

§ 153.114 CBT CENTRAL BUSINESS TRANSITIONAL DISTRICT.

(A) *Permitted uses.* The following uses are permitted by right: All uses permitted in § 153.113(A) of this chapter.

(B) *Conditional uses.*

(1) The following uses may be allowed upon the issuance of a conditional use permit by the City Council in accordance with §§ 153.235 through 153.244 of this chapter:

(2) All uses permitted in § 153.113(B) of the chapter.

(C) *Yard requirements.*

(1) Minimum lot size: none.

(2) Minimum lot width: none.

(3) Minimum front yard setback: none.

(4) Minimum build to lines:

(a) The fronts of all new commercial buildings shall observe a build to line of zero to 20 feet as measured from the street right-of-way boundary.

(b) The fronts of all new multifamily buildings shall observe a build to line of zero to 30 feet as measured from the street right of way boundary.

(5) 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. The side yard setback on Multifamily residential uses adjoining Residential (R) Districts may be reduced to ten feet if an opaque fence or wall is provided to screen the Multifamily residential use from the Residential (R) District.

(6) Minimum rear yard setback: none except 20 feet shall be required on all lots whose rear yard abuts a Residential (R) District. The rear yard setback on Multifamily residential uses adjoining Residential (R) Districts may be reduced to ten feet if an opaque fence or wall is provided to screen the Multifamily residential use from the Residential (R) District.

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

(8) Off-street parking and loading: all off-street parking requirements as prescribed in §§ 153.185 through 153.188 of this chapter. Where lots in this district abut Main Street, the building or the principal building in a multi-building project, shall be located between Main Street and any off-street parking facilities. Off-street loading requirements as prescribed in §§ 153.185 through 153.188 of this chapter shall be waived.

(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 in accordance with § 153.046 of this chapter. Street landscaping, as addressed in § 153.047(A) of this chapter, shall not be required in the CBT District.

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

(Prior UDO, § 7.9A) (Ord. ZTA-7-2016, passed 1-5-2017) Penalty, see § 153.999

Editor's note:

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