

CHAPTER 17

DOWNTOWN COMMERCIAL DISTRICTS

17.1 CENTRAL BUSINESS DISTRICT (D-1).

(1) The D-1 Central Business District is foster an environment consistent with the area's function as the business, retail, and cultural center of the community and region. Inherent in this purpose is the need for careful review of proposed development in order to achieve objectives for urban design, pedestrian amenities and land use control, particularly in relation to retail commercial uses.

Front or Corner Yard No minimum

Interior Side Yard..... None.

If an Interior Side Yard is provided it shall not be less than..... 4 feet.

Minimum First Floor Glass (non-reflective glass surfaces)..... 60 percent.

Mid-Block Walkways..... Required.

Interior Plazas, Atriums and Galleries..... Permitted

(Provided that retail goods/service establishments and/or restaurants are located adjacent to such interior open spaces).

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height..... 200 feet

17.2 DOWNTOWN SUPPORT DISTRICT (D-2).

(1) The purpose of the D-2 Downtown Support District is to accommodate commercial uses and associated activities that relate to and support the Central Business District, but do not require a location within the Central Business District. Development in the D-2 Downtown Support District is less intensive than that of the Central Business District.

Buffer Yards required in accordance with Chapter 9, Landscaping, on any lot abutting a lot in a residential district.

Maximum Building Height..... 65 feet

17.3 CODES AND SYMBOLS.

(1) In the following sections of this chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate

column, or as a "conditional use," indicated by a "C" in the appropriate column. A conditional use that can be issued by the Zoning Administrator by guidelines issued by the Planning Commission is indicated by a "CA" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided in this Code

Table 17.1 USE REGULATIONS.

USE	D-1	D-2
<u>COMMERCIAL.</u>		
Cabinet and Woodworking Shop.	P	P
Bakery, Retail.	P	P
Convenience store	-	P
Gas Station (sales and/or minor repair)	C	P
<u>OFFICE AND RELATED USES.</u>		
Financial Institution, without drive through facilities	P	P
Financial Institution, with drive through facilities	C	P
Offices	P	P
Veterinary Offices, operating entirely within an enclosed building and keeping animals overnight only for treatment	P	P
<u>RETAIL SALES & SERVICES.</u>		
Commercial Laundries, Linen Service and Dry Cleaning	-	P
Department Stores	P	P
Health and Fitness Facility	-	P
Liquor Store	C	C
Merchandise Display Rooms	P	P
Restaurants, with drive though facilities	C	P
Restaurants, without drive through facilities	P	P
Retail Goods Establishments	P	P
Retail Services Establishments	P	P

USE	D-1	D-2
Upholstery Shop	-	P
<u>RECREATIONAL, CULTURAL & ENTERTAINMENT.</u>		
Art Gallery	P	P
Artist Loft and Studios	P	P
Brew Pub	P	P
Commercial Indoor Recreation	P	P
Commercial Video Arcade	P	P
Movie Theaters	-	P
Performance Arts Theaters	-	P
Private Club	-	C
Tavern/Lounge	-	C
<u>RESIDENTIAL</u>		
Dwelling Unit, above ground floor only	P	P
<u>INSTITUTIONAL</u>		
Adult Day Care Center	P	P
Child Day Care Center (a commercial operation, not in a home)	P	P
Government Facilities	P	P
Medical or Dental Clinic	P	P
Museum	P	P
Music Conservatory	P	P
<u>MISCELLANEOUS.</u>		
Accessory Uses, except those that are otherwise specifically regulated in this Chapter, or elsewhere in this Code	P	P
Auditorium	P	P
Automobile Repair, Minor	C	P
Automobile Repair, Major	C	P
Commercial Parking Garage or Lot	C	P
Communication Towers	P	P
Communication Towers, exceeding the maximum building height, but not higher than 80 feet.	C	C

USE	D-1	D-2
Farmer's Market	-	P
Funeral Home	P	P
Hotel or Motel	P	P
Limousine Service	-	P
Outdoor Sales and Display	C	P
Planned unit developments	C	C
Public/Private Utility Transmission Wires, Lines, Pipes and Poles	P	P
Public/Private Utility Buildings and Structures	C	C
Publishing Company	-	P
Radio, Television Station	P	P
Schools, Professional and Vocational	P	P
Social Service Missions and Charity Dining Halls	-	P
Street Vendors	P	P
Temporary Labor Hiring Office	-	P
Warehouse	-	P
Wholesale Distribution	-	P
Governmental Uses and Facilities	C	C
Municipal Service Uses, Including City Utility Uses, Police and Fire Stations	C	C

