

Sec. 30-332. - CBD, central business district.

- (a) *Purpose.* The CBD is the city's urban mixed-use district. It encompasses the downtown area and contains a wide range of uses and lot sizes. It also has the largest concentration of historic buildings. In order to preserve the unique character of the CBD, uses involving outdoor activities are limited to those that do not detract from the pedestrian-oriented nature and visual appeal of the district. New buildings, as well as exterior alterations and additions to existing buildings, are required to meet certain design standards to ensure compatibility. To accommodate existing lots and provide for flexibility in the design of new development and redevelopment projects, there are no minimum lot standards or setbacks.
- (b) *Permitted principal uses.*
- (1) Art galleries or museums.
  - (2) Auditoriums or theaters.
  - (3) Banks or other financial institutions.
  - (4) Banquet facilities.
  - (5) Bed and breakfasts.
  - (6) Commercial day cares.
  - (7) Commercial recreation facilities.
  - (8) Funeral homes or mortuaries.
  - (9) Governmental facilities.
  - (10) Health or fitness centers.
  - (11) Hospitals.
  - (12) Hotels or motels.
  - (13) Institutions of higher education, including universities and business, career, or technology schools.
  - (14) Instructional schools for art, dance, music, martial arts, or other disciplines.
  - (15) Libraries.
  - (16) Medical marijuana dispensary facilities, as permitted in section 30-415, supplemental regulations.
  - (17) Meeting halls.
  - (18) Microbreweries or microdistilleries.
  - (19) Nursing homes.
  - (20) Offices.
  - (21) Parks, playgrounds, or recreation facilities.
  - (22) Personal service establishments.
  - (23) Police or fire stations.
  - (24) Residential treatment facilities.
  - (25) Residential uses, excluding mobile homes.
  - (26) Restaurants or bars.
  - (27) Retail or rental establishments.

- (28) Small-scale light manufacturing and industrial facilities primarily utilizing artisans or digital machinery.
- (29) Transitional housing.
- (30) Veterinary clinics or animal hospitals, excluding livestock and kennels.
- (c) *Permitted accessory uses.*
  - (1) Accessory structures and uses customarily incidental to the above uses, as permitted in section 30-403, supplemental regulations.
  - (2) Short term use of shipping containers for accessory uses, as permitted in section 30-402, supplemental regulations.
  - (3) Solar energy systems, as permitted in section 30-410, supplemental regulations.
- (d) *Special uses.*
  - (1) Any use not meeting the requirements of section 30-332(e)(1) which would otherwise be a permitted use in this section.
  - (2) Excursion gambling boats or floating gambling facilities.
  - (3) Helicopter facilities, in conjunction with a hospital.
  - (4) Long term use of shipping containers for accessory uses, as permitted in section 30-402, supplemental regulations.
  - (5) Marinas or docks.
  - (6) Public utilities, except for buildings or accessory structures that are normal and customary in a zoning district which would allow other buildings or structures of the same nature as a use-by-right.
  - (7) Telecommunication towers, as permitted in section 30-404, supplemental regulations.
  - (8) The allowance of additional height up to a total of sixty (60) feet, not to exceed five (5) stories.
  - (9) Wind energy conversion systems, as permitted in section 30-410, supplemental regulations.
- (e) *Standards.*
  - (1) All permitted uses shall be conducted entirely indoors except the following:
    - a. Drive-thru or automatic teller machine (ATM) facilities associated with a bank or other financial institution.
    - b. Eating or drinking facilities.
    - c. Live musical performances or the playing of recorded music, provided that such activities do not violate other provisions of the City Code.
    - d. Mobile food or beverage service facilities, provided that such activities do not violate other provisions of the City Code.
    - e. Parking or loading facilities.
    - f. Parks or playgrounds.
    - g. Permitted accessory uses that are customarily conducted outdoors, in conjunction with a dwelling.
    - h. Public art.
    - i. Public recreation facilities.
    - j. Shipping containers, as permitted in section 30-332(c)(2).

- k. Solar energy systems, as permitted in section 30-332(c)(3).
  - l. Temporary uses, as permitted in section 30-406, supplemental regulations.
  - m. Walk-up windows for food or beverage service, provided that such activities do not violate other provisions of the City Code.
  - n. Waste containers, subject to screening provisions as required elsewhere in the City Code.
- (2) *Design standards for new buildings.*
- a. New buildings shall be compatible with the general architectural character of the surrounding buildings in terms of setback, orientation, height, scale, massing, materials, and colors. New buildings shall not:
    - 1. Disrupt an existing pattern of setbacks along a street;
    - 2. Disrupt an existing pattern of buildings being oriented toward a street; or
    - 3. Result in disproportionate height, scale, or massing relative to the surrounding buildings.
- (3) *Design standards for exterior alterations and additions to existing buildings.*
- a. Exterior alterations and additions to existing buildings shall be compatible with the architectural character of the building being altered or added to in terms of setback, orientation, height, scale, massing, materials, and colors. Exterior alterations and additions shall not:
    - 1. Remove, materially alter, or obscure significant character-defining features such as parapets, cornices, belt courses, corbels, quoins, and patterned brickwork;
    - 2. Remove, materially alter, or obscure non-storefront wall openings in a manner that disrupts an existing wall opening pattern on a public-facing building elevation;
    - 3. Reduce or expand non-storefront wall openings to fit replacement windows or doors, except for minor shimming; or
    - 4. Replace double-sash windows or divided light windows with windows consisting of a single, undivided light.
  - b. Exterior alterations and additions to existing buildings shall be compatible with the general architectural character of the surrounding buildings in terms of setback, orientation, height, scale, massing, materials, and colors. Exterior alterations and additions shall not:
    - 1. Disrupt an existing pattern of setbacks along a street;
    - 2. Disrupt an existing pattern of buildings being oriented toward a street; or
    - 3. Result in disproportionate height, scale, or massing relative to the surrounding buildings.
- (f) *Height, area, width, density, setback, and open space requirements.*
- (1) Maximum height: Forty (40) feet, not to exceed three (3) stories.
  - (2) Minimum lot area: None.
  - (3) Minimum lot width: None.
  - (4) Maximum density: None.
  - (5) Minimum setbacks:
    - a. Front yard: None.
    - b. Rear yard: None.

- c. Side yard: None.
- (6) Minimum open space: None.