

Sec. 4.14. C-CBD / C-D – Commercial-Central Business District / Central – Downtown.

4.14.1. Districts and intent.

The C-CBD commercial, central business district category includes one zoning district: C-CBD. It is the intent that this district be applied only to that area which forms the City's center for financial, commercial, governmental, professional, cultural, mixed-use single and multi-family residential, and associated activities. The intent of this district is to encourage development of the central business district as a community focal point which provides for living, working, and shopping. The regulations in this section are intended to:

1. Protect and enhance the district's suitability for activities which need a central location;
2. Discourage uses which do not require a central location; and
3. Discourage uses which may create friction with pedestrian traffic and the primary activities for which the district is intended. Heavily automotive oriented uses are, as a rule, prohibited.

All criteria, as for C-G, and in addition, except where more restrictive:

4.14.2. Permitted principal uses and structures:

1. Retail commercial outlets for sale of new and used automobiles, trucks and golf-carts.
2. Convention centers and auditoriums.
3. Wholesaling from sample stocks only provided no manufacturing or storage for distribution occurs on the premises.
4. Motor bus or other transportation terminal.
5. Mixed-use residential dwelling units consistent with the Comprehensive Plan Central – Downtown Land Use Classification.
6. Minor Retail Display, see Article 2.

4.14.3. Permitted accessory uses and structures:

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures;
 - b. Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership; and
 - c. Do not involve operations or structures not in keeping with the character of the district.
2. On-site signs (see also section 4.19).
3. On the same premises and in conjunction with permitted principal uses and structures, dwelling units only for occupancy by owners or employees thereof.

4.14.4. Prohibited uses and structures (except as provided for under Section 14.10):

1. Reserved.
2. Manufacturing, except of goods for sale at retail on the premises.

3. Warehousing and storage except as accessory to the permitted principal use.
4. Major Retail Display. Retail commercial outlets for the sale of new and used automobiles, trucks and golf-carts are exempted from the provision prohibiting outside display.
5. Heavily automotive uses such as sale of motorcycles, commercial trucks, tractors, manufactured homes, boats, heavy machinery, agricultural machinery and equipment, dairy supplies, feed, fertilizer, lumber and building supplies, and monuments.
6. Off-site sales of new and used automobiles, trucks, motorcycles, boats, manufactured homes and recreational vehicles.
7. Off-site signs.
8. Pet shops or the sales, display or housing of any domesticated animals.
9. Non-residential modular building.
10. Other uses or structures not specifically, provisionally (see Article 14), or by reasonable implication permitted herein.

4.14.5. Special exceptions (commercial, central business district, C-CBD): See also section 4.19.

1. Automotive fuel stations (see section 4.19 for special design standards for automotive service sections).
2. Reserved.
3. Package store for sale of alcoholic beverages; bar, tavern, or cocktail lounge.
4. Reserved.
5. Automobile leasing and rentals.

4.14.6. Minimum lot requirements (area, width):

None, except as needed to meet other requirements herein set forth.

4.14.7. Minimum yard requirements (depth of front and rear yard, width of side yard):

None, except as needed to meet other requirements herein set forth.

4.14.8. Maximum height of structures (see also section 4.19 for exceptions):

No portion shall exceed 70 feet, however no more than three (3) stories.

4.14.9. Maximum lot coverage by all buildings:

Floor area ratio 3.0.

4.14.10. Minimum landscaping buffering requirements (see also article 4.19):

1. Permitted or permissible uses (unless otherwise specified) erected or expanded on land abutting a residential district shall provide a landscape buffer at least ten feet in width along the affected rear and/or side yards as the case may be.
2. Existing one- and two-family dwellings: none, except as necessary to meet other requirements herein set forth.

4.14.11. Minimum off-street parking requirements (see also section 4.19):

Required parking applies to new development or expansions of existing uses into new areas. Owner or developer must create new spaces which do not currently exist, which may be on the subject property, or may be new private or public parking lots or garages, within 880 feet of the property line of the subject property.

1. Churches and other houses of worship: one space for each six permanent seats in main auditorium, and one space for each 300 square feet of gross floor area for any other types of related, secondary or accessory uses.
2. Private clubs and lodges: one space for each 300 square feet of floor area.
3. Hotel, Convention Center, Assembly Hall, Professional Office Building or Governmental Building: one space per hotel room and/or one space for each 300 square feet of non-storage floor area.
4. New Multi-Family Construction of 5 or more units on a single parcel of record: one space per efficiency or bedroom.
5. Other permitted or permissible uses not specified: none.
6. Reserved.

Note: Off-street loading required (see section 4.19).