

Chapter 17.40

CENTRAL BUSINESS DISTRICT (CB)

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17.40.010 Intent.

The intent of the central business district (CB) is to provide a commercial area for those establishments serving the general shopping needs of the trade area and in particular, those establishments customarily oriented to the pedestrian shopper. The grouping of uses is intended to strengthen the central business area as the urban center of trade, service, governmental and cultural activities and to provide neighborhood commercial convenience areas. (Ord. 386 § 801, 2002)

17.40.020 Permitted principal uses and structures.

The following principal uses and structures shall be permitted in the

central business district (CB):

- A. Retail sales of: groceries, fruits, vegetables, dairy products, meats, poultry products, fish and seafood, baked goods, candies, nuts, confectionery items, beer, wine and distilled alcoholic beverages, heating and plumbing equipment, paint, glass, wallpaper, electrical supplies, hardware, dry goods and general merchandise, tires, batteries and accessories, marine and aircraft accessories, wearing apparel and accessories, furniture, home furnishings and equipment, household appliances, radios, televisions, music supplies, drugs and proprietary medicines, antiques and second-hand merchandise, books and magazines, cameras and photographic supplies, gifts, novelties, and souvenirs, and optical goods;
- B. Finance, insurance and real estate services;
- C. Laundering, dry cleaning and dyeing services; photographic services including commercial services; beauty and barber services; apparel repair, alteration and cleaning pickup service; shoe repair services;
- D. Business services, excluding any warehousing and storage services;
- E. Automobile washing, electrical repair, radio and television repair and watch, clock and jewelry repair;
- F. Professional services;
- G. Governmental services;
- H. Educational services;
- I. Bus passenger terminals and taxicab transportation;
- J. Churches, synagogues and temples; welfare and charitable services; business associations, professional

membership organizations, labor unions and similar labor organizations and civic, social and fraternal associations;

- K. Eating and drinking places;
- L. Communication and utility uses;
- M. Public buildings and grounds;
- N. On-site signs;
- O. Automobile service stations;
- P. Hotels and motels;
- Q. Automobile parking;
- R. Libraries, museums, art galleries, planetary, aquariums, historic and monument sites, motion picture theaters, legitimate theaters, auditoriums, exhibition halls, penny arcades, gymnasiums and athletic clubs, ice skating, roller skating and bowling;
- S. Parks.

(Ord. 386 § 802, 2002)

17.40.030 Permitted accessory uses and structures.

The following accessory uses and structures shall be permitted in the central business district (CB):

Accessory uses and structures normally appurtenant to the permitted uses and structures when established within the space limits of this district. (Ord. 386 § 803, 2002)

17.40.040 Permitted conditional uses.

After the provisions of this title relating to permitted conditional uses have been fulfilled, the planning commission may permit as permitted conditional uses in the central business district (CB):

- A. Other trade and service uses which are similar to the permitted principal uses and which are in harmony with the

intent of this district;

- B. Structures containing both commercial and residential uses, provided, that the residential uses are not on the ground floor. (Ord. 386 § 804, 2002)

17.40.050 Prohibited uses and structures.

All other uses and structures that are not specifically permitted or not permissible as permitted conditional uses shall be prohibited from the central business district (CB). (Ord. 386 § 805, 2002)

17.40.060 Minimum lot requirements.

The minimum lot area shall be two thousand, four hundred (2,400) square feet. The minimum lot width shall be twenty (20) feet. (Ord. 386 § 806, 2002)

17.40.070 Minimum yard requirements.

All buildings located on lots adjacent to a residential district (R) shall be located so as to conform on the adjacent side with the side yard requirements for the adjacent residential district (R). (Ord. 386 § 807, 2002)

17.40.080 Maximum lot coverage.

The maximum lot coverage for all buildings shall not be more than ninety (90) percent of the total lot area. (Ord. 386 § 808, 2002)

17.40.090 Maximum height.

The height of all structures shall not exceed forty-five (45) feet. (Ord. 386 § 809, 2002)