

22.111 - Central business core district.

- (a) The CBC district shall be limited to the "downtown" core area of the City as identified in the City Zoning Map. It is intended to accommodate all those retail, service and specialty shops and necessary civic services that are characteristic of the traditional central area.

Uses allowed in the CBC district are subject to the following conditions:

- (1) Dwelling units and rooming units, other than those located in a hotel or motel or watchman's quarters located on the premises where employed, are not permitted below the second floor.
- (2) All business, servicing, or processing, except off-street parking, loading or such drive-in facilities as are specifically authorized herein, shall be conducted within completely enclosed buildings except when authorized by the Mayor for outdoor seating.
- (3) Establishments of the "drive-through" or "drive-in" type, offering products or services to customers who remain in motor vehicles, are allowed only by conditional use permit. Establishments serving customers through a walk up window are allowed as a conditional use permit.
- (4) The unenclosed parking of trucks as an accessory use, when use in the conduct of a permitted business listed hereafter in this section shall be limited to vehicles of not over one and one-half tons capacity when located within seventy-five (75) feet of a residence district boundary line. Any parking of trucks on land adjacent to residential property shall be screened therefrom by a wall or fence not less than five feet nor more than eight feet in height.

- (b) Permitted Uses. The following uses are permitted in the CBC District:

Parking requirements for residential dwelling units located within the CBC District are listed in Article X Off Street Parking and Loading.

- (1) Adult day center.
- (2) Air conditioning, refrigeration and heating shops.
- (3) Antique shops.
- (4) Art and school supply stores.
- (5) Art galleries (including auction rooms).
- (6) Art, sculptor and composer studios.
- (7) Audio visual sales and rental.
- (8) Automobile accessory stores.
- (9) Bakeries, retail.
- (10) Banks and financial institutions.
- (11) Barber and beauty shops.

- (12) Bicycle sales, rental and repair shops.
- (13) Blueprinting, photostating and copying services.
- (14) Book and stationery stores.
- (15) Brewpubs.
- (16) Business machine sales and service.
- (17) Camera and photographic supply stores.
- (18) Candy and ice cream stores.
- (19) Carpet, rugs, linoleum, tile, wall and floor covering/sales and service.
- (20) China and glassware stores.
- (21) Children's indoor playground and classes.
- (22) Clothing and costume rental stores.
- (23) Coin and philatelic stores.
- (24) Confectionery stores.
- (25) Currency exchange.
- (26) Custom dress making.
- (27) Department stores.
- (28) Diaper services.
- (29) Drug stores/pharmacies.
- (30) Dry cleaning and/or laundry facilities.
- (31) Dry good stores.
- (32) Dwelling units, above ground floor.
- (33) Employment agencies.
- (34) Entertainment, dancing, live music, comedy club uses.
- (35) Florist shops.
- (36) Food-grocery stores, meat-fish markets, dairy prod-beverage stores, delis.
- (37) Funeral home.
- (38) Furniture stores, including upholstering.
- (39) Furrier shops including the incidental storage and conditioning of furs.
- (40) Gift and card curio, and stationery shops.
- (41) Glass shop.
- (42) Hardware stores.
- (43) Hearing aid stores.

- (44) Heating and plumbing/sales and service.
- (45) Hobby and craft clubs and stores.
- (46) Home furnishing stores.
- (47) Household appliance/electrical appliance stores.
- (48) Interior decorating shops.
- (49) Jewelry stores, including watch repair.
- (50) Launderettes, automatic, self-service only or hand laundries.
- (51) Leather goods/luggage stores.
- (52) Locksmith shops.
- (53) Machine sales office.
- (54) Mail order/catalog store.
- (55) Medical and dental clinics and related laboratory facilities.
- (56) Meeting halls.
- (57) Millinery shops.
- (58) Motor vehicle sales (except trucks)—display only, excluding service and repair.
- (59) Municipal parking garages or structures.
- (60) Municipal parking lots for the storage of private passenger automobiles.
- (61) Musical instrument sales and service, including sheet music.
- (62) Newspaper distribution agencies for home delivery and retail trade.
- (63) Office—Business and professional.
- (64) Office supply and office equipment stores.
- (65) Optical products, sales and service.
- (66) Orthopedic and medical appliance stores.
- (67) Package liquor and party supply stores.
- (68) Painting and decorating stores.
- (69) Party supply stores.
- (70) Pet shops.
- (71) Photography including development of film when conducted as part of the retail business.
- (72) Physical fitness facilities.
- (73) Physical therapy, speech therapy and related facilities.
- (74) Picture framing store and art gallery.
- (75) Plumbing showrooms and shops.

- (76) Post office and express mail agencies.
- (77) Copy and express mail shops.
- (78) Radio and television sales and repair.
- (79) Real estate office.
- (80) Recording and sound studios.
- (81) Religious assembly.
- (82) Repair, rental and servicing of any article the sale of which is permitted in this district.
- (83) Restaurants, excluding entertainment and dancing, live music, comedy club.
- (84) Restaurants.
- (85) Restricted production and repair, limited to the following: art needlework, clothing—custom manufacturing and alterations, for retail only; jewelry from precious metals; watches, dentures, and optical lenses.
- (86) Schools—Music, dance, martial arts and other cultural events.
- (87) Seasonal or temporary uses, consistent with the character of the district and in conformance with all pertinent requirements of this Code.
- (88) Consignment and thrift shops.
- (89) Sewing machine sales and service.
- (90) Shoe stores.
- (91) Shoe, clothing and hat repair stores.
- (92) Sporting goods stores.
- (93) Tailor shops.
- (94) Taxidermists.
- (95) Telegraph office.
- (96) Telephone answering service.
- (97) Telephone exchange and equipment building.
- (98) Theaters (indoor).
- (99) Ticket agencies/amusements and sports.
- (100) Tobacco shops.
- (101) Toy shops.
- (102) Transportation depots.
- (103) Travel bureaus and transportation ticket offices.
- (104) Variety stores.
- (105)

Veterinarians and animal hospitals, including grooming establishments (excluding outdoor kennels).

(106) Wearing apparel shops.

(107) Accessory uses, incidental to and on the same zoning lot as the principal use.

In addition, the following uses are permitted in the CBC district:

- (1) Repair, rental and servicing of any article the sale of which is permitted in this district.
 - (2) Seasonal or temporary uses, consistent with the character of the district and in conformance with all pertinent requirements of the municipal code.
 - (3) Theatres (indoor).
 - (4) Accessory uses, incidental to and on the same zoning lot as a principal use.
- (c) Conditional Uses. The following conditional uses are allowed in the CBC district, subject to the provisions of Section 22.26:
- (1) Ambulance service (30).
 - (2) Amusement establishments: bowling alleys, pool halls, dance halls, swimming pools, skating rinks (28).
 - (3) Automobile service stations (excluding junk yards).
 - (4) Bus stations (08).
 - (5) Catering establishments.
 - (6) Congregate housing for the elderly/senior home-sharing facility, with a maximum of eight occupants per facility, above the ground floor only (05).
 - (7) Convention and exhibition halls (11).
 - (8) Day care centers and pre-schools.
 - (9) Drive-in establishments.
 - (10) Dwelling units below the second floor.
 - (11) Hotels and motels (30).
 - (12) Laboratories, research and testing (08).
 - (13) Machinery sales, large equipment (13).
 - (14) Masseur/masseuse services (in accordance with the provisions of Title 18).
 - (15) Microbreweries, microdistilleries, microwineries.
 - (16) Motorcycle and motor scooter sales, including service and repair.
 - (17) Museums and cultural facilities.
 - (18) Non-alcoholic drinking and entertainment establishments.
 - (19) Parking garages or structures, other than accessory.
 - (20)

Parking lots, open and other than accessory, for the storage of private passenger automobiles.

(21) Parks.

(22) Planned developments.

(23) Public libraries, museums and art galleries.

(24) Public utility and service use.

(25) Radio and television stations and studios.

(26) Recreation buildings and community centers, non-commercial.

(27) Senior citizen housing with a maximum density of seventy-five (75) dwelling units per acre (30).

(28) Taverns and cocktail lounges.

(29) Outdoor theatres.

(d) Yard Requirements.

(1) Front and Corner Side Yards. Zero, however neither setback shall be greater than zero.

(2) Interior Side Yard. None.

Along any side or rear of a building where pedestrian access is reasonably necessary by reason of the location of building entrances, or parking area serving the building, or of other uses frequently visited by customers, patrons or occupants of the building, a walkway at least five feet wide, and no greater than five feet wide, and having a vertical clearance of at least eight and one-half feet shall be provided; where such walkway is within five feet of a driveway or alley, it shall be physically separated therefrom by a barrier at least four feet in height and designed to separate safely vehicular and pedestrian traffic.

(3) Rear Yard. None, except that a sixty-five (65) foot rear setback measured from the westerly edge of the alley right-of-way, as it existed on August 21, 2000, is required for the parcels fronting along the east side of York Road between Third Street and North Avenue.

(e) Floor Area Ratio/Building Height. In the CBC District, floor area ratio shall not exceed 6.0; however, maximum building height may exceed six stories or seventy-seven (77) feet by conditional use permit only; and in no event shall building height be greater than ten stories or one hundred twenty-five (125) feet, nor shall floor area ratio exceed 10.0.

(f) Minimum Unit Size. Studio apartments may be no less than five hundred (500) square feet, one bedroom apartments may be no less than seven hundred (700) square feet, two bedroom apartments may be no less than one thousand (1,000) square feet and three bedroom apartments may be no less than one thousand two hundred (1,200) square feet.

(Ord. No. ZO-07-2015, § 2, 8-3-2015; Ord. No. ZO-11-2017, § 5, 8-21-2017; Ord. No. ZO-11-2017, § 5, 8-21-2017; Ord. No. ZO-18-2019, § 3F, 5-20-19)