

7

CB: CENTRAL BUSINESS DISTRICT

The purpose of this district is to provide a commercial area for those establishments serving the general shopping needs of the trade area, with specific attention to preserving the City's Main Street Commercial Core. The grouping of uses is intended to preserve and improve the character and economic vitality of Main Street.

7.01 Permitted Uses

Permitted Use	Applicable Standards
Retail trade or service	12.02, 12.04, 12.05, 12.06, 12.11
Office	12.02, 12.04, 12.05, 12.06, 12.11
Personal service establishment	12.02, 12.04, 12.05, 12.06, 12.11
Hotel/motel	12.02, 12.04, 12.05, 12.06, 12.11
Public utility facility	12.02, 12.04, 12.05, 12.06, 12.11
Public service facility	12.02, 12.04, 12.06, 12.11
Mortuary	12.02, 12.04, 12.05, 12.06, 12.11
Hospital/clinic	12.02, 12.04, 12.05, 12.06, 12.11
Private club	12.02, 12.04, 12.05, 12.06, 12.11
Church	12.02, 12.04, 12.05, 12.06, 12.11
Amusement arcade	12.02, 12.04, 12.05, 12.06, 12.11
Rooming /boarding house	12.02, 12.04, 12.06, 12.11 Subject to the residence being constructed above the first floor.

Permitted Use	Applicable Standards
Motor vehicle service station	12.02, 12.04, 12.05, 12.06, 12.11 Gasoline pumps and gasoline pump islands shall be located more than 15 feet from the nearest property line.
Accessory use and buildings (i.e. garage & shed)	12.02, 12.03 <i>(see definition)</i>
Fences	12.08
Commercial parking lots/parking ramps	12.02, 12.04, 12.06, 12.11
Multiple-family dwelling	12.02, 12.04, 12.06, 12.11 All dwelling units shall be on the upper floors.

7.02 Conditional Uses

Conditional Use	Applicable Standards
Utility substation	12.02, 12.11, 19.01
Wireless communication facility on existing support structure	12.09, 19.01
Day care center	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Motor vehicle repair shop	12.02, 12.04, 12.05, 12.06, 12.11, 19.01 Subject to an adequate number of parking spots to allow temporary storage of the cars only while being repaired, not exceeding twenty-one (21) days.
On-sale alcoholic beverage establishment	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Telecommunications tower	12.02, 12.04, 12.06, 12.09, 12.11, 19.01
Gasoline dispensing station	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Commercial, job and newspaper printing	12.02, 12.04, 12.05, 12.06, 12.11, 19.01

Conditional Use	Applicable Standards
Temporary, seasonal and continuous retail business or structure	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Single-family attached dwellings	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
Motor vehicle sales, display, and service	12.02, 12.04, 12.05, 12.06, 12.11, 19.01

7.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 12.04).

- A. The front and rear yard setbacks may conform to existing setbacks of existing structures along that street.
- B. There are no side yard, lot area, or maximum height restrictions.
- C. See also Adjustment to Yard Regulations (Chapter 13) for specific exceptions.