

Table 3-1 – Allowed Uses and Permit Requirements for CD Zoning Districts							
LAND USE <sup>(1)</sup>	PERMIT REQUIREMENT BY ZONE						Specific Use Standards
	CD-1	CD-2	CD-3	CD-4	CD-5	CD-6	
<b>RESIDENTIAL USES</b>							
Boarding houses	P	P	P	P	P	P	
Caretaker quarters	P	P	P	P	P	P	
Dormitories	C	C	C <sup>(2)</sup>	C	C	C	
Fraternities, sororities	C	C	C <sup>(2)</sup>	C	C	C	
Home occupations	P	P	P	P	P	P	<u>17.50.110</u>
Mixed-use projects <sup>(13)</sup>	p <sup>(3)</sup>	p <sup>(3)</sup>	p <sup>(3)</sup>	p <sup>(3)</sup>	p <sup>(3)</sup>	— <sup>(3)</sup> (4)	<u>17.50.160</u>
Multi-family housing/urban housing	p <sup>(3)</sup>	p <sup>(3)</sup>	p <sup>(3)</sup>	p <sup>(3)</sup>	p <sup>(3)</sup>	— <sup>(3)</sup> (4)	<u>17.50.350</u>
Residential accessory uses and structures	p <sup>(3)</sup>	p <sup>(3)</sup>	p <sup>(3)</sup>	p <sup>(3)</sup>	p <sup>(3)</sup>	— <sup>(3)</sup> (4)	<u>17.50.210, 250</u>
Residential care, general	C	C	C	C	C	C	
Residential care, limited	p <sup>(12)</sup>	p <sup>(12)</sup>	p <sup>(12)</sup>	p <sup>(12)</sup>	p <sup>(12)</sup>	p <sup>(12)</sup>	
Single-family housing	— <sup>(6)</sup>	—	P	— <sup>(8)</sup>	—	—	
Single-room occupancy	C	C	C <sup>(11)</sup>	C	C	C	<u>17.50.300</u>
Supportive housing	p <sup>(12)</sup>	p <sup>(12)</sup>	p <sup>(12)</sup>	p <sup>(12)</sup>	p <sup>(12)</sup>	p <sup>(12)</sup>	
Transitional housing	p <sup>(12)</sup>	p <sup>(12)</sup>	p <sup>(12)</sup>	p <sup>(12)</sup>	p <sup>(12)</sup>	p <sup>(12)</sup>	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>							
Clubs, lodges, private meeting halls	C	C	C <sup>(11)</sup>	C	C	C	
Colleges - traditional campus setting	C	C	C <sup>(11)</sup>	C	C	C	
Colleges - nontraditional campus setting <sup>(13)</sup>	P	P	C <sup>(11)</sup>	P	P	P	
Commercial entertainment*	E <sup>(13)</sup>	E <sup>(13)</sup>	—	E <sup>(13)</sup>	E <sup>(13)</sup>	E <sup>(13)</sup>	<u>17.50.130</u>
Commercial recreation - indoor*	C	C	C <sup>(11)</sup>	C	C	C	<u>17.50.130</u>
Commercial recreation - outdoor	C <sup>(13)</sup>	C <sup>(13)</sup>	—	C <sup>(13)</sup>	C <sup>(13)</sup>	C <sup>(13)</sup>	<u>17.50.130</u>
Conference centers	C <sup>(13)</sup>	C <sup>(13)</sup>	—	C <sup>(13)</sup>	C <sup>(13)</sup>	C <sup>(13)</sup>	
Cultural institutions*	p <sup>(13)</sup>	p <sup>(13)</sup>	C <sup>(13)</sup>	p <sup>(13)</sup>	C <sup>(13)</sup>	p <sup>(13)</sup>	
Electronic game centers	C <sup>(13)</sup>	C <sup>(13)</sup>	—	C <sup>(13)</sup>	C <sup>(13)</sup>	C <sup>(13)</sup>	<u>17.50.100</u>
Internet access studios	C <sup>(13)</sup>	C <sup>(13)</sup>	—	C <sup>(13)</sup>	C <sup>(13)</sup>	C <sup>(13)</sup>	<u>17.50.100</u>
Park and recreation facilities	C	C	C	C	C	C	
Religious facilities	P	P	MC	MC	MC	MC	<u>17.50.230</u>
with columbarium	P	P	MC	MC	MC	MC	<u>17.50.230</u>
with temporary homeless shelter	P	P	MC	MC	MC	MC	<u>17.50.230</u>
Schools - public and private	C	C	C	C	C	C	<u>17.50.270</u>
Schools - specialized education and training <sup>(13)</sup>	P	P	C <sup>(11)</sup>	P	P	P	
Street Fairs	P	P	P	P	P	P	
Tents	P	P	P	P	P	P	<u>17.50.320</u>

<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES</b>							
Automated teller machines (ATM)*	P	P	p <sup>(11)</sup>	P	P	P	<u>17.50.060</u>
Banks, financial services* <sup>(13)</sup>	P	P	p <sup>(14)</sup>	P	P	P	
with walk up services*	P	P	P	P	P	P	<u>17.50.060</u>
Business support services	p <sup>(13)</sup>	p <sup>(13)</sup>	p <sup>(13)</sup>	p <sup>(13)</sup>	p <sup>(13)</sup>	p <sup>(13)</sup>	
Offices - accessory	P	P	p <sup>(14)</sup>	P	P	P	
Offices - administrative business professional <sup>(13)</sup>	P	P	p <sup>(14)</sup>	P	P	P	
Offices - government <sup>(13)</sup>	P	P	p <sup>(11)</sup>	P	P	P	
Offices - medical <sup>(13)</sup>	P	P	p <sup>(11)</sup>	P	P	P	
Research and development - Offices	p <sup>(13)</sup>	p <sup>(13)</sup>	C <sup>(13)</sup>	p <sup>(13)</sup>	p <sup>(13)</sup>	p <sup>(13)</sup>	<u>17.50.240</u>
Work/live units <sup>(13)</sup>	P	P	MC	P	MC	p <sup>(10)</sup>	<u>17.50.370</u>
<b>RETAIL SALES</b>							
Alcohol sales - Beer and wine	C	C	C <sup>(11)</sup>	C	C	C	<u>17.50.040</u>
Alcohol sales - Full alcohol sales	C	C	C <sup>(11)</sup>	C	C	C	<u>17.50.040</u>
Animal services - retail sales* <sup>(13)</sup>	P	P	p <sup>(11)</sup>	P	P	P	
Bars or taverns* <sup>(13)</sup>	C	C	C <sup>(11)</sup>	C	C	C	<u>17.50.040</u>
with live entertainment*	C	C	C <sup>(11)</sup>	C	C	C	<u>17.50.130</u>
Commercial nurseries	—	—	—	—	—	p <sup>(13)</sup>	
Convenience stores*	C	C	C <sup>(11)</sup>	C	C	C	
Food sales	p <sup>(13)</sup>	p <sup>(13)</sup>	p <sup>(13)</sup>	p <sup>(13)</sup>	p <sup>(13)</sup>	p <sup>(13)</sup>	
Internet vehicle sales	p <sup>(13)</sup>	p <sup>(13)</sup>	p <sup>(13)</sup>	p <sup>(13)</sup>	p <sup>(13)</sup>	p <sup>(13)</sup>	
Liquor stores* <sup>(13)</sup>	C	C	C <sup>(11)</sup>	C	C	C	
Pawnshops*	C <sup>(13)</sup>	C <sup>(13)</sup>	—	C <sup>(13)</sup>	C <sup>(13)</sup>	C <sup>(13)</sup>	<u>17.50.200</u>
Restaurants* <sup>(13)</sup>	P	P	p <sup>(11)</sup>	P	P	P	<u>17.50.260</u>
Restaurants, fast food* <sup>(13)</sup>	P	P	p <sup>(11)</sup>	P	P	P	<u>17.50.260</u>
Restaurants, formula fast food* <sup>(13)</sup>	P	P	p <sup>(11)</sup>	P	P	P	<u>17.50.260</u>
Restaurants with limited live entertainment*	P	P	p <sup>(11)</sup>	P	P	P	
Restaurants with walk-up window*	C	C	C <sup>(11)</sup>	C	C	C	<u>17.50.260</u>
Retail sales * <sup>(13)</sup>	P	P	p <sup>(14)</sup>	P	P	P	
Seasonal merchandise sales	P	P	p <sup>(11)</sup>	P	P	P	<u>17.50.180</u>
Significant tobacco retailers* <sup>(13)</sup>	C	C	C <sup>(11)</sup>	C	C	C	<u>17.50.330</u>
Swap meets	—	—	—	—	—	C <sup>(13)</sup>	
Temporary uses	TUP	TUP	TUP	TUP	TUP	TUP	
Vehicle services - automobile rental	C <sup>(13)</sup>	C <sup>(13)</sup>	—	C <sup>(13)</sup>	C <sup>(13)</sup>	C <sup>(13)</sup>	
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 <sup>(13)</sup>	C	C	—	C	C	P	

Animal services - boarding <sup>(13)</sup>	--	-	-	-	-	C	
Animal services - Grooming <sup>(13)</sup>	P	P	P <sup>(11)</sup>	P	P	P	
Animal services - Hospitals <sup>(13)</sup>	-	-	--	-	-	C	<u>17.50.050</u>
Animal shelters	C <sup>(15)</sup>	-	-	-	-	-	
Catering services <sup>(13)</sup>	P	P	P <sup>(11)</sup>	P	P	P	
Charitable institutions	C	C	C <sup>(11)</sup>	C	C	C	
Child day-care centers	P	P	C <sup>(2)</sup>	P	P	P	<u>17.50.080</u>
Child day-care, large care homes, 9 to 14 persons	P	P	P	P	P	P	<u>17.50.080</u>
Child day-care, small care homes, 1 to 8 persons	P	P	P	P	P	P	
Detention facilities	-	- <sup>(2)</sup>	--	-	-	C	
Emergency shelters	MC	MC	MC <sup>(11)</sup>	MC	MC	MC	
Emergency shelters, Limited	-	-	-	-	-	P	<u>17.50.105</u>
Filming, long-term	C	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	P	
Laboratories <sup>(13)</sup>	P	P	P <sup>(11)</sup>	P	P	P	
Life/care facilities	C	C	C	C	C	C	<u>17.50.120</u>
Lodging - bed and breakfast inns	p <sup>(13)</sup>	C <sup>(13)</sup>	C <sup>(13)</sup>	P <sup>(13)</sup>	C <sup>(13)</sup>	p <sup>(13)</sup>	<u>17.50.140</u>
Lodging - hotels, motels <sup>(13)</sup>	C	C	C <sup>(11)</sup>	C	C	C	<u>17.50.150</u>
Maintenance or repair services	p <sup>(13)</sup>	p <sup>(13)</sup>	P <sup>(13)</sup>	P <sup>(13)</sup>	p <sup>(13)</sup>	p <sup>(13)</sup>	
Massage establishments	C <sup>(13)</sup>	-	--	C <sup>(13)</sup>	-	C <sup>(13)</sup>	<u>17.50.155</u>
Medical services - hospital						C	
Mortuaries, funeral homes	-	-	-	-	-	C <sup>(13)</sup>	
Personal improvement services*	p <sup>(13)</sup>	p <sup>(13)</sup>	P <sup>(13)</sup>	P <sup>(13)</sup>	p <sup>(13)</sup>	p <sup>(13)</sup>	
Personal services *	p <sup>(13)</sup>	p <sup>(13)</sup>	P <sup>(13)</sup>	P <sup>(13)</sup>	p <sup>(13)</sup>	p <sup>(13)</sup>	
Personal services restricted	C <sup>(13)</sup>	-	-	C <sup>(13)</sup>	-	C <sup>(13)</sup>	<u>17.50.200</u>
Printing and publishing	C <sup>(13)</sup>	C <sup>(13)</sup>	-	C <sup>(13)</sup>	-	p <sup>(13)</sup>	
Printing and publishing, limited*	P	P	P <sup>(11)</sup>	P	P	P	
Public safety facilities	C	C	C	C	C	C	
Vehicle services - washing and detailing, small-scale	P	P	P <sup>(11)</sup>	P	P	P	<u>17.50.290</u>
Vehicle services - washing and detailing, temporary	P	P	P <sup>(11)</sup>	P	P	P	<u>17.50.290</u>
<b>INDUSTRY, MANUFACTURING AND PROCESSING USES</b>							
Industry, restricted	C <sup>(13)</sup>	C <sup>(13)</sup>	-	C <sup>(13)</sup>	-	C <sup>(13)</sup>	
Industry, restricted, small scale	P	P	-	P	-	P	
Industry, standard	-	-	-	-	-	C <sup>(13)</sup>	
Recycling - small collection facilities	C	C	C <sup>(11)</sup>	C	C	C	<u>17.50.220</u>
Research and development - Non-Offices <sup>(13)</sup>	P	P	C <sup>(11)</sup>	P	P	P	<u>17.50.240</u>
<b>TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES</b>							
Alternative fuel/recharging facilities	C	C		C	C	C	

			C <sup>(11)</sup>				
Accessory antenna array	P	P	P	P	P	P	
Communications facility <sup>(12)</sup>	P	P	C <sup>(11)</sup>	P	P	P	
Commercial off-street parking	MC	MC	MC <sup>(11)</sup>	MC	MC	MC	
Heliport	—	C <sup>(5)</sup>	—	—	C <sup>(5)</sup>	—	
Transit terminal	C	C	C <sup>(11)</sup>	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	<u>17.50.310</u>
<b>TRANSIT-ORIENTED DEVELOPMENT</b>							
Transit-oriented development	P	P	P	P	P	P	<u>17.50.340</u>

**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 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.

\* Qualifies as a pedestrian-oriented use.