

ARTICLE 8
"C-1" CENTRAL BUSINESS DISTRICT

8.01 DESCRIPTION AND PURPOSE

This zoning district is intended for retail businesses or service establishments that supply commodities or perform services that meet the daily needs of the residents with a minimal impact on adjacent residential development. In order to promote a sound business environment, uses that could create hazards, offensive or loud noises, vibration, smoke, glare, or heavy truck traffic are not permitted. This district should serve as the major commercial retail and service area of the city.

8.02 PERMITTED LAND USES

The following uses of land and buildings are permitted by right:

- A. Banks, credit unions, and savings and loan associations.
- B. Commercial recreational establishments, provided all activities are located in a fully enclosed building.
- C. Dental and medical clinics.
- D. Generally recognized retail businesses whose principal activity is the sale or rental of merchandise primarily in an enclosed building.
- E. Offices.
- F. Personal service establishments that perform services in an enclosed building, such as but not limited to repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty parlors, barber shops, health clubs, photographic studios, self-service laundries, and dry cleaners.
- G. Restaurants or other places serving food or beverages on the premises, provided that accessory drive-through or drive-in restaurants may be permitted upon obtaining approval as a special land use pursuant to the procedures and requirements of Article 19.
- H. State-licensed residential facilities (6 or fewer persons)

8.03 SPECIAL LAND USES

The following uses of land and buildings may be permitted upon obtaining approval as a special land use pursuant to the procedures and requirements of Article 19:

- A. Multi-family dwellings
- B. Public or institutional uses.
- C. Second floor apartments.
- D. State-licensed residential facilities (more than 7 persons).

8.04 ACCESSORY USES AND BUILDINGS

- A. Accessory uses incidental to a permitted principal use are permitted when located on the same lot.
- B. Accessory buildings and structures shall meet the provisions of Article 17.

8.05 HEIGHT AND AREA REGULATIONS

The use of land and buildings in this district shall meet the Schedule of District Regulations in Article 3.

8.06 PARKING REQUIREMENTS

All uses permitted by right in this district shall be exempt from the off-street parking requirements of Article 18.

8.07 SITE PLAN REVIEW

All proposed uses and structures shall be subject to the review and approval of a site plan in accordance with Article 20.

8.08 GENERAL PROVISIONS

All applicable provisions in Article 17 shall be met.

8.09

ADDITIONAL REQUIREMENTS

- A. All outdoor storage shall be regulated by all applicable city ordinances. Outdoor storage shall not be permitted on public property.
- B. All side and rear yards adjacent to residential districts shall be required to be screened by a fence, wall, or planted material (see Article 17 for required screening).
- C. All outdoor lighting shall be shielded to reduce glare and shall be arranged to reflect light away from all adjacent residential districts and dwellings.
- D. All ingress and egress areas (curb cuts)
- E. Outdoor sales of retail merchandise shall be permitted, provided that it is incidental to the permitted indoor sales activity and that the merchandise is on display outdoors only during regular business hours.