

Zone District: B-4 (Central Business District)

Purpose. The standards of this district (B-4) are intended to provide areas for the location of business and other central services required by the region at large.

Setbacks: Front: 0' Side: 5'* Rear: 15'*

* Does not apply on the portion of the parcel adjacent to another parcel also in a business or Industrial zone. It does apply when the portion of the parcel is adjacent to a residential or special zone (streets and alleys not considered.).

Coverage: 100%
 Floor Area Ratio: 4
 Max. Height: Unlimited (See Section 17-4-6 for additional setbacks required for structures over 35' in height)
 Minimum Lot Width: 50'
 Minimum Lot Size: 5,000 Square Feet

Performance standards: § 17-4-5(1).

Outdoor Lighting § 17-4-52 Outdoor Lighting Performance Standards.

Off Street Parking § 17-4-43 Off-street parking non-residential.

Landscape: Required. § 17-4-7

Public Sidewalks: § 17-4-44

Permitted Uses § 17-4-51(c)

Uses by right.

1. Accessory commissary
2. Accessory community garden
3. Adult day service center
4. Ambulance service
5. Art gallery
6. Auditorium
7. Automobile dealership
8. Automobile rental
9. Bakery, retail
10. Banquet hall
11. Bar, tavern
12. Beauty salon or barbershop
13. Bed and breakfast home
14. Bed and breakfast inn
15. Blood bank or donor station
16. Body art studio
17. Bowling alley
18. Broadcasting studio
19. Butcher shop

Uses by review.

1. Accessory heliport, emergency medical
2. Commercial, established
3. Commissary
4. Community correctional facility or program
5. Contractor's shop
6. Crematory
7. Flea market
8. Food and drink processing facility, minor
9. Food warehousing
10. Heliport, emergency medical
11. Homeless shelter
12. Hospice care facility
13. Kennel (cattery)
14. Laboratory

Conditional uses:

1. Accessory antenna
2. Accessory commercial patio
3. Accessory drive-thru
4. Accessory emergency generator
5. Accessory medical marijuana home cultivation
6. Accessory medical marijuana optional cultivation
7. Accessory solar array
8. Adult entertainment
9. Artist studio
10. Automobile repair, lube shop
11. Automobile repair, repair shop
12. Brewpub
13. Community garden
14. Development in floodplain
15. Mixed-use
16. Recreational vehicle, sales and

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| 20. Car wash | 15. Medical marijuana center
(dispensary) (Limited use
permit) | service |
| 21. Catering service | 16. Microbrewery | 17. Rental shop, equipment |
| 22. Charitable institution | 17. Parks, trails and open space | 18. Rental shop, general |
| 23. Child care center | 18. Pawnshop | 19. Repair shop, consumer items |
| 24. Civic club | 19. Pawnshop, automobile | 20. Repair shop, durable goods |
| 25. Community center | 20. Payday loan agency | 21. Retail marijuana testing
facility |
| 26. Dog care facility | 21. Recreation facilities, general | 22. Retail sales, building materials |
| 27. Farmers market | 22. Residence, condominium | 23. School, trade |
| 28. Financial drive-up facility | 23. Residence, multi-family | 24. Smoking lounge |
| 29. Financial institution | 24. Residence, watchman or
caretaker | 25. Temporary construction yard |
| 30. Funeral home | 25. Retail sales, thrift | 26. Temporary mobile auto repair |
| 31. Gas station | 26. Shooting range | 27. Temporary outdoor sales,
seasonal |
| 32. General service | 27. Storage facility, outdoor | 28. Tower (Antenna) |
| 33. Health club | 28. Storage facility, self-storage | 29. Veterinary clinic |
| 34. Hospital | 29. Student Housing | 30. Woodworking |
| 35. Hotel (Motel) | 30. Temporary retail sales,
intermittent | |
| 36. Instructional studio | 31. Tow service | |
| 37. Laundromat | 32. Transit station | |
| 38. Laundry service | 33. Truck sales and service | |
| 39. Library | 34. Truck stop | |
| 40. Massage establishment | 35. Warehousing uses | |
| 41. Mortuary | 36. Wholesaling uses | |
| 42. Museum | 37. Wind Turbine | |
| 43. Office, general | | |
| 44. Office, medical | | |
| 45. Office, professional | | |
| 46. Parking lot | | |
| 47. Parking structure | | |
| 48. Pet shop | | |
| 49. Pharmacy | | |
| 50. Precious metal purchaser | | |
| 51. Print shop | | |
| 52. Public utilities | | |
| 53. Recreation facilities, indoor | | |
| 54. Religious institution | | |
| 55. Residence, established | | |
| 56. Residence, established | | |
| 57. Restaurant | | |
| 58. Restaurant, carry-out | | |
| 59. Retail sales, antiques | | |
| 60. Retail sales, auto parts | | |
| 61. Retail sales, big box | | |
| 62. Retail sales, garden center | | |
| 63. Retail sales, general | | |
| 64. Retail sales, liquor store | | |
| 65. Retail sales, secondhand | | |
| 66. Retail sales, tires | | |
| 67. School, college or university | | |

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- 68. School, general
- 69. School, preschool
- 70. Temporary farmers market
- 71. Temporary mobile food vendor
- 72. Theater, general
- 73. Theater, multiplex
- 74. Urgent care facility
- 75. Wedding facility