
Sec. 106-213. CBD—Community business district.

Sec. 106-213.1. Statement of intent.

The CBD Community Business District has been created to allow a variety of commercial and service uses to coexist with residences in a transitional, mixed-use environment. This district provides development standards for uses which are more intensive than Residential Business (RB) Districts, but less intensive than Highway Business District (HBD). CBD districts are typically transitional areas, often corridors, on the edges between commercial and residential zones.

(Ord. of 1-23-2017(2))

Sec. 106-213.2. Permitted uses.

(A) The following uses are permitted by right in the CBD Community Business District, subject to all other applicable requirements contained in this chapter. An asterisk (*) indicates that the use is subject to additional, modified or more stringent standards as listed in article III, use and design standards.

1. *Agricultural Use Types*
(None)
2. *Residential Use Types*
Home Occupation *
Manufactured Home, Emergency *
3. *Civic Use Types*
Cultural Services
Guidance Services
Public Parks and Recreation Areas
Religious Assembly
4. *Office Use Types*
Financial Institutions
General Offices
Medical Offices
5. *Commercial Use Types*
Antique Shops
Business Support Services
Consumer Repair Services
Convenience Store
Day Care Center *
Homestay Inn *
Laundry
Personal Improvement Services
Personal Services
Restaurant
Retail Sales
Studio, Fine Arts

6. *Industrial Use Types*

(None)

7. *Miscellaneous Use Types*

Mixed Use *

(B) The following uses are permitted by special exception in the CBD Community Business District, subject to all other applicable requirements contained in this chapter. An asterisk (*) indicates that the use is subject to additional, modified or more stringent standards as listed in article III, use and design standards.

1. *Agricultural Use Types*

(None)

2. *Residential Use Types*

Family Day Care Home *
Residential Human Care Facility
Single Family Dwelling, Attached
Single Family Dwelling, Detached *
Townhouse *

3. *Civic Use Types*

Clubs
Educational Facilities, Primary/Secondary
Post Office

4. *Office Use Types*

(None)

5. *Commercial Use Types*

Assembly Hall
Gasoline Station
Kennel, Commercial
Microbrewery *
Veterinary Hospital/Clinic

6. *Industrial Use Types*

(None)

7. *Miscellaneous Use Types*

Amateur Radio Tower
Outdoor Gathering *

(Ord. of 1-23-2017(2); Ord. of 4-9-2018(3))

Sec. 106-213.3. Site development regulations.

The following are general development standards for the CBD Community Business District. For additional, modified or more stringent standards see article III, use and design standards.

(A) *Minimum lot requirements.*

1. Area: 7,200 square feet.

-
2. Frontage: 60 feet on a public street.
- (B) *Minimum setback requirements.*
1. Principal structure:
Front yard: 30 feet from street centerline.
Side yard: No minimum.
Rear yard: No minimum.

Single-Family Dwellings shall conform with the minimum setback regulations of Section 106-202.3 Residential Single-Family District RSF.
 2. Accessory structures:
Front yard: Behind the rear building line of the principal structure. Outdoor dining areas may be located in the front yard area, provided they are properly screened from adjoining residential property.
Side yard: Five feet.
Rear yard: Five feet.
- (C) *Maximum height of structures.*
1. Principal structures: 45 feet.
 2. Accessory structures: Less than height of principal structure.
- (D) *Maximum building size.*
1. Principal structures: No maximum.
 2. Accessory structures: 30 percent of rear yard area. Accessory structures larger than 1,000 square feet shall require a special exception permit in accordance with section 106-524 of this chapter.
- (E) *Other requirements.*
1. Drive-through facilities in which a person, who remains in a motor vehicle, conducts business or exchanges through a window or exterior opening in a structure shall require a special exception permit in accordance with section 106-524 of this chapter.
 2. Residential uses shall conform to the site development regulations of RB, Residential Business District.

(Ord. of 1-23-2017(2); Ord. of 6-14-2021(4))