

17.30.030 – Table 3-1 – Allowed Uses and Permit Requirements for CD Zoning Districts

TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS FOR CD ZONING DISTRICTS							
LAND USE (1)	PERMIT REQUIREMENT BY ZONE						Specific Use Standards
	CD-1	CD-2	CD-3	CD-4	CD-5	CD-6	
RESIDENTIAL USES							
Accessory dwelling unit	P	—	P	P	—	—	17.50.275
Boarding houses	P	P	P	P	P	P	
Caretakers quarters	P	P	P	P	P	P	
Dormitories	C	C	C (2)	C	C	C	
Fraternity/sorority housing	C	C	C (2)	C	C	C	
Home occupations	P	P	P	P	P	P	17.50.110
Mixed-use projects	P (3)	P (3)	P (3)	P (3)	P (3)	— (3)(4)	17.50.160
Multi-family housing/urban housing	P (3)	P (3)	P (3)	P (3)	P (3)	— (3)(4)	17.50.350
Residential accessory uses and structures	P (3)	P(3)	P (3)	P (3)	P (3)	— (3)(4)	17.50.210, 250
Residential care facilities, general	C	C	C	C	C	C	
Residential care facilities, limited	P (12)	P (12)	P (12)	P (12)	P (12)	P (12)	
Single-family housing	— (6)	—	P	— (8)	—	—	
Single-room occupancy	⊗ P ⊗ P	⊗ P ⊗ P	⊗ P (11)	⊗ P ⊗ P	⊗ P ⊗ P	⊗ P ⊗ P	17.50.300
Supportive housing	P (12)	P (12)	P (12)	P (12)	P (12)	P (12)	
Transitional housing	P (12)	P (12)	P (12)	P (12)	P (12)	P (12)	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES							
Clubs, lodges, private	C	C	C	C	C	C	

meeting halls			(11)				
Colleges - traditional campus setting	C	C	C (11)	C	C	C	
Colleges - nontraditional campus setting (13)	P	P	C (11)	P	P	P	
Commercial entertainment *	E (13)	E (13)	—	E (13)	E (13)	E (13)	17.50.130
Commercial recreation - indoor *	C	C	C (11)	C	C	C	17.50.130
Commercial recreation - outdoor	C (13)	C (13)	—	C (13)	C (13)	C (13)	17.50.130
Conference centers	C (13)	C (13)	—	C (13)	C (13)	C (13)	
Cultural institutions *	P (13)	P (13)	C (13)	P (13)	C (13)	P (13)	
Electronic game centers	C (13)	C (13)	—	C (13)	C (13)	C (13)	17.50.100
Internet access studios	C (13)	C (13)	—	C (13)	C (13)	C (13)	17.50.100
Park and recreation facilities	C	C	C	C	C	C	
Religious facilities	P	P	MC	MC	MC	MC	17.50.230
with columbarium	P	P	MC	MC	MC	MC	17.50.230
with temporary homeless shelter	P	P	MC	MC	MC	MC	17.50.230
Schools - public and private	C	C	C	C	C	C	17.50.270
Schools - specialized education and training (13)	P	P	C (11)	P	P	P	
Street Fairs	P	P	P	P	P	P	
Tents	P	P	P	P	P	P	17.50.320
<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES</b>							
Automated teller machines (ATM) *	P	P	P (11)	P	P	P	17.50.060

Banks, financial services *	P	P	P	P	P	P	
(13)			(14)				
with walk up services *	P	P	P	P	P	P	17.50.060
Business support services	P	P	P	P	P	P (13)	
(13)	(13)	(13)	(13)	(13)	(13)		
Offices - accessory	P	P	P	P	P	P	
			(14)				
Offices - administrative business professional (13)	P	P	P	P	P	P	
			(14)				
Offices - government (13)	P	P	P	P	P	P	
			(11)				
Offices - medical (13)	P	P	P	P	P	P	
			(11)				
Research and development - offices	P	P	C	P	P	P (13)	17.50.240
(13)	(13)	(13)	(13)	(13)	(13)		
Work/live units (13)	P	P	MC	P	MC	P (10)	17.50.370
<b>RETAIL SALES</b>							
Alcohol sales - beer and wine	C	C	C	C	C	C	17.50.040
			(11)				
Alcohol sales - full alcohol sales	C	C	C	C	C	C	17.50.040
			(11)				
Animal services - retail sales * (13)	P	P	P	P	P	P	
			(11)				
Bars or taverns * (13)	C	C	C	C	C	C	17.50.040
			(11)				
with live entertainment *	C	C	C	C	C	C	17.50.130
			(11)				
Commercial nurseries	—	—	—	—	—	P (13)	
Convenience stores *	C	C	C	C	C	C	
			(11)				
Food sales	P	P	P	P	P	P (13)	
	(13)	(13)	(13)	(13)	(13)		
Internet vehicle sales	P	P	P	P	P	P (13)	

	(13)	(13)	(13)	(13)	(13)		
Liquor stores * (13)	C	C	C (11)	C	C	C	
Pawnshops *	C (13)	C (13)	—	C (13)	C (13)	C (13)	17.50.200
Restaurants * (13)	P	P	P (11)	P	P	P	17.50.260
Restaurants, fast food * (13)	P	P	P (11)	P	P	P	17.50.260
Restaurants, formula fast food * (13)	P	P	P (11)	P	P	P	17.50.260
Restaurants with limited live entertainment * (13)	P	P	P (11)	P	P	P	
Restaurants with walk-up window *	C	C	C (11)	C	C	C	17.50.260
Retail sales * (13)	P	P	P (14)	P	P	P	
Seasonal merchandise sales	P	P	P (11)	P	P	P	17.50.180
Significant tobacco retailers * (13)	C	C	C (11)	C	C	C	17.50.330
Swap meets	—	—	—	—	—	C (13)	
Temporary uses	TUP	TUP	TUP	TUP	TUP	TUP	
Vehicle services - automobile rental	C (13)	C (13)	—	C (13)	C (13)	C (13)	
Vehicle services - sales and leasing - limited *	MC	MC	—	MC	MC	MC	
<b>SERVICES</b>							
Adult day-care, general	C	C	C	C	C	C	
Adult day-care, limited	P	P	P	P	P	P	
Ambulance services (13)	C	C	—	C	C	P	
Animal services - boarding (13)	—	—	—	—	—	C	

Animal services - grooming (13)	P	P	P (11)	P	P	P	
Animal services - hospitals (13)	—	—	—	—	—	C	17.50.050
Animal shelters	C (15)	—	—	—	—	C	
Catering services (13)	P	P	P (11)	P	P	P	
Charitable institutions	C	C	C (11)	C	C	C	
Child day-care centers	P	P	C (2)	P	P	P	17.50.080
Child day-care, large care homes, 9 to 14 persons	P	P	P	P	P	P	17.50.080
Child day-care, small care homes, 1 to 8 persons	P	P	P	P	P	P	
Detention facilities	—	— (7)	—	—	—	C	
Emergency shelters	MC	MC	MC (11)	MC	MC	MC	
Filming, long-term	C	C	C	C	C	C	
Emergency shelters, limited	—	—	—	—	—	P	17.50.105
Filming, short-term	P	P	P	P	P	P	
Laboratories (13)	P	P	P (11)	P	P	P	
Life/care facilities	C	C	C	C	C	C	17.50.120
Lodging - bed and breakfast inns	P (13)	C (13)	C (13)	P (13)	C (13)	P (13)	17.50.140
Lodging - hotels, motels (13)	C	C	C (11)	C	C	C	17.50.150
Maintenance or repair services	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Massage establishments	C (13)	—	—	C (13)	—	C (13)	17.50.155

Medical services - hospital	—	—	—	—	—	C	
Mortuaries, funeral homes	—	—	—	—	—	C (13)	
Personal improvement services *	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Personal services *	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Personal services restricted	C (13)	—	—	C (13)	—	C (13)	17.50.200
Printing and publishing	C (13)	C (13)	—	C (13)	—	P (13)	
Printing and publishing, limited *	P	P	P (11)	P	P	P	
Public safety facilities	C	C	C	C	C	C	
Vehicle services - washing and detailing, small-scale	P	P	P (11)	P	P	P	17.50.290
Vehicle services - washing and detailing, temporary	P	P	P (11)	P	P	P	17.50.290
<b>INDUSTRY, MANUFACTURING AND PROCESSING USES</b>							
Industry, restricted	C (13)	C (13)	—	C (13)	—	C (13)	
Industry, restricted, small scale	P	P	—	P	—	P	
Industry, standard	—	—	—	—	—	C (13)	
Recycling - small collection facilities	C	C	C (11)	C	C	C	17.50.220
Research and development - non-offices (13)	P	P	C (11)	P	P	P	17.50.240
<b>TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES</b>							
Alternative fuel/recharging facilities	C	C	C (11)	C	C	C	
Accessory antenna array	P	P	P	P	P	P	
Communications facility (13)	P	P	C (11)	P	P	P	



Commercial off-street parking	MC	MC	MC (11)	MC	MC	MC	
Heliport	—	C (5)	—	—	C (5)	—	
Transit terminal	C	C	C (11)	C	C	C	
Utility, major	C	C	C	C	C	P	
Utility, minor	P	P	P	P	P	P	
Wireless telecommunication facilities, minor	MC	MC	MC	MC	MC	MC	17.50.310

### TRANSIT-ORIENTED DEVELOPMENT

Transit-oriented development	P	P	P	P	P	P	17.50.340
------------------------------	---	---	---	---	---	---	-----------

#### Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Permitted within the Ford Place/Fuller Seminary Precinct.
- (3) See Figure 3-4 - Central District Housing/Ground Floor Map for additional restrictions on residential uses.
- (4) Permitted within the Arroyo Corridor Transition Precinct.
- (5) Conditionally Permitted within 350 feet from the south curb line of Corson Street.
- (6) Conditionally Permitted within the West Downtown Transit Village Precinct.
- (7) Conditionally Permitted within the Civic Center Core Precinct.
- (8) Permitted within the Playhouse South/Green Street Precinct.
- (9) Conditionally Permitted within the Arroyo Entrance Corridor Precinct.
- (10) Not Permitted within the Arroyo Entrance Corridor Precinct.
- (11) In the Walnut Street Urban Village Precinct, this use is permitted only when within 140 feet north or south of Walnut Street.
- (12) Not allowed in areas where residential uses are restricted per Figure 3-4 - Central District Housing/Ground Floor Map.
- (13) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements. Projects within the Central District Transit-Oriented Development Area (Figure 3-5) shall meet the requirements of 17.50.340.
- (14) Allowed only as part of a mixed-use project when 140 feet south or north of Walnut Street.
- (15) Allowed only south of Green Street and west of Arroyo Parkway.

~~Strikethrough language removed~~

Underlined language added