date of revocation of a short-term rental license in accordance with EGMC Chapter 4.38.

13. Permitted inside an authorized private caretaker residence, or inside the private living space of an authorized live-work facility, all subject to EGMC Chapter 23.83.
14. All forms of outdoor speaker amplification associated with the use shall be prohibited unless otherwise authorized in combination with a conditional use permit or minor conditional use permit (if required for the use as provided in Table 23.27-1) or a minor use permit if the use is otherwise allowed by right.
15. Small cell wireless communications facilities consistent with an agreement between the applicant and the City pursuant to EGMC Section 23.94.035 shall be a permitted use.
16. Notwithstanding any other provision of this title, any small cell wireless facility located at or within any school shall require an MUP, unless the school is in a zoning district requiring a CUP, in which case a CUP shall be required.