

ARTICLE 5:
CENTRAL BUSINESS DISTRICT (CBD)

SECTION 2.5.010 DISTRICT

- 1) Purpose
The CBD (Central Business District) classification is intended to provide for general retail, residential, professional office/service, and mixed use activities serving a regional/community-wide need under design standards that ensure compatibility and harmony with adjoining land uses and that encourage the highest quality design and development. The CBD Zone is intended to promote a strong pedestrian orientation through its mix of permitted uses and specific development standards. See Figure 2-5: CBD Boundaries.

SECTION 2.5.020 ALLOWED USES AND STANDARDS

- 1) Permitted Uses
Uses identified with a “P” in Table 2-9 are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this Ordinance. Uses not specifically listed but similar to other permitted uses may be approved by the Director.
- 2) Conditional Uses
Uses identified with a “C” in Table 2-9 may be allowed if reviewed and approved in accordance with the Conditional Use Permit procedures of [Article 8 of Chapter 5](#). Conditional uses are subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this Ordinance. Uses not specifically listed but similar to other conditional uses may be applied for through the Conditional Use Permitting process.
- 3) Prohibited Uses
Uses identified with a “-” are expressly prohibited. Uses not identified are also prohibited.
- 4) Use Standards
The “use standards” column of Table 2-9 identifies use-specific standards that apply to some uses. Unless otherwise expressly stated, compliance with such standards is required regardless of whether the use is permitted as-of-right or requires conditional use approval.
- 5) Development Standards
Development of land within these Districts must comply with the standards referenced in Table 2-10, as well as other applicable development standards contained within this Ordinance. If standards for specific aspects of development are not provided, such as minimum lot size, other required standards will dictate unspecified standards (i.e., setbacks and coverage).

TABLE 2-9: CBD – ALLOWED USES

USE CATEGORY	CBD	STANDARDS
Specific Use		
RESIDENTIAL		
1) Dwellings units not part of a commercial development subject to MR29	C	2.3.020
2) Dwelling units above commercial structures (one (1) dwelling unit per 800 sq. ft. of lot area) [1]	P	-
PUBLIC/CIVIC		
3) Parking lots and garages	P	3.2
COMMERCIAL		
4) Accessory uses customarily incidental to any permitted uses are permitted when located on the same lot, except that no more than three (3) game machines shall be considered as an accessory use in each hotel, eating establishment, or restaurant. [2]	P	-
5) Any use over 10,000 square feet of gross floor area	C	-
6) Athletic/Health clubs (including racquet sports	C	-
7) and spas) (indoors only)		
8) Banks, Savings/Loan Associations and Credit Unions	P	-
9) Bed and Breakfast Facility	P	4.4.110
10) Brewery, Micro- [2]	P	-
11) Business and Professional Offices [3]	P, C	-
12) Businesses existing prior to the adoption of this Ordinance [3]	P	-
13) Business services or offices (establishments primarily engaged in rendering services to business establishments such as printing, photocopying, advertising, and mailing; employment services; management and consulting services; protective services; equipment rental and leasing; photo finishing; and personal supply services)	P	-
14) Day Care Facility (above the ground floor only)	C	-
15) Drive-In facilities for Financial Institutions	C	-
16) Education/Tutoring Centers (above the ground floor only)	C	-
17) Employment Agencies (above the ground floor only)	C	-
18) Liquor Store for off-premises consumption	C	-
19) Mini-Retail Business (no more than two (2) at any host business location and no larger than 250 sq. ft.)	C	-
20) Professional offices	P	2.5.040
21) Restaurants, Eating Establishments, Coffee Houses, Juice Bars, Delicatessen, Taverns, and similar uses with outdoor seating for more than 12 persons.	C	-
22) Retail Establishments under 10,000 square feet of gross floor area for the following uses:	P	-
a) Antique stores selling only merchandise of which at least 50% (by quantity and value) is more than 75 years old.		
b) Appliance Stores		
c) Art Galleries		

d) Bakeries, Ice Cream Stores, or Confectionery Stores		
COMMERCIAL	CBD	STANDARDS
Retail Establishments under 10,000 square feet of gross floor area for the following uses:	P	-
e) Barber, Beauty, Nail Shops		
f) Bicycle Shops		
g) Book or Stationary Stores		
h) Clothing or Wearing Apparel Shops selling only new merchandise, or Consignment Clothing Stores		
i) Department and Sporting Goods Stores		
j) Pharmacy		
k) Florist Shops		
l) Furniture Sales or Rental Stores		
m) Hardware Sales or Rental Stores, Kitchen and Bath Cabinets/Fixtures, Lighting Fixture Stores, Paint and Wallpaper Stores, Interior Decorating Stores, Floor Covering/Draperies Stores		
n) Jewelry Stores		
o) Locksmith Shops		
p) Music Stores, Instrument Sales, rentals, and lessons		
q) Onsite and offsite sales limited to beer and/or wine exclusively. (Ord.3289, 9/08)		
r) Pet Shops		
s) Photography Stores and Studios including Camera Sales		
t) Radio and Television Stores, and incidental repair services		
u) Records, Audio, and Video Tape, and other similar products including sales, rentals, and incidental repair services		
v) Restaurants, Eating Establishments, Delicatessens, and Taverns, but without drive-thru facilities. May include outdoor seating for up to twelve (12) persons; (Ord.3289, 9/08)		
w) Shoe Repair, Tailor, Dressmaking Shops		
x) Toy Shops		
y) Typewriter and Computer Products sales, rentals, and incidental services		
23) Telecommunication Facilities	C	4.3
24) Theaters	C	-

[1] Dwellings in this zone shall be exempt from off-street parking standards of Section [3.2.010](#). (Ord.3279, 3/08)

[2] Limited to 10,000 square feet of gross floor area.

[3] Conditionally permitted to be located on the ground floor of buildings fronting on Jackson Street (see Section [2.5.040](#)), outright permitted elsewhere. Professional Offices located on the ground floor of buildings fronting on Jackson Street that existed prior to the adoption of this Ordinance are considered to be a permitted use; however, if the professional office ceases to be used as such for a period of one year, the status as permitted use shall be revoked.

TABLE 2-10: CBD PARCEL AND BUILDING STANDARDS

DISTRICTS	CBD
Minimum Lot Area (sq. ft.)	N/A
Coverage	100%
Setbacks (feet)	See Section 2.5.030
Maximum Building Height (feet)	75

SECTION 2.5.030 ADDITIONAL DEVELOPMENT STANDARDS

1) Setbacks

Front Yard. No front yard setbacks are required. The maximum setback permitted shall be ten (10) feet, which may be used for landscaping, pedestrian circulation, entry court, outdoor dining and similar uses related to a downtown pedestrian environment.

a) Rear Yard. No rear yard setbacks shall be required except as follows:

- i) Where the rear property line abuts residential zoned property a minimum rear yard setback of 20 feet shall be maintained, except that no portion of any structure shall encroach through a plane projected from an angle of 45 degrees as measured at the ground level along the rear property line.
- ii) Where the rear property line abuts a dedicated alley which separates such rear property line from abutting residential zoned property, the rear yard shall have a minimum depth of 20 feet which shall be measured from the center line of said alley and the 45 degree angle of the aforementioned plane may be measured at the ground level along the centerline of said alley.

b) Side Yard. No side yard setbacks shall be required, except as follows:

- i) Where the side property line abuts residential zoned property, no setback shall be required for the ground floor portion of the structure or first 15 feet of structure height, whichever is less. Portions of the structure above the ground floor or 15 feet in height shall be set back a minimum of ten (10) feet from the side property line.
- ii) Where the side property line abuts a dedicated alley which separates such side property line from abutting residential zoned property, the side yard shall have a minimum depth of ten (10) feet, which shall be measured from the center line of said alley and the 45 degree angle of the aforementioned plane may be measured at the ground level along the centerline of said alley.

2) Width. For purposes of regulating the division of existing storefronts, no storefront shall be less than 25 feet wide. For the purpose of this Section, a storefront is the primary (front facade) and secondary (rear/side facade) building entrance where access is taken from a public street, alley, public, or private parking lot, or pedestrian mall/arcade or passage.

3) Off-Street Parking. Unless otherwise indicated in Section [3.2.060](#), all development shall meet off-street parking requirements of Section [3.2.010](#) of this Ordinance.

- 4) Landscaping. All setbacks, parkways, open areas, plazas, paseos, and non-work areas that are visible from a public street/alley or from a parking lot available to the general public shall be landscaped.
- 5) Roof-Mounted Equipment. No roof-mounted equipment, vents, ducts, or dish antennas shall be visible from ground level from any adjacent parcel, or any public street or right-of-way. This shall be accomplished through the extension of the main structure or roof, or screened in a manner that is architecturally integrated with the main structure, such as a parapet wall.
- 6) Business Address Required. Each business or structure (as appropriate) shall provide its address in numbers a minimum of six (6) inches in height. The address shall be placed on the building, awning valance, or canopy in a manner to be clearly visible from the adjacent street, alley, and sidewalk. The preferred locations are above the main pedestrian entrance and at rear or side entrances.

SECTION 2.5.040 PROFESSIONAL OFFICE

Professional office along Jackson Street shall provide ground floor windows for a minimum of 75% of the length of the building. In addition, ground floor design shall utilize recesses, reveals and shall not incorporate the following exterior wall material:

- 1) Plywood
- 2) Unfinished concrete or concrete block
- 3) Reflective mirrored windows
- 4) Corrugated metal or fiberglass

FIGURE 2-5: CBD BOUNDARIES

