

§ 153.113 C-B CENTRAL BUSINESS DISTRICT.

(A) *Permitted uses.* The following uses are permitted by right.

(1) *Retail uses.*

- (a) Antique store;
- (b) Appliance and appliance repair store;
- (c) Arts and crafts store;
- (d) Automobile and boat supply store;
- (e) Bakeries (retail and wholesale);
- (f) Bicycle store;
- (g) Beauty supply store;
- (h) Book and stationery store (excluding adult establishments);
- (i) Box and gift-wrap store;
- (j) Card (greeting) shop.
- (k) Camera shop and film developing service depository and/or walk-in service developing lab;
- (l) Catalog sales store;
- (m) Clock shop;
- (n) Clothing shop/department store;
- (o) Computer service store;
- (p) Convenience stores (no fuel sales);
- (q) Copy service;
- (r) Curtains, drape and other window treatments store;
- (s) Delicatessen;
- (t) Dressmaking shop;
- (u) Drugstore;
- (v) Dry cleaning (pick-up and delivery station);
- (w) Dry goods shop;
- (x) Electronics sales;
- (y) Sign printing and manufacturing, outside of the downtown fire district and with no outdoor storage and with all activities conducted indoors;
- (z) Florist and gift shop;
- (aa) Floor covering, lighting, wallpaper, paint and window covering store;
- (bb) Food store;

- (cc) Formalwear sales and rental;
- (dd) Furniture, rugs and other home furnishings store;
- (ee) Furrier;
- (ff) Hardware store (but not outdoor storage or enclosed lumber yards);
- (gg) Hobby store;
- (hh) Household goods shop;
- (ii) Jewelry and jewelry repair shop;
- (jj) Key shop;
- (kk) Linen shop;
- (ll) Luggage and leather shop;
- (mm) Medical supply sales and rental store;
- (nn) Music store including recordings of the various media, print music, sound and high fidelity equipment and supplies, and musical instruments sales and service;
- (oo) Notion and fabric store;
- (pp) Office buildings with a maximum gross floor area of 10,000 square feet;
- (qq) Office supply, stationary office equipment;
- (rr) Party rental shop;
- (ss) Pet store;
- (tt) Postal store;
- (uu) Restaurant and auxiliary food catering service;
- (vv) Second-hand shop;
- (ww) Shoe store;
- (xx) Shoe repair shop;
- (yy) Sporting goods and trophy shop;
- (zz) Tailor and alteration shop;
- (aaa) Toy store;
- (bbb) Variety and department store;
- (ccc) Video rental and sales shop (excluding adult establishments); and
- (ddd) Motorcycle sales with outdoor storage during business hours only.

(2) *Services.*

- (a) Art and photography studios (excluding adult establishments);
- (b) Automobile parking lot;
- (c) Barber shop;

- (d) Beauty shop;
- (e) Community center;
- (f) Commercial schools providing training in any of the arts, sciences, trades or professions, conducted indoors, with up to 100 enrolled students;
- (g) Essential services, Classes I and II;
- (h) Exterminator service;
- (i) Finance company;
- (j) Film processing service;
- (k) Fitness and tanning center (excluding adult establishments);
- (l) Interior decorating service;
- (m) Laundromat;
- (n) Library;
- (o) Museum;
- (p) Newspaper office and broadcast media offices and studios only;
- (q) Offices-business, professional, medical and public;
- (r) Opticians and optical services;
- (s) Post office;
- (t) Public safety station;
- (u) Rental of party, medical, office and household items;
- (v) Sign printing and manufacturing, outside of the downtown fire district and with no outdoor storage and with all activities conducted indoors;
- (w) Signs in accordance with §§ 153.160 through 153.172 of this chapter;
- (x) Theaters, auditoriums and public or private nonprofit cultural arts facilities (performance, education, and/or exhibit) excluding adult establishments;
- (y) Travel agency; and
- (z) Dry cleaning service.

(3) *Other.* Accessory apartments in commercial structures provided all Building and Fire Codes are met.

(B) *Uses subject to prescribed standards.* The following uses are allowed upon the issuance of a zoning permit by the Zoning Administrator in accordance with §§ 153.255 through 153.259 of this chapter and subject to the associated below prescribed standards.

(1) Hotel provided that primary vehicular access is not provided by a local residential road and the use is screened from any abutting property located in a residential district in accordance with § 153.046;

(2) Newspaper printing and other publishing;

(3) Parking facilities provided that primary vehicular access is not provided by a local residential road and the use is screened from any abutting property located in a residential district in accordance with § 153.046;

(4) Tavern provided that primary vehicular access is not provided by a local residential road and the use is screened from any abutting property located in a residential district in accordance with § 153.046.

(C) *Yard requirements.*

(1) Minimum lot size: none.

(2) Minimum lot width: none.

(3) Minimum front yard setback: none.

(4) Minimum side yard setback: none except ten feet shall be required on all corner lots and 20 feet on side yards that abut any Residential (R) District.

(5) Minimum rear yard setback: none except 20 feet shall be required on all lots whose rear yard abuts any Residential (R) District.

(6) Maximum building height: 40 feet except as permitted in § 153.054 of this chapter.

(7) Off-street parking and loading: all of street parking and loading requirements as prescribed in §§ 153.185 through 153.188 of this chapter shall be waived.

(8) Minimum build to lines: The fronts of all new commercial buildings shall be constructed at the minimum front and side setback lines.

(9) Where new structures are constructed adjacent to existing sidewalks, an expansion joint shall be placed between the structures and the sidewalk.

(D) *Screening and landscaping.*

(1) Screening when required by § 153.046(A) of this chapter, shall be installed pursuant to § 153.046 of this chapter.

(2) When off-street parking is provided, landscaping shall be installed, as applicable, pursuant to § 153.047(B) of this chapter.

(Prior UDO, § 7.9) (Ord. ZTA-1-2013, passed 2-7-2013; Ord. ZTA-4-2016, passed 7-7-2016; Ord. ZTA-7-2016, passed 1-5-2017; Ord. passed 4-6-2017; Ord. ZTA-2-2020, passed 3-5-2020; Ord. passed - -) Penalty, see § 153.999

Editor's note:

Additional development standards pertaining to the CB District, see § 153.074