

Article 18. - Central Business District Zone (CBD)

10.08.2360 - Purpose (CBD).

The Central Business District (CBD) Zone is to provide areas in which the forces of cumulative attraction or the need for comparison shopping may take place.

(Prior code § 10-2.1800)

10.08.2370 - Descriptive regulations (CBD).

In the CBD Zone, the following specified regulations shall govern, unless otherwise provided in this chapter:

(a)

The CBD Zone is to provide an area in which pedestrian-oriented establishments may locate and the forces of cumulative attraction or the need for comparison shopping may take place.

(b)

The CBD Zone is to provide commercial business, service, and office facilities for the convenience of residents of the entire City.

(c)

The CBD Zone is to provide the retail core and cultural focus for the City.

(Prior code § 10-2.1801)

10.08.2380 - Permitted uses (CBD).

(a)

In the CBD Zone, only general business, commercial, wholesale, and governmental activities which are included in the following use groups shall be permitted without conditional approval:

	Group 1	Minor public service uses;
	Group 4	Temporary buildings and uses;
	Group 29	Accessory uses, including signs;
	Group 40	Travelers' living accommodations, except for uses listed as (c-2), Eating and/or drinking establishment that serves alcohol and provides entertainment after 11:00 p.m.;
	Group 41	Business offices and professional offices and laboratories;
	Group 42	Retail trade establishments; except veterinary clinics;
	Group 43	Consumer service and retail trade establishments, except for uses listed as (c-2), Eating and/or drinking establishment that

		serves alcohol and provides entertainment after 11:00 p.m.; and
	Group 54	Small recycling collection facilities.

(b)

In the CBD Zone, general business, commercial, wholesale, and governmental activities which are included in the following use groups shall be permitted only with conditional approval:

	Group 2	Local public service and utility installations;
	Group 10	Crop and tree farming;
	Group 23	Multi-family uses;
	Group 24	High density multi-family uses and apartment hotels;
	Group 29	Accessory uses;
	Group 30	Places of public assembly such as educational, cultural, institutional, religious, and recreational uses serving local residential areas, excluding uses that are classified within Use Group No. 48;
	Group 31	Educational, cultural, institutional, and recreational uses;
	Group 32	Educational, cultural, institutional, and recreational uses with special site or locational requirements;
	Group 40	Traveler's living accommodations, except trailer parks and uses listed as (c-2), Eating and/or drinking establishment that serves alcohol and provides entertainment after 11:00 p.m.;
	Group 43	Consumer service and retail trade, subsection (c-2), Eating and/or drinking establishment that serves alcohol and provides entertainment after 11:00 p.m.;
	Group 44	Consumer service and retail trade establishments; and
	Group 45	General consumer and business services, miscellaneous repairs, and catering services only.

(Ord. 1050 § 6, 2003; Ord. 1004 § 3, 1999; prior code § 10-2.1802)

(Ord. No. 1177, § 10, 1-15-2013)

10.08.2390 - Building site area (CBD).

There shall be no building site area requirements in the CBD Zone.

(Prior code § 10-2.1803)

10.08.2400 - Lot area (CBD).

There shall be no lot requirements in the CBD Zone.

(Prior code § 10-2.1804)

10.08.2410 - Yard areas (CBD).

There shall be no yard area requirements in the CBD Zone, except adjacent to residential zones, in which case a fifteen-foot front yard shall be provided.

(Prior code § 10-2.1805) 10.08.2410

10.08.2420 - Height (CBD).

There shall be no height requirements in the CBD Zone.

(Prior code § 10-2.1806)

10.08.2430 - Permissible lot coverage (CBD).

There shall be no lot coverage requirements in the CBD Zone.

(Prior code § 10-2.1807)

10.08.2440 - Floor area (CBD).

There shall be no floor area requirements in the CBD Zone.

(Prior code § 10-2.1808)

10.08.2450 - Off-street parking (CBD).

See [Article 26](#) of this chapter. A twenty (20%) percent reduction in the required parking area, as required by the provisions of [Article 26](#) of this chapter, will be permitted if seventy (70%) percent of this area is used for pedestrian-oriented open space (mall). Developers interested in receiving such reduction shall submit plans for pedestrian-oriented open space to the Commission for approval prior to review by the Community Development Director. A five (5%) percent reduction in required parking area will be permitted if one or more property owners provide public rest areas and direct telephone communication for public transit riders.

(Prior code § 10-2.1809)

10.08.2460 - Usable open space (CBD).

(See [Section 10.08.2450](#) of this article.)

(Prior code § 10-2.1810)

10.08.2470 - Loading and unloading space (CBD).

Loading and unloading areas in the CBD Zone shall be indicated and provided for at the rear of the buildings or upon adjoining alleys.

(Prior code § 10-2.1811)

10.08.2480 - Development review (CBD).

All uses requiring a building permit shall obtain development review compliance, except as provided for in [Article 30](#) of this chapter and the CEQA Guidelines adopted by the City, prior to being established in the CBD Zone.

(Prior code § 10-2.1812)