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## **Sec. 78-66. CB central business district.**

- (a) *Purpose.* To establish and preserve a central business district that is an attractive and convenient place in which to shop and that offers a wide range of retail uses, business and government establishments, and place of amusement The central business district should be in a setting that is conducive to and safe for vehicular and pedestrian traffic.
- (b) *Permitted principal uses and structures.*
- (1) Retail department, convenience, grocery and specialty stores. Wholesale, warehouse, farm implement and building material supply stores shall be prohibited.
  - (2) Personal and general service establishments including financial institutions, barbers, beauty shops, insurance offices, photography studios, printing and publishing establishments and other uses of a similar nature.
  - (3) Offices, governmental buildings and clinics, including medical, chiropractor, optometrist, and dental.
  - (4) Recreational establishments. All activities must be completely enclosed.
  - (5) Public and private institutional uses including libraries, community centers, museums, clubs and organizations schools and churches.
  - (6) Hotels, restaurants, eating and drinking establishments.
  - (7) Small item assembly or repair shops provided all activities and materials are enclosed.
  - (8) Funeral homes.
  - (9) Public and private parking facilities.
  - (10) Bus and taxi stations.
  - (11) Dwellings provided such dwellings shall be above the ground floor of the principal use.
  - (12) Planned shopping center.\*

\*Subject to the special provisions listed for such used in article V.

- (c) *Permitted accessory uses and structures.*
- (1) Uses and structures customarily and clearly incidental to permissible principal uses and structures.
  - (2) Garbage and trash kept in enclosed containers and not visible from any residential lot line or that portion of the premises normally open to general pedestrian and automobile circulation.
  - (3) Outside display of merchandise provided all such merchandise returned inside nightly.
- (d) *Special exception uses and structures.*
- (1) Automobile repair shops.
  - (2) Warehouse for local retail establishments, not including industrial warehousing distribution centers and personal property storage, i.e. mini-warehousing.
  - (3) Gas station and car wash.
  - (4) Multi-family dwellings.
  - (5) Bed and breakfast.\*
  - (6) Boarding house.\*

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\*Subject to the special provisions listed for such used in article V.

(e) *Dimensional requirements.*

- (1) There are no minimum lot area or lot width requirements. Any lot adjacent to a residential district shall have a side yard of at least 25 feet if the residential district is at the side, and 25 feet in depth if the residential district is at the front or rear.
- (2) Any required yard adjacent to a residential district without an intervening street shall be landscaped for the entire area.
- (3) Maximum height shall not exceed 50 feet.

(f) *Permitted accessory signs.*

- (1) For each principal structure:

Flat signs limited in aggregate area to 20 percent of the wall area fronting on a street (total wall area including the window area). Flat signs and projecting signs limited in aggregate area to 20 percent of the rear or sidewall area fronting on a parking lot (total wall area shall include the window area).

For every 100 feet of lot frontage, one detached sign limited to 100 square feet in area on each side (limit of two sides and 200 square feet) and 30 feet in height. Minimum distance between detached signs shall be 25 feet. Detached signs may project over any public sidewalk, but only to a point two feet from the vertical drop of the curb line.

Attached signs must have the bottom of the sign at least nine feet above the public sidewalk and may extend over a public sidewalk to a point two feet from the vertical drop of the curb line.

- (2) Signs shall not be permitted on side walls unless such walls front on street or public or private parking lot.
- (3) Temporary signs as provided in section 78-62(f)(2) of the R-1 single-family residential district, subject to the conditions as specified.

(g) *Off-street parking.*

- (1) The plan commission shall determine parking requirements within the central business district on case-by-case basis. Such requirements, if any, shall be determined in relation to use, street parking, municipally owned parking lots and any other available parking areas. The following examples may be used as a guide in assisting the plan commission in determining parking requirements:
  - a. Retail and personal service establishments other than restaurants: 1/200 square feet of floor space.
  - b. Restaurants and other recreational establishments other than theaters: 1/100 square feet of floor area.
  - c. Theaters: 1/3 person of maximum capacity.
  - d. General service establishments and printing and publishing establishments: 1/employee.
  - e. Office, public buildings and clinics: 1/200 square feet of floor area.
  - f. Hotels: 1/sleeping room plus parking requirements for restaurant if restaurant is located in hotel.
  - g. Funeral homes: 1/3 seats.

(h) *Awnings.*

- (1) Permitted awnings. Awnings shall be permitted with the following requirements:

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- a. Awnings shall be securely attached to and supported by the building and shall be constructed without posts or columns beyond the setback line.
  - b. All awnings shall be constructed and erected so that the lowest portion of the awning shall not be less than 8.5 feet above the level of the sidewalk.
  - c. No awning shall extend beyond a point four feet from the face of the building.
  - d. No awning shall extend beyond a point two feet inside of the face of the curb.

(Ord. No. 99-104, 12-13-1999)