

CHAPTER 3.16 CENTRAL BUSINESS (CB) ZONE

Section 3.16.10 - PURPOSE

This zone implements the Central Business Comprehensive Plan designation. It is intended to provide an area for commercial uses, as well as civic and residential uses, and to provide all basic services and amenities required to keep the downtown the vital center of our community. While the zone does not permit new low density building types, it is not intended to preclude dwelling units in buildings containing commercial activities.

Section 3.16.20 - PERMITTED USES

3.16.20.01 - Ministerial Development

a. Primary Uses Permitted Outright

1. Residential Use Types
 - (a) Family
 - (b) Group Residential
 - (c) Group Residential/Group Care
 - (d) Residential Care Facilities
2. Residential Building Types
 - (a) Single Detached (existing prior to adoption of this Code)
 - (b) Single Detached (Zero Lot Line) (existing prior to adoption of this Code or when added to existing development on an underdeveloped site)
 - (c) Single Attached (Zero Lot Line, 2 units) (existing prior to adoption of this Code or when added to existing development on an underdeveloped site)
 - (d) Duplex (existing prior to adoption of this Code or when added to existing development on an underdeveloped site)
 - (e) Attached (Townhouse)
 - (f) Multi-Dwelling (In this zone, this includes dwelling units in commercial buildings)

- 3. Civic Use Types
 - (a) Administrative Services
 - (b) Social Service Facilities
 - (c) Community Recreation
 - (d) Cultural Exhibits and Library Services
 - (e) Lodges, Fraternal and Civic Assembly
 - (f) Parking Services
 - (g) Postal Services
 - (h) Public Safety Services
 - (i) Religious Assembly

- 4. Commercial Use Types
 - (a) Agricultural Sales
 - (b) Animal Sales and Services
 - 1. Grooming
 - 2. Kennels
 - 3. Veterinary (large and small animals)
 - (c) Automotive and Equipment
 - 1. Cleaning
 - 2. Fleet Storage
 - 3. Parking Services
 - 4. Repairing, Light Equipment
 - 5. Sales/Rental - Farm Equipment
 - 6. Sales/Rental - Heavy Equipment
 - 7. Sales/Rental - Light Equipment

- (d) Building Maintenance Services
- (e) Business Equipment Sales and Services
- (f) Business Support Services
- (g) Communication Services
- (h) Construction Sales and Service
- (i) Convenience Sales and Personal Services
- (j) Eating and Drinking Establishments
- (k) Financial, Insurance, and Real Estate Services
- (l) Food and Beverage Sales
- (m) Fuel Sales
- (n) Funeral and Interment Services
 - 1. Undertaking
- (o) Laundry Services
- (p) Lodging Services (Hotels/Motels and Bed & Breakfast Facilities)
- (q) Medical Services
- (r) Participant Sports and Recreation
 - 1. Indoor and Outdoor
- (s) Personal Services - General
- (t) Professional and Administrative Services
- (u) Repair Services - Consumer
- (v) Research Services
- (w) Retail Sales - General
- (x) Spectator Sports - Entertainment, Limited

- (y) Temporary Outdoor Markets
- (z) Technical Support Center - upper floors only
- (aa) Telemarketing Center - upper floors only
- (bb) Wholesaling, Storage, and Distribution
 - 1. Mini-Warehouses
 - 2. Light

5. Industrial Use Type

- (a) Limited Manufacturing

b. Accessory Uses Permitted Outright

- 1. Essential Services
- 2. Day Care, Family, accessory to a permitted residential use
- 3. Home Business, when conducted in conjunction with a permitted residential use
- 4. Required off-street parking in accordance with Chapter 4.1 - Parking, Loading, and Access Requirements
- 5. Other development customarily incidental to the primary use in accordance with Chapter 4.3 - Accessory Development Regulations
- 6. Colocated/attached wireless telecommunication facilities on multi-family (three or more stories) residential structures that do not increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9 - Additional Provisions.
- 7. Colocated/attached wireless telecommunication facilities on nonresidential structures that do not increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9.

3.16.20.02 - Special Development

- a. **Conditional Development** - Subject to review in accordance with Chapter 2.3 - Conditional Development and all other applicable provisions of this Code.
 - 1. Major Services and Utilities
 - 2. Freestanding wireless telecommunication facilities greater than 75 ft. in height, subject to the standards in Chapter 4.9 - Additional Provisions.
 - 3. Freestanding wireless telecommunication facilities that do not meet the setback or spacing standard requirements of sections 4.9.60.02.b and 4.9.60.02.c in Chapter 4.9.
 - 4. Colocated/attached wireless telecommunication facilities on multi-family (three or more stories) residential structures that increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9.
 - 5. Colocated/attached wireless telecommunication facilities on nonresidential structures that increase the height of the existing structures by more than 17 ft. for whip antennas, including mounting, or by 10 ft. for all other antennas, subject to the standards in Chapter 4.9.

3.16.20.03 - Administrative Development

- a. **Plan Compatibility Review** - Subject to review in accordance with Chapter 2.13 - Plan Compatibility Review and all other applicable provisions of this Code.
 - 1. Drive-Through Facilities (e.g., Financial Institutions, Eating Establishments)
 - 2. Minor Utilities subject to standards in Chapter 4.9 - Additional Provisions
 - 3. Projections such as chimneys, spires, domes, towers, and flagpoles, not used for human occupancy exceeding 75 ft. in height, in accordance with section 4.9.50 of Chapter 4.9. If adjacent to an RS-3.5, RS-5, RS-6, RS-9 or RS-9(U), the threshold is 20 ft. above the height of the structure or 85 ft. in height, whichever is less.

4. Freestanding wireless telecommunication facilities up to 75 ft. in height, subject to the standards in Chapter 4.9.

Section 3.16.30 - DEVELOPMENT STANDARDS

3.16.30.01 - Lot Area and Setback Requirements

- a. There is no minimum lot area or setback (other than that required by the Uniform Building Code) for any civic, commercial, or industrial use type structure.
- b. The requirements for residential structures containing a residential use shall be in accordance with Chapter 3.9 - Mixed Use Residential (MUR) Zone standards.

3.16.30.02 - Structure Height

No structure shall exceed 75 ft. in height.

3.16.30.03 - Weather Protection

Within the Downtown Pedestrian Core Area (as defined in Chapter 1.6), new structures shall be constructed adjacent to street sidewalks and shall include the provision and maintenance of at least a 6-ft.-wide weather protected area over the sidewalk along the entire frontage of the structure.

Section 3.16.40 - LANDSCAPING, SCREENING, AND LIGHTING

Landscaping, screening, and lighting shall be required, in accordance with Chapter 4.2, except street trees shall be provided in accordance with the Downtown Tree Management Program contained in the Downtown Streetscape Plan, dated November 2, 1988.

Section 3.16.50 - OFF-STREET PARKING

Off-street parking shall be provided in accordance with Chapter 4.1 - Parking, Loading, and Access Requirements.

Section 3.16.60 - COMPLIANCE WITH PEDESTRIAN ORIENTED DESIGN STANDARDS OF CHAPTER 4.10

- a. Independent or cumulative expansions of a commercial or civic structure in existence and in compliance with this Code on December 31, 2000, or constructed after December 31, 2000 pursuant to a valid Conceptual or Detailed Development Plan approved on or before December 31, 2000, shall not be required to comply with this section provided that:
 1. The expansion adds floor area of 500 sq. ft. or less; or

2. The expansion adds floor area of 3,000 sq. ft. or less and is equivalent to 20 percent or less of the existing structure's gross floor area.
- b.** Independent or cumulative expansions of a commercial or civic structure in existence and in compliance with this Code on December 31, 2000, or constructed after December 31, 2000 pursuant to a valid Conceptual or Detailed Development Plan approved on or before December 31, 2000, shall comply with the pedestrian requirements of Chapter 4.10 - Pedestrian Oriented Design Standards, sections 4.10.70.02 through 4.10.70.05, with allowances for choices among some standards as identified in 4.10.70.01, provided that:
1. The expansion adds floor area of more than 3,000 sq. ft.; or
 2. The expansion adds floor area of more than 500 sq. ft. and is equivalent to more than 20 percent of the existing structure's gross floor area.
- c.** All new buildings or structures for which a valid permit application has been submitted after December 31, 2000, shall comply with Chapter 4.10 - Pedestrian Oriented Design Standards.

Section 3.16.70 - VARIATIONS

Variations from development and design standards (i.e., the standards in this chapter and in other chapters addressing parking, landscaping, public improvements, and pedestrian oriented design standards) may be achieved through the Planned Development and Lot Development Option processes outlined in chapters 2.5 and 2.12 of the Code.