

Sec. 5.6.13. CBD - CENTRAL BUSINESS DISTRICT.

5.6.13.1. STATEMENT OF INTENT. This district includes the commercial center of the City as indicated in the Comprehensive Plan. It is intended to protect and improve this area for the performance of its primary function and to discourage uses which would conflict with efficient performance of this function.

5.6.13.2. PERMITTED PRINCIPAL USES AND STRUCTURES.

5.6.13.2.1. Existing dwelling units.

5.6.13.2.2. Retail stores, sales and display rooms and shops.

5.6.13.2.3. Offices.

5.6.13.2.4. Financial institutions.

5.6.13.2.5. Eating and drinking establishments, except drive-ins.

5.6.13.2.6. Personal service establishments.

5.6.13.2.7. Business service establishments.

5.6.13.2.8. Commercial and job printing.

5.6.13.2.9. Establishments offering repair services on items brought in by customers.

5.6.13.2.10. Amusement and recreation facilities in fully enclosed buildings.

5.6.13.2.11. Wholesaling from sample stocks only, provided that no manufacturing or storage for distribution shall be permitted on the premises.

5.6.13.2.12. Business schools, studios, vocational schools not involving processes of light or heavy industrial nature.

5.6.13.2.13. Laboratories and establishments for production and repair of eyeglasses, hearing aids, and prosthetic appliances.

5.6.13.2.14. Clubs and lodges.

5.6.13.2.15. Churches.

5.6.13.2.16. Public buildings and lands other than public schools.

5.6.13.2.17. Parking lots.

5.6.13.2.18. Utility substations, provided, however, that no use or structure specifically prohibited, or any use or structure having characteristics prohibited under "Prohibited Uses and Structures" shall be permitted.

5.6.13.2.19. Package sale of alcoholic beverages.

5.6.13.2.20. Retail sale of alcoholic beverages for consumption on premises.

5.6.13.2.21. Dwelling units, but not including single family detached dwellings, and two family (duplex) dwellings, when located on a floor other than the ground floor.

5.6.13.2.22. Kennels, provided that outdoor animal runs and outdoor structures housing animals shall be prohibited.

5.6.13.3. PERMITTED ACCESSORY USES AND STRUCTURES. Uses and structures which:

5.6.13.3.1. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.

5.6.13.3.2. Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership.

5.6.13.3.3. Do not involve operations or structures not in keeping with the character of the district.

5.6.13.3.4. One off-street parking space shall be provided for each dwelling unit.

5.6.13.3.5. Dish Antennas.

5.6.13.4. SPECIAL EXCEPTIONS. None.

5.6.13.5. PROHIBITED USES AND STRUCTURES.

5.6.13.5.1. Single family detached and two family dwellings (duplex).

5.6.13.5.2. Repair garages.

5.6.13.5.3. Service or repair of gasoline or diesel motors.

5.6.13.5.4. Manufacturing, except for production of products for sale at retail on the premises or as involved in production of eyeglasses, hearing aids, and prosthetic appliances.

5.6.13.5.5. Warehousing and storage except as accessory to a permitted principal use.

5.6.13.5.6. Sale, service, display or storage of goods except in completely enclosed buildings.

5.6.13.5.7. Elementary or high schools, public or private.

5.6.13.5.8. All uses and structures not of a nature specifically permitted herein.

5.6.13.5.9. Junk yards.

5.6.13.5.10. Service stations, except under conditions as provided for in Sec. 5.2.6.

5.6.13.5.11. Off-site signs.

5.6.13.5.12. Abandoned signs.

5.6.13.5.13. Excavation, borrow pits.

5.6.13.5.14. Mining.

5.6.13.5.15. Livestock, including swine, cattle, sheep, goats, and poultry.

5.6.13.5.16 Metal or Pre-Fabricated Buildings

5.6.13.6. MINIMUM LOT REQUIREMENTS. (Area & width) As needed to meet other requirements herein.

5.6.13.7. MINIMUM YARD REQUIREMENTS.

Front: None

Side: No side yard required but if space is left between buildings, such space shall be at least 3 feet wide.

Rear: 10 feet.

5.6.13.8. MAXIMUM LOT COVERAGE BY ALL BUILDINGS. As needed to meet other requirements herein.

5.6.13.9. MAXIMUM IMPERVIOUS SURFACE COVERAGE. 90% for all upland soils. All other soils shall remain unimproved.

5.6.13.10. MAXIMUM HEIGHT OF STRUCTURES. Except as provided in Sec. 5.2.4. no portion shall exceed: 50 feet.

5.6.13.11. MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS.

5.6.13.11.1. Off-Street Parking:

Dwelling unit: For dwelling unit(s) located in structure existing as of September 25, 1995: NONE

For dwelling unit(s) located in structure constructed after September 25, 1995: 1 space for each dwelling unit.

Churches: 1 space for each 5 seats in the main assembly area.

Other Uses: None.

5.6.13.11.2. Off-Street Loading: All permitted or permissible uses requiring loading space for normal operations shall provide adequate loading space

so that no vehicle being loaded or unloaded in connection with normal operations shall stand in or project into any public street, walk, alley or way.

5.6.13.12. LIMITATIONS ON SIGNS. No Sign Intended To Be Read From Off The Premises Shall Be Permitted Except:

5.6.13.12.1. One sign, which does not to exceed 32 sq. ft. of surface area. Such sign shall be mounted on the main building and shall not extend more than 3 feet above the roof or beyond the sides of the building. In addition, when one or more places of business or activities exist in a building, not more than one free-standing combined identification sign may be permitted when mounted on a permanent support in any required front yard in this district, if such sign and its support do not impede visibility in relation to traffic flow on the site or on the adjacent streets. Such free-standing sign shall not exceed 32 square feet in surface area per side or 64 square feet in total combined surface area. If at a later date other places of business or activities locate on the subject site, the original individual sign structure and copy shall be surrendered and combined as for Sec. 5.6.13.12.2. below. No source of incandescent or mercury vapor illumination for any sign on premises shall be directly visible in any portion of a residential district or from any room used for sleeping purposes in any district.

5.6.13.12.2. When more than one place of business or activity exist in combination on a site, not more than one free-standing identification sign may be permitted when mounted on a permanent support in any required front yard in this district if such sign and its support do not constitute substantial impediments to visibility in relation to traffic flow on the site or on the adjacent street. Such free-standing sign, whether identifying a single place of business or activity or a combined grouping of places of business or activities, shall not exceed 32 square feet in surface area per side or 64 square feet in total combined surface area. No source of incandescent or mercury vapor illumination for any sign on premises shall be directly visible in any portion of a residential district or from any room used for sleeping purposes in any district.

5.6.13.13. MINIMUM SQUARE FEET OF LIVING AREA. Dwellings, other than single family detached and two family units (duplex), 500 sq. ft.