

SECTION 62

B-1, CENTRAL BUSINESS DISTRICT

SECTION:

- 10-62-1: Purpose
- 10-62-2: Permitted Uses
- 10-62-3: Accessory Uses
- 10-62-4: Conditional Uses
- 10-62-5: Interim Uses
- 10-62-6: Lot Area and Setback Requirements
- 10-62-7: Building Height

10-62-1: PURPOSE. The purpose of the B-2, Downtown Business District is to provide for a mix of business and multi-family housing in the downtown area of the City. The Downtown Business District provides the broadest variety, highest density and greatest intensity of development within the City.

10-62-2: PERMITTED USES. Subject to applicable provisions of this Chapter, the following are permitted uses in the B-1 District:

- A. Banks and financial institutions.
- B. Clubs and lodges.
- C. Essential services.
- D. Hotel.
- E. Libraries.
- F. Liquor sales, off-sale.
- G. Liquor sales, on-sale.
- H. Municipal government and utility buildings.
- I. Office business, clinic.
- J. Office business, general.
- K. Pet shop.
- L. Personal service.
- M. Post office.

- N. Restaurants, cafes, and coffee shops.
- O. Retail businesses.
- P. Schools.
- Q. Service business, on-site.
- R. Temporary/seasonal outdoor sales as regulated by Section 10-17-13 of this Ordinance.
- S. Theaters.
- T. Brewpub (Ord. 206, SS 11/23/15)

10-62-3: ACCESSORY USES. Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the B-1 District:

- A. Accessory outdoor dining.
- B. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, and interim permit in this Ordinance.
- C. Off-street parking and off-street loading as regulated by Chapter 19 of this Ordinance.
- D. Permitted home occupations as regulated by Chapter 21 of this Ordinance.
- E. Play equipment accessory to a permitted use.
- F. Residential dwellings which do not occupy the ground floor space of a building.
- G. Secondary or accessory use antennas as regulated by Chapter 22 of this Ordinance.
- H. State licensed day care centers.

10-62-4: CONDITIONAL USES. Subject to applicable provisions of this Ordinance, the following are conditional uses in a B-1 District and require a conditional use permit based upon procedures set forth in and regulated by Chapter 7 of this Ordinance:

- A. Car sales.
- B. Parking ramp.

C. Recreational business.

10-62-5: INTERIM USES. Subject to applicable provisions of this Ordinance, the following are interim uses in a B-1 District and require an interim use permit based upon procedures set forth in and regulated by Chapter 6 of this Ordinance.

- A. Excavation, filling, or grading of more than one hundred (100) cubic yards not related to an approved subdivision or site plan, provided that:
1. The use will be in compliance with the provisions of Chapter 31 of this Ordinance and other provisions of the City Code.
 2. The interim use permit shall terminate at a date determined by the City Council to be adequate to allow for completion of the operation based upon:
 - a. The quantity of material to be removed and the plan of operation
 - b. Compatibility with present and future land uses in the area.
 - c. Compliance with the requirements of the Zoning Ordinance and conditions specific to the interim use permit approval.
- B. Farms, farmsteads and farming.

10-62-6: LOT AREA AND SETBACK REQUIREMENTS. The following minimum requirements shall be observed in a B-1 District, subject to additional requirements, exceptions and modifications set forth in this Ordinance:

- A. Minimum Lot Area: None.
- B. Minimum Lot Width: None.
- C. Setbacks:
1. From Streets:
 - a. Collector or Arterial Streets: Ten (10) feet.
 - b. Local Streets: None, except that not less than eighty (80) percent of lot frontage shall be built out to the property line.
 2. Side Yards: None.
 3. Rear Yard: None.

D. Wetland setback for all structures: Thirty (30) feet from the delineated edge.

10-62-7: BUILDING HEIGHT:

A. Minimum Building Height: Twenty (20) feet.

B. Maximum Building Height: Three (3) stories or forty-five (45) feet, whichever is less.