

Table 3.1. Allowed Building Functions and Permit Requirements

Land Use ¹	T4	T5	T6	T6-O	D1	D2	D3	D4
Assembly								
Bar/tavern/night club	CUP	CUP	CUP	CUP	–	–	–	CUP
Commercial recreation facility								
Indoor, ≤ 5,000 sf	CUP	MUP ²	MUP ²	MUP	–	–	–	CUP
Indoor, > 5,000 sf	CUP	CUP ²	CUP ²	CUP	–	–	–	CUP
Outdoor	–	–	–	–	–	–	–	CUP
Community meeting facility								
≤10,000 sf	CUP	P	MUP ²	MUP	–	–	–	–
>10,000 sf	CUP	CUP	CUP ²	CUP	–	–	–	–
Conference/convention facility								
≤10,000 sf	P	P ²	MUP ²	MUP	–	–	–	P
>10,000 sf	CUP	CUP	CUP ²	CUP	–	–	–	CUP
Fitness/health facility	P	P	P ²	P	–	–	–	P
Library, museum	P	P	P ²	P	–	–	–	–
School - Specialized education/training	P ²	P ²	P ²	P ²	–	–	–	CUP
Sports and entertainment assembly facility	–	–	–	–	–	–	–	CUP
Studio - Art, dance, martial arts, music, etc.	P	P	MUP	P	–	–	–	P
Tasting Room	MUP	MUP	MUP	MUP	–	–	–	MUP
Theater								
Movie (See Chapter 19.70, Theater Combining District, Petaluma Implementing Zoning Ordinance)	–	P ²	P ²	P ²	–	–	–	–
Live Performance	CUP	CUP	MUP ²	MUP	–	–	–	CUP
Lodging								
Bed and breakfast inn	P	P	P ²	P ²	–	–	–	–
Hotel or motel	–	P ²	P ²	P ²	–	–	–	P
Residential								
Emergency shelter	CUP	CUP	CUP	CUP	–	CUP	–	CUP
Home occupation (See IZO Section 7.050)	P	P	P	P	–	–	–	P
Live/work unit (See Section 4.70.020)	P	P	CUP ²	MUP	–	–	–	P
Multi-family housing	P ²	P ²	–	–	–	–	–	–

Residential in mixed use building (See Section 4.70.030)	P	P	P	P	–	–	–	P
Single-family dwelling	P ²	P ²	–	–	–	–	–	–
Work/live unit (See Section 4.70.020)	MUP	MUP	CUP	MUP	–	–	–	P
Retail								
Alcoholic beverage sales	CUP	CUP	CUP	CUP	–	–	–	CUP
Artisan shop	P	P	P	P	–	–	–	CUP
Auto parts sales	–	MUP	MUP	MUP	–	–	–	P
Building and landscape materials sales								
Indoor	MUP	MUP	–	–	–	–	–	P
Outdoor	–	–	–	–	–	–	–	CUP
Drive-through retail	–	–	–	–	–	–	–	–
Farm supply and feed store	MUP	MUP	–	–	–	–	–	P
Gas station	–	CUP	–	–	–	–	–	P
General retail -								
≤10,000 sf	MUP	P	P	P	–	–	–	P
>10,000 sf; ≤50,000 sf	–	CUP	CUP	CUP	–	–	–	P
>50,000 sf	–	–	–	–	–	–	–	CUP
Groceries, specialty foods								
≤10,000 sf	P	P	P	P	–	–	–	P
>10,000 sf	CUP	MUP	MUP	MUP	–	–	–	P
Restaurant, café, coffee shop	P	P	P	P	–	–	–	P
Shopping center	CUP	CUP	CUP	CUP	–	–	–	CUP
Services								
Adult day care								
6 or fewer clients, provided in a home	P	P	P ²	P	P	–	–	P
7 or more clients	CUP	CUP	CUP	CUP	CUP	–	–	P
ATM	CUP	MUP	MUP	MUP	P	–	–	P
Bank, financial services	P	P	P	P	P	–	–	P
Business support service	P	P	P ²	P	P	–	–	P
Catering service	P	P	P	P	P	–	–	P
Child day care								
Large or small family day care home	P	P	P ²	P	P	–	–	P
Child day care center	CUP ²	MUP ²	MUP ²	MUP	CUP	–	–	P
Community service organization	CUP	MUP ²	MUP ²	MUP	CUP	–	–	P
Drive-through service	–	–	–	–	–	–	–	–
Equipment rental	–	–	–	–	–	–	–	P

Kennel, animal boarding	–	–	–	–	–	–	–	CUP
Maintenance/repair service								
Equipment, large appliances, etc.	–	CUP	–	–	CUP	–	–	P
Client site services	CUP	MUP ²	MUP ²	MUP ²	P	–	–	P
Medical services								
Clinic, lab, urgent care	–	P ²	–	–	P	–	–	P
Doctor office	P ²	P ²	MUP ²	P	–	–	–	–
Mortuary, funeral home	–	–	–	–	CUP	–	–	CUP
Office								
Business/service/government	CUP	P	P ²	P	P	–	–	P
Office - Processing	–	CUP ²	MUP ²	MUP	CUP	–	–	CUP
Professional	P ²	P ²	P ²	P	P	–	–	P
Personal services								
Non-restricted	P	P	MUP	P	P	–	–	P
Restricted	–	–	–	–	CUP	–	–	P
Public safety facility	CUP	CUP	CUP	CUP	CUP	–	–	CUP
Vehicle services								
Major repair/body work	–	–	–	–	–	–	–	CUP
Minor maintenance/repair	–	CUP	–	–	CUP	–	–	CUP
Veterinary clinic, animal hospital	–	CUP	–	CUP	CUP	–	–	CUP
Transportation, Communications, & Infrastructure								
Ambulance, taxi, or limousine dispatch facility	–	–	–	–	CUP	CUP	–	CUP
Broadcasting studio	–	CUP	CUP ²	CUP	CUP	–	–	CUP
Structured parking facility, public or commercial	P	P	P ²	P	CUP	CUP	CUP	CUP
Pipeline, utility transmission or distribution line	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Telecommunications facility	–	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Transit station or terminal	–	CUP	CUP	CUP	CUP	CUP	–	CUP
Utility facility (underground and alleys only)	–	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Utility infrastructure (underground and alleys only)	P	P	P	P	P	P	P	P
Rail Facility (Freight handling & track maintenance)	–	–	–	–	–	P	–	–
Industry, Manufacturing & Processing, Wholesaling								
Agricultural product processing	–	CUP ^{2,4}	–	–	P	–	P	–

Artisan/craft product manufacturing	P ³	MUP ^{2,3}	MUP ^{2,3}	MUP ^{2,3}	–	–	P	–
Chemical product manufacturing	–	–	–	–	–	–	CUP	–
Clothing and fabric product manufacturing	CUP	MUP ^{2,3}	–	–	P	–	P	–
Concrete, gypsum, and plaster product manufacturing	–	–	–	–	–	–	P	–
Electronics, equipment, and appliance manufacturing	CUP	CUP ^{2,3}	–	–	CUP	–	P	–
Food and beverage product manufacturing	CUP ³	CUP ^{2,3}	–	–	CUP	–	P	–
Furniture and fixtures manufacturing, cabinet shop	–	CUP ²	–	–	CUP	–	P	–
Glass product manufacturing	CUP ³	CUP ^{2,3}	–	–	–	–	P	–
Laboratory - Medical, analytical, research & development	–	P ²	–	–	P	–	P	–
Laundry, dry cleaning plant	–	–	–	–	CUP	–	CUP	–
Lumber and wood product manufacturing	–	CUP ^{2,4}	–	–	CUP	–	CUP	–
Machinery manufacturing	–	CUP ^{2,4}	–	–	–	–	P	–
Media production	P ²	P ²	P ²	P ²	P ²	–	P	P
Metal products fabrication, machine or welding shop	–	CUP ^{2,4}	–	–	–	–	CUP	–
Motor vehicles and transportation equipment	–	–	–	–	–	–	CUP	–
Paper product manufacturing	–	–	–	–	–	–	P	–
Photo/film processing lab	–	CUP ²	–	–	–	–	CUP	–
Plastics, synthetics, rubber product manufacturing	–	–	–	–	–	–	CUP	–
Printing and publishing	P ²	P ²	–	–	P	–	P	P
Recycling - Small collection facility	–	–	–	–		–	CUP	
Research and development	P	P ²	P ²	P ²	P	–	P	P
Small product manufacturing	–	MUP ²	MUP ^{2,4}	MUP ^{2,4}	P ²	–	P	–
Stone and cut stone product manufacturing	–	–	–	–	–	–	P	
Storage								
Outdoor storage yard as a primary use	–	–	–	–	–	–	CUP	–
Warehouse, indoor storage	–	–	–	–	–	–	P	–
Structural clay and pottery product manufacturing	–	–	–	–	–	–	P	–

Textile and leather product manufacturing	–	CUP ²	–	–	–	–	P	–
Wholesaling and distribution	–	CUP ^{2,4}	–	–	–	–	P	CUP

Key	P Permitted		MUP Minor Use Permit		CUP Conditional Use Permit		– Prohibited	
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1 See Section [9](#) (Glossary) for use type definitions.

2 On a frontage where shopfronts are required, use is allowed only on upper floor(s) or behind an allowed ground floor use per the permit requirement indicated.

3 Limited to a maximum of 5,000sf on ground floor.

4 In spaces greater than 8,000sf on ground floor; otherwise **P**.