

# CHAPTER 17.40. CB-2: RIVER DRIVE CENTRAL BUSINESS DISTRICT

## CHAPTER 17.40 - CB-2: CENTRAL BUSINESS DISTRICT

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**1740.1 Purpose.** The purpose of this district is to provide a commercial area for those establishments serving the general shopping needs of the trade area, with specific attention to the River Drive commercial corridor.

**1740.2 Permitted Uses.** Lots within the CB-2 District may be used for one (1) or more of the following principal land uses:

- A. Bank or financial institution.
- B. Bar, tavern, and/or cocktail lounge.
- C. Community center.
- D. Community garden.
- E. Day care center.
- F. Emergency shelter.
- G. Funeral home/mortuary.
- H. Hotel, inn, or motel.
- I. House of worship.
- J. Medical Cannabis Dispensary
- K. Medical clinic.
- L. Meeting hall and/or social club.
- M. Museum, art gallery, and/or other public and semi-public cultural facilities.

- N. Office.
- O. Personal service business.
- P. Post office or other government building.
- Q. Public park, playground, trails, and/or swimming pool.
- R. Public service facility.
- S. Restaurant.
- T. Retail service or trade business.
- U. Undeveloped land.

**17403 Conditional Uses.** One (1) or more of the following principal land uses may be allowed per lot after review and approval of a conditional use permit by the Board of Adjustment:

- A. Brew pub.
- B. Commercial/Vocational school.
- C. Microbrewery in conjunction with a restaurant.
- D. Miniature golf course.
- E. Mixed-use commercial/residential.
  - Residential dwelling(s) must be located above commercial portion of the building.
- F. Motor vehicle body shop.
- G. Motor vehicle parking lot.
- H. Motor vehicle service station.
- I. Motor vehicle repair shop.
- J. Public utility facility.
- K. Single-family detached dwelling.
- L. Theater.

M. Veterinary clinic, small animal.

**17404 Prohibited Principal Land Uses.** Unless authorized pursuant to Chapter 17.08.01(A)(1)(a), all other principal land uses which are not specifically listed above as either a Permitted or Conditional Use shall be prohibited in the CB-2 District.

**17405 Accessory Buildings, Structures, and Land Uses.** Accessory buildings, structures, and land uses within the CB-2 District shall be regulated in conformance with the provisions of Chapter 17.68.01.

**17406 Home Occupations.** Home occupations within the CB-2 District shall be regulated in conformance with the provisions of Chapter 17.68.03.

**17407 Fence Regulations.** Fences within the CB-2 District shall be regulated in conformance with the provisions of Chapter 17.68.02.

**17408 Off-Street Parking Regulations.** Off-street parking within the CB-2 District shall be regulated in conformance with the provisions of Chapter 17.68.09.

**17409 Sign Regulations.** Signs within the CB-2 District shall be regulated in conformance with the provisions of Chapter 17.68.08.

**174010 Lot Area, Yard, and Building Height Regulations.** The maximum height and minimum lot area, width, and setback requirements within the CB-2 District shall be as follows:

- A. The average front and rear yard setback existing on each street shall apply.
- B. There are no side yard or lot area restrictions.
- C. When abutting a R District, principal buildings shall have a minimum front yard of twenty (20) feet, minimum rear yard of twenty (20) feet, and minimum side yards of ten (10) feet. This rule only applies to a side yard if it is actually abutting the residential district. Any side yard not abutting the residential district is not required to meet this setback requirement.
- D. The maximum height of all buildings and structures shall not exceed forty-five (45) feet.
- E. Chapters 17.40.10(A)-(D) above shall apply unless an alternative lot size, lot width, setbacks, and/or structure height is required by the granting of a conditional use permit.
- F. See also Adjustments to Yard Regulations (Chapter 17.72) and Non-Conforming Uses and Non-Standard Lots (Chapter 17.76) for other specific exceptions.

**1740.11 Maximum Ground Coverage (Impervious Surfaces).** The sum total of the ground area covered by all structures including, but not limited to, patios, driveways, sidewalks, off-street parking, or other water impermeable structures shall not exceed ninety percent (90%) of the lot on which the structures are located within the CB-2 District.

**1740.12 Additional Regulations Applicable to All Buildings and Uses in the CB District.** To be a Permitted or Conditional Use in the CB-2 District, such use must meet the following performance standards:

- A. No operation shall involve the use or storage of highly flammable gases, liquids, or other fire hazards. This provision shall not prohibit the use of normal heating fuels, gasoline, motor fuels, or welding gasses.
- B. Activities shall be prohibited which emit air contaminants, smoke, odors, gasses, noise, or vibrations which are evident beyond the lot lines of the lot upon which such activity is to be located.