

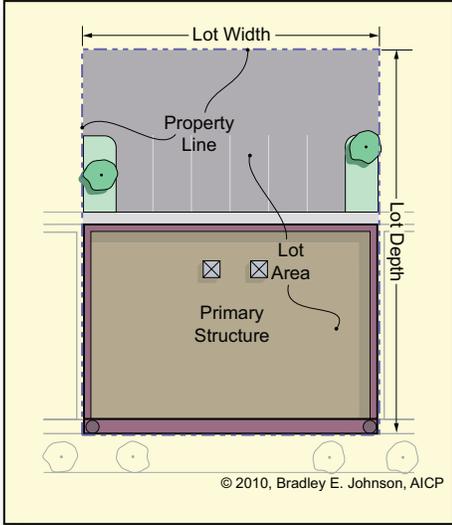
# Central Business (CB) District

## 2.33 CB District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The CB (Central Business) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>Moderate intensity commercial and office uses</li> </ul> <p><b>Application of CB District</b></p> <ul style="list-style-type: none"> <li>Existing and new development</li> <li>Small to medium area zoning</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>Require quality time, place, and manner development standards to minimize impacts on adjacent properties while encouraging economic vitality</li> <li>Minimize light, noise, water, and air pollution</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>PR, UR, UV, IS, NC, and CB</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>Use the CB District for existing developments and carefully for new commercial development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>Allow a special exception use only when it is compatible with the surrounding areas</li> <li>Be sensitive to aesthetics and the potential for light pollution, noise pollution, pedestrian safety, and vehicular safety</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>small wind turbine system</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>bank machine/atm</li> <li>bar/tavern</li> <li>barber/beauty shop</li> <li>billiard/arcade room</li> <li>broadcast studio</li> <li>club or lodge</li> <li>coffee shop</li> <li>dance/night club</li> <li>day care</li> <li>delicatessen</li> <li>farmer's market</li> <li>fitness center/health club</li> <li>funeral home or mortuary</li> <li>health spa/day spa</li> <li>hotel/motel</li> <li>ice cream shop</li> <li>movie theater</li> <li>office, design services</li> <li>office, general services</li> <li>office, medical services</li> <li>photography studio</li> <li>restaurant</li> <li>retail (type 1), very low intensity</li> <li>retail (type 2), low intensity</li> <li>retail (type 3), medium intensity</li> <li>studio arts</li> <li>tailor/pressing shop</li> <li>winery</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>bus station</li> <li>church, temple, or mosque</li> <li>community center</li> <li>government office</li> <li>government operations (non-office)</li> <li>hospital</li> <li>jail</li> <li>juvenile detention facility</li> <li>library</li> <li>museum</li> <li>parking lot, public</li> <li>police, fire, or rescue station</li> <li>post office</li> <li>school (P-12)</li> <li>trade or business school</li> </ul> <p><b>Residential Permitted Uses</b></p> <ul style="list-style-type: none"> <li>dwelling unit (upper floors)</li> </ul>	<p><b>Industrial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>telecommunication facility</li> </ul> <p><b>Residential Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>dwelling unit (first floor)</li> </ul>

# Central Business (CB) District

## 2.34 CB District Development Standards



**Minimum Lot Area**

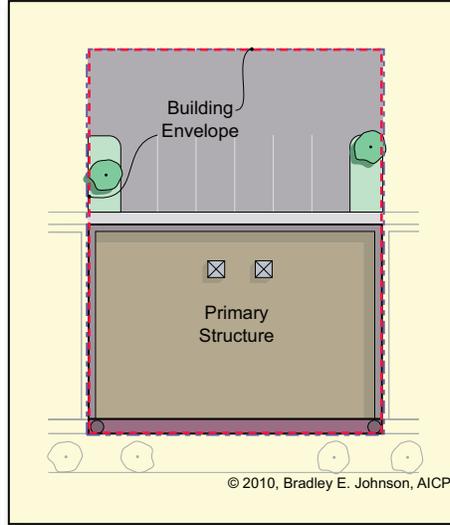
- 1,000 square feet

**Minimum Lot Width**

- n/a

**Sewer and Water**

- Sanitary sewer and water utility required



**Minimum Front Yard Setback**

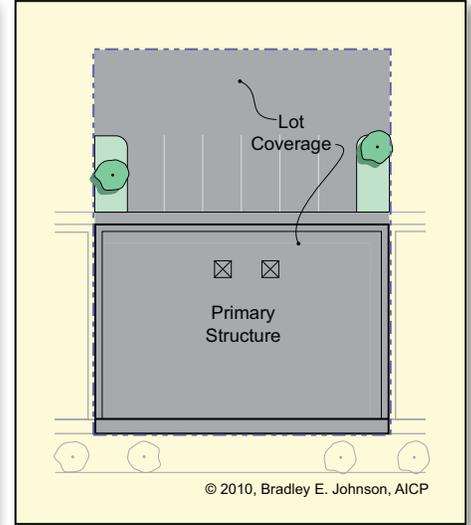
- n/a

**Minimum Side Yard Setback**

- n/a

**Minimum Rear Yard Setback**

- n/a



**Maximum Lot Coverage**

- 100% of lot area

**Minimum Main Floor Area**

- 1,000 square feet

**Minimum Dwelling Unit Size**

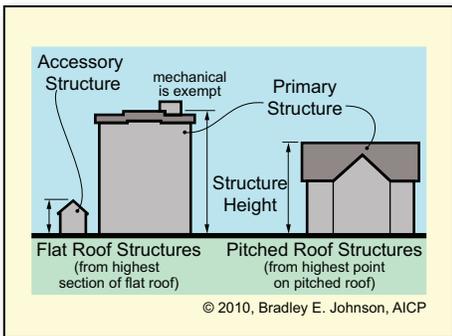
- 700 square feet with an average of 900 square feet

**Maximum Density**

- 50 units per acre

**Maximum Primary Structures**

- 2 per lot



**Maximum Structure Height**

- 50 feet for primary structure
- 20 feet for accessory structure

### Additional Development Standards that Apply

<b>Accessory Structures</b>	<b>Landscaping</b>	<b>Sewer and Water</b>
• AS-01 ..... 5-6	• LA-01 ..... 5-45	• SW-01 ..... 5-73
• AS-09 ..... 5-12	• LA-02 ..... 5-46	<b>Signs</b>
<b>Density and Intensity</b>	• LA-04 ..... 5-47	• SI-01 ..... 5-75
• DI-01 ..... 5-16	• LA-06 ..... 5-48	• SI-06 ..... 5-87
<b>Driveway</b>	• LA-07 ..... 5-48	<b>Special Exception</b>
• DW-01 ..... 5-17	• LA-08 ..... 5-49	• SE-01 ..... 5-105
<b>Environmental</b>	<b>Lighting</b>	<b>Storage</b>
• EN-01 ..... 5-21	• LT-01 ..... 5-51	• SR-01 ..... 5-106
<b>Fence and Wall</b>	<b>Loading</b>	• ST-01 ..... 5-107
• FW-01 ..... 5-22	• LD-01 ..... 5-52	<b>Telecommunication</b>
<b>Floodplain</b>	<b>Lot</b>	• TC-01 ..... 5-108
• FP-01 ..... 5-26	• LO-01 ..... 5-53	<b>Temporary Use</b>
<b>Floor Area</b>	<b>Outdoor Dining</b>	• TU-01 ..... 5-110
• FA-01 ..... 5-35	• OD-01 ..... 5-55	• TU-04 ..... 5-111
<b>Height</b>	<b>Outdoor Display</b>	• TU-05 ..... 5-111
• HT-01 ..... 5-36	• DA-01 ..... 5-57	<b>Trash Receptacle</b>
<b>Home Business</b>	<b>Parking</b>	• TR-01 ..... 5-112
• HB-01 ..... 5-37	• PK-01 ..... 5-60	<b>Vision Clearance</b>
<b>Keeping of Animals</b>	• PK-06 ..... 5-61	• VC-01 ..... 5-113
• KA-02 ..... 5-41	• PK-07 ..... 5-62	<b>Wind Turbine Systems</b>
	<b>Performance</b>	• WT-01 ..... 5-114
	• PF-01 ..... 5-68	
	<b>Public Improvement</b>	
	• PI-01 ..... 5-69	
	<b>Setback</b>	
	• SB-01 ..... 5-71	