

## DIVISION 5. - B-1 CENTRAL BUSINESS DISTRICT

### Sec. 36-254. - Intent.

It is the intent of the B-1 Central Business District to provide for office buildings and the great variety of retail stores and related activities which occupy prime retail frontage in the downtown area and serves comparison, convenience and service needs of the entire city as well as surrounding residential and agricultural area beyond the city limits. The district regulations are designed to promote convenient pedestrian shopping and stability of retail development by encouraging a contiguous retail frontage and by prohibiting automotive related, highway service and nonretail areas which tend to break up such continuity.

(Code 1991, § 19-206; Ord. No. 83, § 11(intro.), 4-16-1984)

### Sec. 36-255. - Scope.

In the B-1 district, no building or land shall be used and no building or structure erected except for one or more of the uses specified in this division unless otherwise provided for in this chapter. All uses permitted in this district are subject to the requirements and standards of site plan review (article IX of this chapter) prior to initiation of the use or structure.

(Code 1991, § 19-207; Ord. No. 83.4, 2-15-1989)

### Sec. 36-256. - Uses permitted by right.

The following uses are permitted by right in B-1 districts:

- (1) Any generally recognized retail business which supplies commodities on the premises within a completely enclosed building including, but not limited to, foods, drugs, liquor, furniture, clothing, dry goods, notions or hardware.
- (2) Personal service establishments which perform services on the premises within a completely enclosed building, such as, but not limited to, repair shops, barbershops and beauty shops, photographic studios and drycleaners.
- (3) Restaurants and taverns where the patrons are served while seated within a building that is not part of a drive-in.
- (4) Theaters when completely enclosed.
- (5) Office establishments which perform services on the premises including but not limited to financial institutions, insurance offices, real estate offices, professional offices for accountants, doctors, lawyers, engineers and governmental offices such as post offices, etc.
- (6) Offices and showrooms of plumbers, electricians, decorators or similar trades in connection with which not more than 25 percent of the floor area of the building or part of the building occupied by the establishment is used for making, assembling, remodeling, repairing, altering, finishing or refinishing its products or merchandise, and provided that the ground floor premises facing upon and visible from any abutting street shall be used only for entrances, offices or displays.
- (7) Hospitals or other facilities for human health care.
- (8) Residential uses when occupying the second or third floors, provided that all requirements of the state construction code are met, and that any new structure created must have adequate on-site parking.

(Code 1991, § 19-208; Ord. No. 83, § 11.01, 4-16-1984; Ord. No. 83.4, 2-15-1989)

Sec. 36-257. - Permitted accessory uses.

The following uses are permitted accessory uses in B-1 districts:

- (1) Signs, pursuant to article VII of this chapter;
- (2) Automobile parking, pursuant to article VI of this chapter.

(Code 1991, § 19-209; Ord. No. 83, § 11.02, 4-16-1984)

Sec. 36-258. - Site development requirements.

The following minimum and maximum standards shall apply to all uses in the B-1 district except as modified by article I of this chapter or as varied pursuant to article III of this chapter:

- (1) *Minimum lot area.* 2,500 square feet.
- (2) *Minimum frontage.* None.
- (3) *Minimum lot width.* None.
- (4) *Yard setback requirements.*
  - a. Front yard: None.
  - b. Side yard: None.
  - c. Rear yard: None.
- (5) *Maximum height requirement.* 50 feet.
- (6) *Performance standards.*
  - a. All storage of materials on any land shall be within the confines of the building or part thereof occupied by the establishment.
  - b. Material which normally and reasonably discarded from commercial uses of property may be stored outside of an enclosed building for a reasonable time provided that such storage areas are completely screened by an opaque fence of not less than five feet in height.

(Code 1991, § 19-210; Ord. No. 83, § 11.03, 4-16-1984; Ord. No. 83.4, 2-15-1989)

Secs. 36-259—36-279. - Reserved.