

§ 153.050 CBD CENTRAL BUSINESS DISTRICT.

(A) Purpose. This district is designed and intended as a specialized district directed to serve the pedestrian in a compact area of the city. The CBD will provide for a high density shopping and business environment, especially stressing due pedestrian function and interaction of people and businesses, rather than being heavily oriented toward due use of automobiles.

(B) General requirements.

(1) All buildings shall be serviced by public utilities unless otherwise approved by the City Council.

(2) There shall be no minimum required lot area or frontage.

(3) There shall be no minimum required setbacks, except when abutting residentially zoned property where there shall be:

(a) Side yard setback abutting residential property of not less than 10 feet;

(b) Rear yard setback abutting an R District of not less than 10 feet.

(4) Properties may also be subject to the requirements of the Shoreland Overlay District, § 153.054.

(C) Special requirements.

(1) Every use, unless expressly exempted by this chapter or allowed by a conditional use permit, shall operate in its entirety within a completely enclosed structure.

(2) All flashing, revolving, and intermittently lit signs are expressly prohibited.

(3) Marquees and canopies may project to within not more than 2 feet of the curb of the street, provided the base of any such marquee or canopy is at least 12 feet above the grade of the sidewalk.

(D) Permitted principal uses. The following are permitted uses:

(1) Antique store;

(2) Apparel and accessory store;

(3) Appliance store, sales and service;

(4) Art gallery;

(5) Artist studio or school;

(6) Bakery retail;

- (7) Barbershop;
- (8) Beauty shop;
- (9) Bookstore;
- (10) Business machine store;
- (11) Camera and photographic supply store;
- (12) Candy, ice cream and confectionary store;
- (13) Caterer;
- (14) Clinic, dental or medical; but not animal clinic or hospital;
- (15) Computer store;
- (16) Copy retail;
- (17) Dance studio;
- (18) Delicatessen store;
- (19) Department store;
- (20) Discount store;
- (21) Dressmaking, seamstress;
- (22) Drugstore;
- (23) Financial institutions; drive-in facilities;
- (24) Floral sales;
- (25) Garden supplies store; nursery; truck garden;
- (26) Gift, novelty or souvenir store;
- (27) Hardware store;
- (28) Health equipment store;
- (29) Interior decorator;
- (30) Jewelry store;
- (31) Library;
- (32) Liquor store or tavern;
- (33) Locksmith;
- (34) Luggage store;

- (35) Music store, accessories and studio;
 - (36) Newsstand;
 - (37) Office of any type;
 - (38) Optician;
 - (39) Optical goods;
 - (40) Paint and wallpaper stores;
 - (41) Photographic studio or picture processing;
 - (42) Restaurants;
 - (43) Shoe repair shop;
 - (44) Sporting goods shop;
 - (45) Stationery stores;
 - (46) Tailor;
 - (47) Theatrical studio;
 - (48) Ticket agency;
 - (49) Toy store;
 - (50) Travel bureau or agency;
 - (51) Variety store;
 - (52) Existing single-family detached dwellings, subject to lot requirements and accessory uses under § 153.045;
 - (53) Pet grooming;
 - (54) Licensed tattoo shop; and
 - (55) Massage therapy, between the hours of 7:00 a.m. and 9:00 p.m.
- (E) Permitted accessory uses.
- (1) Off-street parking and loading spaces.
 - (2) Business signs as per §§ 153.090 et seq.
- (F) Uses requiring a conditional use permit.
- (1) Automobile dealership and auto service use.
 - (2) Gas stations, service stations; convenient stores.

(3) Drive-in establishments not specifically permitted as a principal use.

(4) Public garage.

(5) Other commercial uses determined by the Planning Commission to be of the same general character as the permitted uses above and found not to be detrimental to the general public health and welfare.

(6) Day care - group nursery.

(7) Accessory buildings in compliance with § 153.031.

(G) Screening.

(1) Dumpsters and/or trash/recycling receptacles shall be stored inside the principal structure or if outside shall only be located on a non-street side of the building, except for during trash pickup time.

(2) Any dumpsters and/or trash/recycling receptacles located along a street side shall be screened by a wall of at least 6 feet in height which matches the material, design and color of the principal building or stored within an accessory structure constructed of building materials compatible with the principal structure, and readily served through swinging doors or an overhead door on tracks. Storage containers must have covers or enclosure has to have a roof.

(3) All rooftop mechanical equipment greater than 3 feet in height must be screened from view by a method which matches that material, design and color of the building upon which it is located.

(H) Building design standards.

(1) Quality. Buildings shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the abutting properties.

(2) Exterior finishes. The following materials are permitted for exterior finishes:

(a) Face brick;

(b) Natural stone;

(c) Stone or glass curtain walls;

(d) Wood, provided surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood, or cypress;

(e) Break-off block;

(f) Stucco; and

(g) Precast concrete and integral colored concrete block, provided surfaces are molded, serrated or treated with a textured material to create a 3-dimensional character.

(h) Curtain wall panels of steel, metal, or aluminum provided the panels are factory fabricated and of a high-quality material with a matte or non-lustre finish. These structures will require decorative design elements as approved by the City Council.

(3) Prohibited materials. The following materials are prohibited for exterior finishes:

(a) Temporary construction.

(1) Outdoor lighting.

(1) A lighting plan, showing how the site meets all lighting requirements must be submitted at the time of building permit.

(2) Intensity.

(a) Lighting shall not exceed more than 1 foot candles of light where residential zoning abuts and no more than 15 foot candles of light where other property abuts, when measured at eye level from the property line and aimed at the light source.

(b) In parking areas and walkways, downward focused lighting shall be provided by cutoff type luminaries with no more than 10% of light output above the horizontal plane through the light source.

(3) Height. Light fixtures and freestanding luminaries shall not exceed 20 feet or extend above the roofline of the principal building, whichever is less.

(4) Accent lighting. Accent lighting used to highlight selected landscape or architectural features shall be permitted provided the light source is shielded to aim directly at the area of focus.

(Ord. 2021-8-3, passed 8-10-2021)