

Sec. 2-25. B-4, Central Business Zoning District.

A. PURPOSE: The purpose of the B-4, Central Business Zoning District is to provide for a wide range of uses and facilities in a manner offering optimum design flexibility. Where dimensional or landscape standards cannot be met due to the prevalence of nonconforming lots in this zoning district or at an applicant's option, these requirements may be waived through a city commission monitored process aimed at producing development having design compatibility, meeting required parking to the maximum extent feasible, and achieving a high level of aesthetic appeal through a combination of innovative architecture, landscaping and hardscape materials. It is intended that permitted uses meeting applicable lot and building requirements be approved administratively, and those requiring special approval by the city commission be approved through the special exception process. Chapter 2, article VI, provides design regulations applicable to the Downtown Overlay District.																
B. DIMENSIONAL STANDARDS																
1.	2.	3.	4.	5.	6.	7.	8.	9.								
Type	Density	Maximum Building Height	Maximum Building Coverage	Maximum Impervious Lot Coverage	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Setbacks								
								a.	b.	c.	d.	e.				
								Front	Rear	Side	Street Side/ Corner	Waterbody				
Nonresidential Uses	36 (transient lodging)	75'	35%	75%	20,000 SF	100'	N/A	15' For lots of record existing prior to August 1, 1985, and having a depth of less than 150', the minimum front yard shall be 10% of the average lot depth, but not less than 10'	20'; 30' if abutting residential district; 5' additional combined side yard required for each story over 2 For lots of record existing prior to August 1, 1985, and having an average lot depth of less than 200', the minimum rear yard shall be 10% of the average lot depth, but not less than 10'	10' Lots of record existing prior to August 1, 1985, and having an average width of less than 50' or having an existing building on an adjacent property built to the lot line shall be exempt from any side yard requirement	20'	30'				
Multifamily	10; 12, if 2 stories; 26, if 3 or more stories	75'	35%	75%	20,000 SF	100'	N/A	15' For lots of record existing prior to August 1, 1985, and having a depth of less than 150', the minimum front yard shall be 10% of the average lot depth, but not less than 10'.	20'; 30' if abutting residential district For lots of record existing prior to August 1, 1985, and having an average lot depth of less than 200', the minimum rear yard shall be 10% of the average lot depth, but not less than 10'.	10' Lots of record existing prior to August 1, 1985, and having an average width of less than 50' or having an existing building on an adjacent property built to the lot line shall be exempt from any side yard requirement.	20'	30'				
C. PERMITTED USES			D. CONDITIONAL USES					E. SPECIAL EXCEPTION USES		F. OTHER STANDARDS						
1. Adult Day Care Center 2. Assisted Living Facility 3. Business and Professional Office 4. Business Service 5. Clubs and Fraternal Organization 6. Convenience Store, Type "A" 7. Financial Institution 8. Instructional Physical Activity 9. Medical Supply and Rental 10. Mixed Use Development 11. Nursing Home 12. Retail Sales and Services 13. School, Public 14. Transient Lodging 15. Veterinarian			1. Auction Business 2. Bar 3. Child Care Facility 4. Community Residential Home 5. Convenience Store, Type "B" 6. Convenience Store, Type "C" 7. Dwelling, Multifamily 8. Family Day Care Home 9. Farmer's Market 10. Garden Center and Nursery 11. Historic Preservation Mixed Use 12. House of Worship 13. Instructional Artistic Activity 14. Nightclub 15. Parking Lot 16. Parking Garage 17. Parks and Recreation Facilities, Private 18. Parks and Recreation Facilities, Public 19. Personal Services 20. Public Facilities 21. Public Utilities 22. Recreational Facilities, Indoor 23. Restaurant, Type "A" 24. Restaurant, Type "B" 25. Restaurant, Type "C" 26. Restaurant, Type "D" 27. School, Private 28. Shopping Center 29. Theater 30. Vehicle Repair, Type "A" 31. Wind Energy System 32. Wine, Beer or Liquor Store					1. Automatic Amusement Center 2. Nightclub 3. Outdoor Activity 4. Outdoor Storage 5. Recreational Facilities, Outdoor 6. Terminal, Bus		All development must comply with the following requirements: 1. Wetlands (chapter 3, article II). 2. Special corridors and buffer requirements (chapter 3, article I). 3. See conditional and special exception regulations (chapter 2, article IV). 4. Multifamily residential dwelling units shall have the following minimum square footage per bedroom: <table><tr><td>One = 750 SF</td><td>Three = 1,050 SF</td></tr><tr><td>Two = 900 SF</td><td>Each Additional Bedroom = 150 SF</td></tr></table>			One = 750 SF	Three = 1,050 SF	Two = 900 SF	Each Additional Bedroom = 150 SF
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G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.																

(Ord. No. 2011-14 § 2, 4-20-2011; Ord. No. 2012-03, § 4, 2-7-2012; Ord. No. 2014-39, §§ 1, 2, 1-6-2015; Ord. No. 2015-11, §§ 3, 4, 4-7-2015)