

Section 4.13

CBD, Central Business District

Intent and Purpose

This district is established to provide for office buildings and the great variety of retail stores and related activities which occupy the prime retail frontage, by serving the comparison, convenience and service needs of the area. The regulations of the districts are designed to promote convenient pedestrian shopping and the stability of retail development by encouraging a continuous retail frontage and by prohibiting automotive-related services and non-retail uses which tend to break up such continuity.

Section 4.13.1 Permitted Principal Land Uses

- (a) All principal permitted land uses in the OP, Office and Professional District.
- (b) Generally recognized retail businesses which supply commodities on the premises within completely enclosed buildings, such commodities include, but not limited to, foods, drugs, liquor, furniture, clothing, dry goods, notions or hardware.
- (c) Government offices and public buildings.
- (d) Health and fitness clubs.
- (e) Housing for the Elderly and Nursing Homes/Convalescent Centers, subject to Sections 6.3 and 6.24.
- (f) Live/work units, subject to Section 6.32.
- (g) One-family dwellings located above the first floor within a building containing another permitted use, and subject to Section 4.21.1.
- (h) Outdoor display of products or materials intended for retail sale or rental, subject to Section 6.36.
- (i) Personal service establishments including, but not limited to watch, small appliance, shoe, and television repair shops, and beauty and barber shops, tailor and seamstress shops, upholstery shops.
- (j) Public libraries and museums.
- (k) Restaurants, carry-out or sit down.
- (l) Theaters, when completely enclosed.

- (m) Seasonal and transient display of products or materials intended for retail sale or rental, subject to Section 6.45.
- (n) Sidewalk cafe service, operated by a restaurant or other food establishment which sells food for immediate consumption, subject to Section 6.47.
- (o) Uses similar to the above permitted principal land uses.

Section 4.13.2 Permitted Principal Special Land Uses

The following special uses of land, building and structures are permitted, subject to the provisions of Section 3.3, Special Land Uses:

- (a) Artisan and farmers markets, subject to Section 6.7.
- (b) Assembly and dance halls.
- (c) Banquet halls and similar rental facilities.
- (d) Bars, lounges and night clubs.
- (e) Motels and hotels, subject to Section 6.35.
- (f) Single-family dwellings, detached.
- (g) Uses similar to the above permitted principal special land uses.