

CHAPTER 11 CBD CENTRAL BUSINESS DISTRICT

SECTION 11.1 PURPOSE

This District refers to the central part of the city where downtown shopping, government offices, general services, civic and cultural uses are located. The CBD is characterized by its "downtown" appearance and pedestrian scale (people walking from place to place, storefront windows displays, etc.). It is the intent of the City to promote, preserve and enhance this central character and its viability in accordance with the development goals and policies of the City's comprehensive planning program.

SECTION 11.2 PRINCIPAL PERMITTED USES (amended 3/08)

In the CBD, no uses shall be permitted unless otherwise provided in this Ordinance except the following:

- A. Any retail business whose principal activity is the sale or rental of merchandise within a completely enclosed building.
- B. Assembly halls, concert halls, or similar places of assembly when conducted completely within enclosed buildings.
- C. Business and private schools operated within an enclosed building.
- D. Business service and repair establishments performing services on the premises such as office machines, printing, and blueprinting.
- E. Churches and other facilities normally incidental thereto.
- F. Financial establishments such as banks, credit unions, savings and loan associations, including those with drive-in windows.
- G. Funeral homes or mortuaries.
- H. Health and fitness facilities, including indoor tennis, paddle ball, or racquetball courts.
- I. Housing for the elderly.
- J. Home occupations in nonconforming single family dwellings, in accordance with the requirements of Section 3.8.
- K. Indoor commercial recreational facilities, such as bowling alleys, skating rinks, and sports arenas.
- L. Medical or dental clinics.
- M. Mixed uses, including office, commercial, and residential uses, when located within a single structure, provided that:
 - 1. Residential uses are not on the same floor or story as the office or commercial uses.
 - 2. Residential uses have a separate entry apart from the office and commercial uses.

- N. Municipal, state or federal administrative offices or service buildings, provided that service buildings shall be located not less than twenty (20) feet from a Residential District.
- O. Professional offices.
- P. Personal service establishments.
- Q. Public utility buildings, not including storage yards.
- R. Restaurants and drinking establishments, without drive-in windows.
- S. Service establishments having office-showrooms or workshops with a retail outlet, such as a decorator, caterer, or building contractor, and similar establishments that require a retail adjunct, except that no outside storage yards are provided.
- T. Sidewalk and outdoor cafes.
- U. Television and radio studios and towers.
- V. Accessory buildings and uses customarily incidental to the Principal Permitted Uses and Special Land Uses in accordance with the requirements of Section 3.4.
- W. Public Buildings and Uses.

SECTION 11.3 SPECIAL LAND USES (amended 2/06)

Land and/or buildings in the CBD may be used for the following subject to approval by the City Commission as a Special Land Use in accordance with the procedures of Chapter 15.

- A. Arcades, billiard parlors and other similar indoor recreation facilities.
- B. Commercial cellular and personal communication towers.
- C. Hotels and motels.
- D. Indoor repair of motorcycles, recreational/utility vehicles, personal watercraft, lawn and garden equipment, and similar small vehicles, when ancillary to a related allowed retail use.

SECTION 11.4 DISTRICT REGULATIONS

- A. Site Plan Review is required in accordance with Chapter 14.
- B. Parking is required in accordance with Chapter 16.
- C. Signs are permitted in accordance with the requirements of Chapter 18.
- D. Except as may otherwise be permitted in this District, all business or servicing, except for off-street parking and loading, shall be conducted within a completely enclosed building.
- E. No main building, structure, or principal use of land, nor the enlargement of any building, structure, or use of land, shall hereafter occur unless the following requirements are met and maintained in connection with such building, structure, use, or enlargement. (Refer to Chapter 15 for additional requirements for Special Land Uses.)

CBD DISTRICT REQUIREMENTS		
MINIMUM YARD REQUIREMENTS	FRONT	None
	SIDE	None; except that a 10 foot side yard shall be maintained on those sides abutting a Residential District.
	REAR	None
MINIMUM LOT REQUIREMENTS	AREA	None
	WIDTH	None
MAXIMUM BUILDING HEIGHT		40 ft. or 3 stories, whichever is lower
MAXIMUM LOT COVERAGE		None