

## Chapter 17.24 - CENTRAL BUSINESS ZONE (CBZ)

**Sections:**

## 17.24.010 - Purpose.

The central business zone (CBZ) is intended to provide areas for the development of intensive services and retail commercial activities which can be accessed by pedestrian traffic.

(Ord. 5-1983 § 6.01)

## 17.24.020 - Uses permitted outright.

In a central business zone (CBZ), the following uses and their accessory uses are permitted outright:

- A. Retail selling of primarily shelf goods, i.e., food store, drugstore, hardware store, etc.
- B. Professional office.
- C. Eating or drinking establishment.
- D. Commercial recreation facility.
- E. Banks and other financial institutions.
- F. Furniture and household furnishing sales and service.
- G. Beauty shop, barbershop or related personal service.
- H. Repair of items sold by a use permitted outright.
- I. Dwelling units above the first floor of any building.
- J. Light manufacture (e.g.) small-scale crafts, electronic equipment, bakery, furniture, similar goods when in conjunction with retail.

(Ord. 152 § 1 (part), 2004; Ord. 5-1983 § 6.02)

## 17.24.030 - Conditional uses permitted.

In a central business zone (CBZ), the following uses and their accessory uses are permitted by conditional use approval in accordance with Chapter 17.44:

- A. Public use.
- B. Semipublic use.
- C. Apartments and multifamily dwellings.
- D. Hotels and accessory uses.
- E. Bus depot.

- F. Indoor theater.
- G. Taxi service.
- H. Off-street parking for sites that would require fewer than twenty (20) parking spaces as defined in Section 17.40.080.
- I. New construction; single story construction may be permitted by conditional use.
- J. Other uses similar to those enumerated which can meet the following criteria to the satisfaction of the city council:
  - 1. The use is compatible with outright and conditional uses listed.
  - 2. The use would not interfere seriously with established and accepted practices on adjacent lands.
  - 3. The use would not materially alter the stability of the overall land use pattern of the area.
  - 4. The proposed use can comply with the standards of this zone.
  - 5. The use can comply with such other conditions as the city council or its designate considers necessary.

(Ord. 152 § 1 (part), 2004; Ord. 5-1983 § 6.03)

#### 17.24.040 - Dimension and area requirements.

In the central business zone (CBZ), the following dimension and area requirements shall be followed:

- A. Yard Requirements. There shall be no required yard setbacks in the CBZ except where required for clear vision around intersections (Section 17.40.090).
- B. Minimum Lot Size Requirements.
  - 1. There shall be no required lot area for commercial uses.
  - 2. The lot size for residential units shall comply with standards required in the R-I zone, except occupancy of existing structures within the CBZ may be allowed if the occupancy complies with State Building Code. Off-street parking shall be provided at a basis of one space per unit.
- C. Site Development Standards. All sales displays and storage shall be conducted within an enclosed building.
- D. New construction must be at a minimum two stories. (This does not apply to public buildings or any other building that would require an elevator to meet ADA accessibility standards.)

(Ord. 152 § 1 (part), 2004; Ord. 5-1983 § 6.04)