

Molalla Municipal Code[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[Title 17 DEVELOPMENT CODE](#)[Division II. Zoning Regulations](#)[Chapter 17-2.2 ZONING DISTRICT REGULATIONS](#)**17-2.2.030 Allowed Uses**

A. **Uses Allowed in Base Zones.** Allowed uses include those that are permitted, those that are permitted subject to special use standards, and those that are allowed subject to approval of a conditional use permit, as identified by Table 17-2.2.030. Allowed uses fall into four general categories: Residential, Public and Institutional, Commercial, and Other. If Table 17-2.2.030 does not list a specific use, and Division V Definitions does not identify the use or include it as an example of an allowed use, the City may find that use is allowed, or is not allowed, by following the procedures of Section 17-1.5.010 Code Interpretations. Uses not listed in Table 17-2.2.030 and not found to be similar to an allowed use are prohibited.

B. **Permitted Uses and Uses Permitted Subject to Special Use Standards.** Uses listed as “Permitted (P)” are allowed provided they conform to Section 17-2.2.040 Lot and Development Standards. Uses listed as “Permitted Subject to Special Use Standards (S)” are allowed, provided they conform to the Chapter 17-2.3 Special Use Standards and Section 17-2.2.040 Lot and Development Standards. Uses listed as “Not Allowed (N)” are prohibited. Uses not listed but similar to those allowed may be permitted pursuant to Section 17-1.5.010.

C. **Conditional Uses.** Uses listed as “Conditional Use Permit Required (CU)” are allowed subject to the requirements of Chapter 17-4.4 Conditional Use Permits.

D. **Uses Regulated by Overlay Zones.** Notwithstanding the provisions of Chapter 17-2.2, additional standards may apply to uses within overlay zones. In addition, an overlay zone may allow exceptions to some standards of the underlying zone. See Chapter 17-2.4.

E. **Master Planned Developments.** Uses that are not otherwise allowed by the underlying zone may be permitted through the Master Planned Development procedure under Chapter 17-4.8.

F. **Accessory Uses.** Uses identified as “Permitted (P)” are permitted as primary uses and as accessory uses. For information on other uses that are customarily allowed as accessory, please refer to the description of the Use Categories in Division V Definitions.

G. **Mixed-Use.** Uses allowed individually are also allowed in combination with one another, in the same structure, or on the same site, provided all applicable development standards and building code requirements are met.

H. **Outdoor Uses and Unenclosed Activities.** Notwithstanding the provisions of Table 17-2.2.030, any use, except for an allowed accessory use, that occurs primarily outside (i.e., not within a permitted building) requires a Conditional Use Permit under Chapter 17-4.4. Examples of outdoor uses and unenclosed activities that may or may not be considered accessory uses, depending on their location and size relative to other uses on the same property, include, but are not limited to, automotive services, vehicle and equipment repair, fueling, drive-in restaurants, drive-up windows and similar drive-through facilities, automatic teller machines, kiosks, outdoor assembly and theaters, outdoor markets, and similar uses.

I. **Temporary Uses.** Temporary uses occur for not longer than 45 days, in any calendar year. Uses may be permitted on a temporary basis, subject to review and approval under Chapter 17-4.2 Site Design Review. Special Use Standards listed in Chapter 17.2.3 may also apply to temporary uses.

J. **Disclaimer.** Property owners are responsible for verifying whether a specific use is allowed on a particular site. Submittal of a Zoning Checklist for review and approval by the Planning Official shall be required in order to determine whether a use is allowed on a given site, and whether further land use review is required.

Table 17-2.2.030 Uses Allowed by Zoning District**Key:**

P = Permitted Use

S = Permitted with Special Use Standards

CU = Conditional Use Permit Required

N = Not Allowed

Uses	Residential Zones				Commercial Zones and Industrial Zones				Public Use	Special Use Standards
	R-1	R-2	R-3	R-5	C-1	C-2	M-1	M-2	PSP	
A. Residential Uses										
Single-Family Dwelling, Non-Attached	P	P	P	P	N	N	N	N	N	
Single-Family Dwelling, Attached (Townhome)	CU	S	S	S	CU	N	N	N	N	Ch. 17-2.3
Accessory Dwellings	S	S	S	S	S	S	N	N	S	Ch. 17-2.3
Boarding or Rooming House	CU	P	P	N	P	P	N	N	N	
Duplex Dwelling on Corner Lot	S	S	S	S	N	N	N	N	N	Ch. 17-2.3
Duplex Dwelling on Interior Lot	S	S	S	S	N	N	N	N	N	Ch. 17-2.3
Golf Course	N	N	N	N	N	N	N	N	CU	
Manufactured Home	S	S	S	S	N	N	N	N	N	Ch. 17-2.3
Manufactured Dwelling Park	N	N	S	N	N	N	N	N	N	Ch. 17-2.3
Multifamily Dwelling	N	S	S	S	S	S	N	N	N	Ch. 17-2.3
Family Daycare	S	S	S	S	S	S	N	N	N	Ch. 17-2.3
Residential Care Home	S	S	S	S	S	N	N	N	N	Ch. 17-2.3
Residential Care Facility	N	S	S	S	S	S	N	N	N	Ch. 17-2.3
Senior Housing	P	P	P	P	P	P	N	N	N	
Home Occupation	S	S	S	S	S	S	N	N	N	Ch. 17-2.3
Micro-Generation; wind, solar, or geothermal energy (household use)	P	P	P	P	P	P	N	N	N	

Uses	Residential Zones				Commercial Zones and Industrial Zones				Public Use	Special Use Standards
	R-1	R-2	R-3	R-5	C-1	C-2	M-1	M-2	PSP	
Cottage Cluster Housing	S	S	S	S	S	S	N	N	N	Ch. 17-2.3
Single-family, Duplex, or Multifamily above Commercial Use	N	N	N	N	P/S	P/S	N	N	N	
B. Public and Institutional Uses										
Cemetery, including Crematorium	CU	CU	CU	CU	CU	CU	CU	CU	CU	
Child Daycare Center	CU	CU	CU	CU	P	P	CU	CU	N	
Club Lodge, Fraternal Organization (Does not include those having a chief activity carried on for monetary gain)	N	N	CU	CU	P	CU	CU	CU	N	
Community Service; includes Governmental Offices	CU	CU	CU	CU	P	P	CU	N	P	
Community Garden	P	P	P	P	P	P	N	N	P	
News Stands	P	P	P	P	P	P	P	P	P	
Emergency Services; includes Police, Fire, Ambulance	CU	CU	CU	CU	CU	CU	CU	P	P	
Hospital, including Acute Care Center	N	N	CU	N	CU	CU	CU	CU	N	
Non-Profit Member Organization Offices	N	N	CU	N	P	P	CU	N	N	
Public Parks and Open Space, including Playgrounds, Trails, Nature Preserves, Athletic Fields, Courts, and similar uses	P	P	P	P	P	P	P	P	P	
Public Works Utilities Storage Yards; includes Vehicle and Equipment Storage, Maintenance, and Repair	N	N	N	N	N	N	CU	P	CU	
Railroad Facilities	N	N	N	N	N	N	CU	P	N	
Religious Institutions and Houses of Worship	CU	CU	CU	CU	CU	CU	CU	N	N	
School, Preschool-Kindergarten, Primary	CU	CU	CU	CU	CU	N	N	N	P	
School, Secondary	CU	CU	CU	CU	CU	N	CU	N	P	
School, College or Vocational	CU	CU	CU	CU	P	CU	CU	N	P	
Solid Waste Disposal or Recycling, except as accessory to permitted use	N	N	N	N	N	N	CU	CU	N	

Uses	Residential Zones				Commercial Zones and Industrial Zones				Public Use	Special Use Standards
	R-1	R-2	R-3	R-5	C-1	C-2	M-1	M-2	PSP	
Transportation Facilities; includes construction, operation, and maintenance of facilities located within right-of-way controlled by a public agency, consistent with the Transportation System Plan / Comprehensive Plan.	P	P	P	P	P	P	P	P	P	
Utility Structures and Facilities, City Planned Projects; i.e., utilities identified by an adopted City master plan or development review approval	P	P	P	P	P	P	P	P	P	
Utility Structures and Facilities, Regional Projects; project is not part of an adopted City master plan or development review approval	CU	CU	CU	CU	CU	CU	CU	CU	CU	
Wireless Communication Facilities	CU/S	CU/S	CU/S	CU/S	CU/S	CU/S	CU/S	CU/S	CU/S	Ch. 17-2.3
C. Commercial Uses										
Amusement, Entertainment, and Commercial Recreation; includes theaters, bowling alleys, miniature golf, concert venues, arcades, similar uses	N	N	N	N	P	CU	CU	N	CU	
Artisanal and Light Manufacture Uses in Commercial zones – includes craftsman studios; and uses providing instruction and/or retail sales related to painting, sculpting, photography, picture framing, knitting, sewing, literature, theater, music, specialty foods or catering, or similar uses	N	N	N	N	S	S	N	N	N	Ch. 17-2.3
Automobile Parking, Commercial Parking	N	N	N	N	CU	CU	CU	P	CU	
Automotive Repair and Service, includes fueling station, car wash, tire sales and repair or replacement, painting, and other repair for automobiles, motorcycles, aircraft, boats, RVs, trucks, etc. (No junking, salvage operations)	N	N	N	N	N	P	P	P	N	
Automotive Sales and Rental; includes motorcycles, boats, recreational vehicles, and trucks (No junking, salvage operations)	N	N	N	N	N	CU	CU	N	N	

Uses	Residential Zones				Commercial Zones and Industrial Zones				Public Use	Special Use Standards
	R-1	R-2	R-3	R-5	C-1	C-2	M-1	M-2		
Bars and Taverns (those established after 2010 shall not be located within 500 feet of another bar or tavern)	N	N	N	N	CU	CU	CU	N	N	
Bed and Breakfast Inn	N	S/CU	S/CU	S/CU	S/CU	N	N	N	N	Ch. 17-2.3
Breweries, Distilleries and Wineries (Small Scale)	N	N	N	N	S	S	S	S	N	Ch. 17-2.3
Commercial Retail Sales and Services	N	N	N	N	P	P	N	N	N	
Commercial Retail Sales and Services, in Conjunction with a Permitted Industrial Use, as an accessory use	N	N	N	N	N	P	P	P	N	
Customer Call Center	N	N	N	N	P	P	P	CU	N	
Drive-Through Service, accessory to primary use, not including restaurants	N	N	N	N	N	S/CU	N	N	N	Ch. 17-2.3
Hotels, Motels, and Similar Overnight Accommodations	N	N	N	N	P	P	N	N	N	
Kennel (See also "Veterinary Clinic")	N	N	N	N	N	N	P	P	N	
Lumber Yard and Similar Sales of Building or Contracting Supplies, or Heavy Equipment	N	N	N	N	N	N	P	P	N	
Medical Clinic, Outpatient	N	N	N	N	P	P	N	N	N	
Medical or Recreational Marijuana Dispensary	N	N	N	N	S	S	N	N	N	
Mobile Food Units, Permanent	N	N	N	N	S	S	S	N	N	Ch. 17-2.3
Mobile Food Units, Temporary	N	N	N	N	N	S	S	S	N	Ch. 17-2.3
Offices	N	N	N	N	P	P	P	CU	N	
Recreational Vehicle Park	N	N	N	N	N	N	N	N	N	
Self-Service Storage, Commercial	N	N	N	N	N	P	P	CU	N	
Veterinary Clinic (small animal)	N	N	N	P	P	P	P	P	N	
D. Industrial and Employment Uses										
Artisanal and Light Manufacture Uses in Industrial Zones	N	N	N	N	N	N	S	S	N	Ch. 17-2.3
Auction Yard	N	N	N	N	N	N	CU	CU	N	
Beverage and Bottling Facility, except as allowed for Commercial Uses	N	N	N	N	N	N	N	CU	N	

Uses	Residential Zones				Commercial Zones and Industrial Zones				Public Use	Special Use Standards
	R-1	R-2	R-3	R-5	C-1	C-2	M-1	M-2	PSP	
Bulk Storage of Flammable Liquids or Gases; Petroleum Products Storage and Distribution; Wood or Biomass Fuel Dealers	N	N	N	N	N	N	N	CU	N	
Cement, Glass, Clay, and Stone Products Manufacture; except as allowed for Artisanal and Light Manufacture Uses	N	N	N	N	N	N	N	CU	N	
Chemical, Fertilizer, Insecticide, Paint Product Manufacture, or Similar Uses	N	N	N	N	N	N	N	CU	N	
Concrete or Asphalt Batch Plants	N	N	N	N	N	N	N	CU	N	
Dairy Products Manufacture, e.g., Butter, Milk, Cheese, Ice Cream; except as allowed for Artisanal and Light Manufacture Uses	N	N	N	N	N	N	CU	CU	N	
Data Center or Server Farm	N	N	N	N	N	N	CU	CU	N	
Dwelling for a caretaker or watchman	N	N	N	N	N	N	CU	CU	N	
Finished Textile and Leather Products Manufacture; except as allowed for Artisanal and Light Manufacture Uses	N	N	N	N	N	N	N	P	N	
Food Processing, including Canning, Freezing, Drying and Similar Food Processing and Preserving; except as allowed for Artisanal and Light Manufacture Uses. Rendering Plants are prohibited.	N	N	N	N	N	N	CU	P	N	
Freight Terminals, including Loading Docks, Storage, Warehousing, Wholesale Distribution, Cold Storage; except Self-service Storage or Mini-storage Warehouses	N	N	N	N	N	N	N	P	N	
Machine Shop, and Sales, Service and Repair of Machinery; except as allowed for Artisanal and Light Manufacture Uses. Must be wholly enclosed in buildings.	N	N	N	N	C-1	CU	CU	P	N	
Medical Marijuana Producers, Marijuana Producers, Marijuana Processors and Marijuana Wholesalers	N	N	N	N	N	N	S	S	N	
Metal Plating	N	N	N	N	N	N	N	P	N	

Uses	Residential Zones				Commercial Zones and Industrial Zones				Public Use	Special Use Standards
	R-1	R-2	R-3	R-5	C-1	C-2	M-1	M-2		
Metal Manufacture, Welding; except as allowed for Artisanal and Light Manufacture Uses	N	N	N	N	N	N	CU	P	N	
Newspaper, Periodical, Publishing and Printing; except Artisanal and Light Manufacture Uses	N	N	N	N	N	N	P	P	N	
Special Trade Contracting Facilities, such as Floor Laying, Masonry, Stone, Plumbing, Electrical, Metal Work, Roofing, Heating and Air Conditioning, Cabinet making, and Carpentry	N	N	N	N	N	N	CU	P	N	
Wood Products Manufacture, such as Sawmills, Paper and Allied Products, and Secondary Wood Products; except Artisanal and Light Manufacture Uses	N	N	N	N	N	N	N	CU	N	
Wrecking, Demolition, Junk Yards, Recycling Centers	N	N	N	N	N	N	N	CU	N	

(Ord. 2020-10 §3; Ord. 2018-13 §2; Ord. 2017-08 §1)

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