

3.04.07. B-2 CENTRAL BUSINESS DISTRICT.

A. District Description:

This district is established to provide an area for the conduct of community and regional retail and service business of an indoor and intensive nature, especially for those sales and service uses which require a central location, which generate substantial pedestrian traffic, and which are mutually benefited by close proximity to other uses of similar nature and requirements, and for only those small-scale industrial uses commonly associated with retail, or business, or personal service activities. It is intended that such area have properties of size suitable for uses of a variety of scale so developed as to promote pedestrian circulation, avoid "dead" spaces between uses, and to contribute to mutual business advantage. It is further intended to exclude those commercial and industrial activities which are characterized by trucking other than stocking and delivery of retail goods.

B. Use Permitted:

The following uses and their accessory uses shall be permitted in the B-2 Central Business District:

1. Retail and other commercial establishments intended to serve the general population of the city including incidental manufacturing of goods for sale at retail on the premises provided, however, that the space devoted to manufacturing does not exceed twenty (20) percent of the gross floor area provided, further, that all materials are stored and all work that is done on the premises is done within a building. Examples of such establishments include: antiques, appliance, electronics, furniture, general merchandise, office supply and hardware stores, clothing stores, book stores, newsstands, jewelers, convenience and grocery stores, and restaurants.
2. Personal service establishments such as professional offices for doctors, dentists, lawyers, architects, artists, engineers and the like.
3. Private service establishments intended to serve the general population of the city requiring a central location. Examples of such establishments include: hotels, banks and similar financial institutions, barber and beauty shops, funeral homes, real estate sales, small appliance repair, shoe repair, income tax service, check advance and title loans, pawn brokers, and self-service laundries.
4. Public buildings and grounds other than schools.

5. Public and semi-public uses including public parks and public recreational facilities, auditoriums, theaters, and museums with or without tours.
6. Hotels.
7. Commercial recreational facilities excluding drive-in theaters and out-door recreation facilities.
8. Signs as regulated in Section 4.12 of these regulations.
9. Utility facilities as needed for the provision of public service.
10. Municipal, county, state and federal uses.

C. Uses Permitted on Review:

In the B-2 Central Business District, the following uses and their accessory uses may be permitted subject to review and approval of the Board of Zoning Appeals in accordance with the provisions of Section 6.07 of these regulations.

1. Commercial parking lots and parking garages.
2. Public transportation terminals including taxi stands.
3. Gasoline Service Stations as regulated by Section 4.10 of these regulations.
4. Multi-Family Residential Dwellings and efficiency apartments.
5. Planned unit development, subject to the provisions of Section 4.09.02
6. Automotive Repair; provided it is located in an existing building suited for such use.
7. Churches and similar places of worship.
8. Group Child Care Homes, and Child Care Centers, subject to the provisions of Section 4.24 of these regulations.
9. Bed and Breakfast establishments, subject to the provisions of Section 4.26 of these regulations.
10. Telecommunication Structures, subject to the provisions of Section 4.16 of these regulations.
11. Personal Storage units that meet requirements of Section 3.04.08.J.
12. Residential housing quarters for the property owner or lessee of the property that meet all adopted life safety and fire codes.

D. Uses Prohibited:

In the B-2 Central Business District, all uses, except those uses specifically permitted or permitted on review and approval, are prohibited.

E. Dimensional Regulations:

All uses permitted in the B-2 Central Business District shall comply with the following requirements except as provided in Chapter 5.

1. **Rear Yard:**

Where a commercial building is to be serviced from the rear, there shall be provided an alleyway, service court, rear yard, or combination thereof of not less than thirty (30) feet in depth. The depth of a rear yard which abuts a residential district shall be not less than thirty (30) feet. In all other cases, no rear yard is required.

2. **Side Yard:**

No side yard shall be required except that the width of a side yard which abuts a residential district shall be twenty-five (25) feet.

3. **Height Requirement:**

No building shall exceed three (3) stories or forty (40) feet, except as provided in Section 5.03.

F. **Parking Space Requirement:**

As regulated in Section 4.03 of these regulations.

G. **Off-Street Loading and Unloading:**

As regulated in Section 4.04 of these regulations.

H. **Access Control:**

As regulated in Section 4.01 of these regulations.

I. **Landscaping and Buffer Requirements:**

Landscaping, screening and buffer yard requirements of Ordinance Number 895, entitled Landscape Ordinance shall apply.

J. **Requirements for personal storage units locating in the Central Business District.**

1. Existing attached/semi-detached structures that have common walls with adjacent structure/s in the Central Business District shall be sprinkled regardless of the area devoted to Personal Storage Units. All existing attached/semi-detached structures shall have a monitored fire alarm system
2. New attached/semi detached structures that have common walls with adjacent structure in the Central Business District shall be sprinkled regardless of the

area devoted to Personal Storage Units All new attached/semi-detached structures shall have a monitored fire alarm system.

3. Existing Stand Alone Structures (Structures that are not attached/semi detached and do not have common walls with adjacent structure in the Central Business District) shall meet all applicable Fire and Building Code requirements for use separation from adjacent structures.
 - a) The existing Stand Alone Structure is required to meet all current applicable building and fire code requirements for life safety and fire prevention
 - b) If existing Stand Alone Structure is less than 10,000 gross square feet, no sprinkling shall be required.
 - c) If existing Stand Alone Structure is 10,000 gross or greater, the building shall be sprinkled.
 - d) All existing Stand Alone Structures shall have a monitored fire alarm system
4. New Stand Alone Structures (Structures that are not attached/semi detached and do not have common walls with adjacent structure in the Central Business District) shall meet all applicable Fire and Building Code requirements for use separation from adjacent structures.
 - a) If the New Stand Alone Structure is in compliance with all current applicable building and fire code requirements for life safety and fire prevention, then the use will not have to be sprinkled if structure is fewer than 10,000 gross square feet.
 - b) All New Stand Alone Structures shall have a monitored fire alarm system
5. All structures existing or new (stand-alone or attached/semi-detached) are required to have an off-street loading space clearly marked for the personal storage unit use only. This space has to meet size requirements and all the turning movements to accommodate a Class 6 gross vehicle weight rating (GVWR) moving truck (19,501 to 26,000 pounds (8,846 to 11,793 kg))and cannot be used for any other parking requirements associated with the structure/use.