

Sec. 656.314. - Central Business District Category.

This is a mixed land use category that is coterminous with the jurisdictional area of the Downtown Investment Authority (DIA). The category allows medium to high-density residential (including loft apartments), commercial, industrial, institutional, recreational, and entertainment uses, as well as transportation and communication facilities. Loft apartments consisting of residential units within large, formerly nonresidential buildings converted or partially converted to residential purposes will be permitted throughout the Central Business District Category in all zoning districts. All the area in the Central Business District is included within the boundaries of the development of regional impact (DRIs) for the downtown area. The exact location, distribution, and density/intensity of various types of land use in the DIA's jurisdictional area is guided by the master development plans approved as part of the DRIs for the downtown area.

In addition to the zoning district regulations for the Central Business District Category, a Downtown Overlay Zone is included in Subpart H, Part 3, herein. The overlay zone includes supplementary regulations over and above the zoning district regulation for the area. The following primary and secondary zoning districts may be considered in the Commercial Central Business District Category as depicted on the Future Land Use Maps of the 2010 Comprehensive Plan.

A. *Primary zoning districts.* The primary zoning districts shall include the following:

- (1) Residential Medium Density-D (RMD-D); Section 656.306.
- (2) Residential High Density-A (RHD-A); Section 656.307.
- (3) Residential High Density-B (RHD-B); Section 656.307.
- (4) Commercial Residential and Office (CRO); Section 656.311.
- (5) Commercial Community/General-1 (CCG-1); Section 656.313.
- (6) Commercial Community/General-2 (CCG-2); Section 656.313.
- (7) Commercial Central Business District (CCBD); Section 656.315.
- (8) Industrial Business Park-1 (IBP); Section 656.321.
- (9) Industrial Business Park-2 (IBP); Section 656.321.
- (10) Industrial Light (IL); Section 656.322.

The district requirements for the Commercial Central Business District (CCBD) zoning district are specified below. RMD-E, RHD-A, RHD-B, CCG-1, CCG-2, IBP, IBP and IL districts located in Central Business District areas shall be subject to the district regulations for same specified in the Zoning Code.

I. *Reserved.*

II. *Residential High Density-A (RHD-A) and Residential High Density-B (RHD-B) Districts.* The permitted uses and structures, accessory uses and structures, permissible uses by

exception, minimum lot and yard requirements, and maximum lot coverage and height of buildings and structures shall be as provided in Section 656.307.

- III. *Commercial Residential and Office (CRO) District*. The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, and maximum lot coverage and height of buildings and structures shall be as provided in Section 656.311.
- IV. *Commercial Community/General-1 (CCG-1) and Commercial Community/General-2 (CCG-2) Districts*. The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, and maximum lot coverage and height of buildings and structures shall be as provided in Section 656.313.
- V. *Commercial Central Business (CCBD) District*.
 - (a) *Permitted uses and structures*.
 - (1) Commercial Retail and Service Establishments
 - (2) Banks (but not drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
 - (3) All types of professional and business offices, union halls and similar uses.
 - (4) Day care center incidental to a professional office building.
 - (5) Commercial, recreational or entertainment facilities in completely enclosed buildings such as billiard parlors, bowling alleys, swimming pools, skating rinks, dance halls, theaters and similar uses.
 - (6) Art galleries, museums, community centers, convention centers, dance, art or music studios, and vocational, trade or business schools, colleges and universities and similar uses.
 - (7) Establishments or facilities which include the retail sale and service of all alcoholic beverages for either on-premises or off-premises consumption, or both.
 - (8) Automobile parking garages and lots.
 - (9) Hotels and motels.
 - (10) Multiple-family dwellings.
 - (11) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
 - (12) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
 - (13) Private clubs.
 - (14) Essential services, including water, sewer, gas, telephone, radio and electric,

meeting the performance standards and development criteria set forth in Part 4.

- (15) Nightclubs.
 - (b) *Permissible use by exception.*
 - (1) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
 - (2) Churches, including a rectory and similar uses.
 - (3) Blood donor stations, plasma centers, and similar uses.
 - (c) *Permitted accessory uses.* See Section 656.403.
 - (d) *Minimum lot requirements (width and area).* None, except as specifically required for certain uses.
 - (e) *Maximum lot coverage by all buildings.* None, except as specifically required for certain uses.
 - (f) *Minimum yard requirements.* None, except as specifically required for certain uses.
 - (g) *Maximum height of structures.* None, except as specifically required for certain uses.
- VI. *Industrial Business Park-1 (IBP) and Industrial Business Park-2 (IBP) Districts.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, and maximum lot coverage and height of buildings and structures shall be as provided in Section 656.321.
- VII. *Industrial Light (IL) District.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, and maximum lot coverage and height of buildings and structures shall be as provided in Section 656.322.
- B. *Secondary zoning districts.* The following secondary zoning districts may be permitted in the Central Business District Category as depicted on the Future Land Use Maps of the Comprehensive Plan, subject to the district regulations for same.
- (1) Public Buildings and Facilities-1 (IBP); Section 656.332.
 - (2) Public Buildings and Facilities-2 (IBP); Section 656.332.
 - (3) Conservation (CSV); Section 656.333.
 - (4) Planned Unit Development (PUD); Section 656.340.

The aforementioned secondary zoning districts may be permitted, provided that the supplemental criteria and standards for same specified in Subpart G, Part 3 are met.

(Ord. 2007-704-E, § 1; Ord. 2008-969-E, § 4; Ord. 2011-643-E, § 2; Ord. 2012-364-E, § 10)