

Section 8.00 B-1 - CENTRAL BUSINESS DISTRICT. (Amended 4/4/96; #34)

Section 8.01. Purpose.

The B-1 central business district is intended to provide for a wide variety of retail activities and could act as a banking and financial center, entertainment and hotel center, or as a center for business and professional offices. The district comprises the "downtown" section of the city. The use of land is intensive, this being one of the main determinants of its vitality. It is the purpose of these regulations to encourage such intensity of use and to exclude activities which have a negative effect upon the proper functioning of the central business district.

Section 8.02. Uses Permitted.

- A. Business services including banks, offices and postal stations.
- B. Clothing services including dry cleaning and laundry establishments, laundromats, dressmaking, millinery and tailor shops, shoe repair shops.
- C. Equipment services including radio and television shops, electrical appliances shops, show room of a plumber, decorator or similar trade.
- D. Food services including grocery stores, fruit, vegetable and meat markets, supermarkets, restaurants, delicatessens, candy shops and bakeries.
- E. Personal services including barber and beauty shops, reducing salons, photographic shops and funeral homes.
- F. Retail services including drug stores, hardware stores, haberdashery, stationery and book stores, news shops, apparel shops, show room for articles to be sold at retail, flower shops and commercial greenhouses.
- G. Buildings used for storage or distributing stations.
- H. Any similar commercial establishment or professional service or commercial service not specifically stated or implied elsewhere in this section.
- I. Residence when included as an integral part of the principal building to be occupied by the owner or his/her employee.
- J. Rental units may be maintained above the ground floor.
- K. Buildings and uses customarily necessary to any of the above uses which may include the repair, alteration, finishing, assembly, fabrication or storage of goods. Such use shall not be detrimental either by reason of odor, smoke, noise, dust or vibration nor visually detrimental to the surrounding neighborhood.

Section 8.03. Commercial Restrictions.

The uses permitted shall be subject to the following conditions:

- A. Such businesses and sales or display or storage areas shall be confined within a building beyond normal business hours except that the city council by resolution or by ordinance may allow an exception for city-wide promotions and activities.
- B. All public entrances to such businesses shall be from the principal street upon which the property abuts or within fifty (50) feet thereof, except that an additional rear entrance may be provided from a public parking area.

Section 8.04. Conditional Uses.

The following uses may be permitted upon recommendation of the planning commission and approval of the city council:

- A. Automobile service including auto equipment sales, car wash service, new and used car sales lots, trailer sales areas, gasoline service stations and auto repair garages.
- B. Recreation services including theaters, bowling alleys, pool and billiard rooms, dance halls, roller and ice skating rinks
- C. Hotels, motels, private clubs and lodges; wholesale establishments, taverns, night clubs, on and off liquor stores, trade schools, commercial parking garages and ramps.
- D. Drive-in restaurants, drive-in banks and other drive-in services.
- E. Open air display areas for the sale of products such as garden furniture, hardware items, nursery stock or automobiles or areas used to display rental equipment such as tools or trailers. Buildings and uses customarily incidental to any of the uses listed in this section when located on the same property and which will not be detrimental either by reason of odor, smoke, noise, dust or vibration to the surrounding neighborhood.
- F. Buildings and uses customarily incidental to any of the uses listed in this section when located on the same property and which will not be detrimental either by reason of odor, smoke, noise, dust, or vibration to the surrounding neighborhood.
- G. Ground Floor residential units.

Section 8.05. Building Height.

No building or structure hereafter erected or altered shall exceed forty (40) feet in height.

Section 8.06. Lot Area, Frontage, Lot Coverage, Yard Size And Loading Space.

For allowed uses in B-1 districts there will be no requirements for lot area, frontage, lot coverage, yard sizes or loading space. For uses requiring special exception permits, lot area, frontage, lot coverage, yard size, parking and loading space shall be specified by the planning commission.