

**ARTICLE 7.10 - CBD-1 CENTRAL BUSINESS DISTRICT**

**A. INTENT:**

The CBD-1 Central Business District is designed to provide for office buildings and the great variety of large retail stores and related activities which occupy the prime retail frontage by serving the comparison, convenience and service needs of the entire City area as well as a substantial area of the adjacent and surrounding residential developments and agricultural area beyond the City limits. The retail stability of the district is promoted by encouraging a continuous grade level retail frontage.

**B. PRINCIPAL USES PERMITTED:**

In a Central Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance:

1. All uses permitted and all uses permitted subject to special conditions in the OS-1 Office Service Districts and B-1 Neighborhood Business Districts.
  2. Any generally recognized retail business which supplies commodities on the premises within a completely enclosed building, such as, but not limited to: foods, drugs, liquor, furniture, clothing, dry goods, notions or hardware.
  3. Any personal service establishment which performs services on the premises within a completely enclosed building, such as, but not limited to: repair shops (watches, radio, television, shoe and etc.), tailor shops, beauty parlors, barber shops, interior decorators, photographers, and dry cleaners.
  4. Restaurants and taverns where the patrons are served while seated within the building occupied by such establishment, and wherein said establishment does not extend as an integral part of, or accessory thereto, any service of a drive-in or open front store.
  5. Theaters when completely enclosed.
  6. Offices and office buildings of an executive, administrative or professional nature.
  7. Banks, credit unions, savings and loan association, with drive-thru facilities permitted when said drive-thru facilities are incidental to the principal function.
- EFFECTIVE DATE OF AMENDMENT: November 30, 2006.
8. Municipal buildings and post office.
  9. Offices and showrooms of plumbers, electricians, decorator or similar trades, in connection with which not more than twenty-five (25) percent of the floor area of the building or part of the building occupied by said establishment is used for making,

assembling, remodeling, repairing, altering, finishing, or refinishing its products or merchandise, and provided that: the ground floor premises facing upon, and visible from any abutting street shall be used only for entrances, offices or display. All storage of materials of any kind shall be within the confines of the building or part thereof occupied by said establishment.

10. Business schools, or private schools, operated for profit, Examples of private schools permitted herein include, but are not limited to, the following: dance studios, music and voice schools, and art studios.
11. Newspaper offices and printing plants.
12. Warehouse and storage facilities when incident to and physically connected with any principal use permitted, provided that such facility be within the confines of the building or part thereof occupied by said establishment.
13. Funeral homes.
14. Other uses which are similar to the above and subject to the following restrictions:
  - a. All business establishments shall be retail or service establishments dealing directly with consumers. All nonperishable goods produced on the premises shall be sold at retail from premises where produced.
  - b. All business, servicing or processing except for off-street parking or loading, shall be conducted within completely enclosed buildings.
  - c. Outdoor storage of commodities shall be expressly prohibited.
15. Hotels, motels and bed and breakfast dwellings.
16. Apartments above business establishments.
17. Parking lots and parking structures.
18. Accessory structures customarily incident to the above permitted uses.
19. Amusement arcades which provide space for patrons to engage in playing of electronic and mechanical video amusement devices or similar activities subject to the following:
  - a. Locations for any such facility shall be no closer than five hundred (500) feet to the property line of any elementary, intermediate or high school.
  - b. No such business shall be located within five hundred (500) feet of the property line of a similar business.

- c. No such business building shall be located within one hundred fifty (150) feet of any front, rear or side yard line of any residential lot in a residential district.

AFFECTIVE DATE OF AMENDMENT: April 28, 2004

**C. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:**

The following uses may be permitted by the Planning Commission subject to the conditions hereinafter imposed for each use including the review and approval of the site plan by the Planning Commission, and subject further to public notification and hearing held in accord with Article 7.18, Section 1:

1. Public utility and service buildings and uses including telephone exchange buildings (without storage yards) when operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity.
2. Sale and service of food and drink out of doors provided such use is incidental to a similar principal use indoors and conducted adjacent to said principal use and subject further to street occupancy permits and all rules and regulations to control such street occupancy.
3. Drive-thru pharmacy as an accessory use only, when customarily incident to a principal use permitted in the B-1 district.

EFFECTIVE DATE OF AMENDMENT: November 30, 2006.

**D. AREA AND BULK REQUIREMENTS:**

See 7.15, SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, and the minimum size of lot permitted by land use, and providing minimum yard setback requirements.