

**Ordinance \_\_\_\_\_, Exhibit B**  
**Amendments to Article 6**  
**Commercial and Professional Districts**

Note: underlined and bolded text represents new text; ~~strike through~~ represents text to be eliminated.

**2-606 CC District—Use Regulations**

**B. CC District—Conditionally Permitted Uses.**

The following uses are allowed in the CC District, subject to the approval of a conditional use permit. (Certain uses are subject to special requirements and/or limitations, as prescribed following the individual use classification.)

1. Accessory Uses in conjunction with a conditionally permitted use.
2. Animal Boarding.
3. Animal Hospitals.
4. Automobile Washing, Unattended.
5. Bars.
6. Bed and Breakfast Inns. (Subject to the regulations of Section 4-1674: Bed and Breakfast Inns.)
7. Beer and Wine Stores. [Beer and wine stores shall not be located within one thousand (1,000) feet of a site occupied by a public or private school, park, library, or recreational facilities, and no exterior vending machines shall be permitted. Beer and wine stores may be operated only between the hours of 6:00 a.m. and 10:00 p.m. unless longer hours are allowed with the approval of a conditional use permit, with a finding that the extended hours would not have an adverse effect on neighboring uses. A pre-existing beer and wine store shall not be deemed a nonconforming use solely due to non-compliance with the one thousand (1,000) foot minimum distance requirement.]
8. Billiard Parlors.
9. Bingo Parlors.
10. Building Materials and Services.
11. Coin-Operated Laundry Businesses.
12. Commercial Parking Facility.
13. Commercial Recreation.
14. Convenience Stores. (Convenience markets shall not be located within one thousand (1,000) feet of a site occupied by a public or private school, park, library, or recreational facilities, and no exterior vending machines shall be permitted. Convenience markets may be operated only between the hours of 6:00 a.m. and 10:00 p.m. unless longer hours are allowed with the approval of a conditional use permit, with a finding that the extended hours would not have an adverse effect on neighboring uses. A pre-existing convenience store shall not be deemed a nonconforming use solely due to

non-compliance with the one thousand (1,000) foot minimum distance requirement.)

15. Cultural Institutions.
16. Dance Clubs.
17. Department Stores.
18. Drive-Up Facilities.
19. Emergency Health Care.
20. Entertainment Events. (Entertainment events, when provided either as a primary use or as an accessory use to permitted and conditionally permitted uses, require use permit approval.)
21. Farmers' Market.
22. Fast Food Establishments, Large Scale.
23. Financial Institutions, Personal Loan Services. (Financial institutions, personal loan services uses shall not be located within one thousand five hundred (1,500) feet from other financial institutions, personal loan services uses. Financial institutions, personal loan services uses may be operated only between the hours of 6:00 a.m. and 10:00 p.m. unless longer hours are allowed with the approval of a conditional use permit, with a finding that the extended hours would not have an adverse effect on neighboring uses.)
24. Fortune-Telling Establishments.
25. Game Centers.
26. Government Offices.
27. Gun or Weapon Shop.
28. Hospitals.
29. Hotels, Motels, and Time-Share Facilities.
30. **Laboratories, Cannabis Testing Facilities.**
- ~~31.~~ ~~30.~~ 31. Liquor Stores. (Liquor stores shall not be located within one thousand (1,000) feet of a site occupied by a public or private school, park, library, or recreational facilities, and no exterior vending machines shall be permitted. Liquor stores may be operated only between the hours of 6:00 a.m. and 10:00 p.m. unless longer hours are allowed with the approval of a conditional use permit, with a finding that the extended hours would not have an adverse effect on neighboring uses. A pre-existing liquor store shall not be deemed a nonconforming use solely due to non-compliance with the one thousand (1,000) foot minimum distance requirement.)
- ~~32.~~ ~~31.~~ 32. Massage Therapy.
- ~~33.~~ ~~32.~~ 33. Medical Cannabis Dispensary. (A medical cannabis dispensary shall not be located within one thousand (1,000) feet of a public or private school, public library, youth center [serving youth ages eighteen (18) and under], parks and recreation facilities, or facilities for religious worship and incidental religious education; and shall not be located within five hundred (500) feet from a residential zone. A dispensary may be open during hours as specified in the San Leandro Municipal Code and are further subject to performance standards in the San Leandro Municipal Code.)
- ~~34.~~ ~~33.~~ 34. Mixed-Use Residential.
- ~~35.~~ ~~34.~~ 35. Multi-Family Residential.

- ~~36.~~ 35. Park and Recreation Facilities.
- ~~37.~~ 36. Pawn Shop.
- ~~38.~~ 37. Public Safety Facilities.
- ~~39.~~ 38. Retail Sales, Big Box.
- ~~40.~~ 39. Secondhand Sales.
- ~~41.~~ 40. Service Stations.
- ~~42.~~ 41. Supermarkets.
- ~~43.~~ 42. Telecommunications, New Monopoles and Towers. (Subject to the regulations of Section 4-1686: Wireless Telecommunications Facilities.)
- ~~44.~~ 43. Theaters.
- ~~45.~~ 44. Tobacconist/Cigarette Stores. [Tobacconist/cigarette stores shall not be located within one thousand five hundred (1,500) feet of a site occupied by a public or private school, park, library, or recreational facilities, or of other tobacconist/cigarette stores, and no exterior vending machines shall be permitted. Tobacconist/cigarette stores may be operated only between the hours of 6:00 a.m. and 10:00 p.m. unless longer hours are allowed with the approval of a conditional use permit, with a finding that the extended hours would not have an adverse effect on neighboring uses.]
- ~~46.~~ 45. Two-Family Residential.
- ~~47.~~ 46. Utilities, Major.
- ~~48.~~ 47. Vehicle/Equipment Repair, Limited.
- ~~49.~~ 48. Vehicle/Equipment Repair, General.
- ~~50.~~ 49. Vehicle/Heavy Equipment Dealers, New.
- ~~51.~~ 50. Vehicle/Heavy Equipment Dealers, Used.
- ~~52.~~ 51. Vehicle/Heavy Equipment Rentals.