

# 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**

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

<b>Permitted Use</b>	<b>Applicable Standards</b>
<b>Accessory use and buildings (i.e. garage &amp; shed)</b>	12.02, 12.03 <i>(see definition)</i>
<b>Fences</b>	12.08
<b>Commercial parking lots/parking ramps</b>	12.02, 12.04, 12.06, 12.11
<b>Multiple-family dwelling</b>	12.02, 12.04, 12.06, 12.11 All dwelling units shall be on the upper floors.

## **7.02 Conditional Uses**

<b>Conditional Use</b>	<b>Applicable Standards</b>
<b>Utility substation</b>	12.02, 12.11, 19.01
<b>Wireless communication facility on existing support structure</b>	12.09, 19.01
<b>Day care center</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Motor vehicle repair shop</b>	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.
<b>On-sale alcoholic beverage establishment</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Telecommunications tower</b>	12.02, 12.04, 12.06, 12.09, 12.11, 19.01
<b>Gasoline dispensing station</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Commercial, job and newspaper printing</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Temporary, seasonal and continuous retail business or structure</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01
<b>Single-family attached dwellings</b>	12.02, 12.04, 12.05, 12.06, 12.11, 19.01

Conditional Use	Applicable Standards
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.