

DIVISION 19. - B-3 CENTRAL BUSINESS DISTRICT

Sec. 122-641. - Intent and purpose.

The intended purpose of the B-3 district is to enhance the commercial, professional and governmental activities in the central business district (B-3). Lot and building regulations are intended to allow intensive development and encourage uses requiring a central location. This district shall permit a maximum of 50 dwelling units per acre for multifamily development.

Sec. 122-642. - Permitted principal uses.

The following uses are permitted without exception in the central business (B-3) district:

(1) *Residential uses:*

- a. Downtown residence, commercial.
- b. Multifamily dwelling units (maximum 50 units per acre).
- c. Single-family dwelling unit (reference section 122-1194).
- d. Two-family dwelling unit.

(2) *Retail uses:*

- a. Auto/home supply store.
- b. Bakery store.
- c. Department store.
- d. Drugstore.
- e. Electronics store.
- f. Farmers' market (reference section 122-1203).
- g. Furniture store.
- h. Hardware store.
- i. Home decorating store.
- j. Liquor store, package.
- k. Pharmacy.
- l. Specialty retail stores.
- m. Used merchandise store (enclosed).
- n. Videotape store.

(3) *Service uses:*

- a. Alcoholic beverage establishment (off-premises consumption).
- b. Alcoholic beverage establishment (on-premises consumption).
- c. Commercial photography/art and graphics.
- d. Computer maintenance and repair.
- e. Conference center.
- f. Equipment rental and sales.
- g. Financial institutions.

- h. General business services.
- i. Hairstyling shop.
- j. Hotel/convention center.
- k. Laundry and dry cleaning, pick-up.
- l. Laundry and dry cleaning service.
- m. Minor household repair establishment.
- n. Motel.
- o. Parking lot/garage.
- p. Photocopying and duplicating services.
- q. Photofinishing laboratory.
- r. Prepackaged software services.
- s. Print shop.
- t. Professional and business offices.
- u. Radio and TV broadcasting facility, with no transmitters.
- v. Restaurant.
- w. Sidewalk cafe.

(4) *Education/recreation/social uses:*

- a. Antique gallery/art gallery/museum.
- b. College/university.
- c. Commercial recreation, indoor.
- d. Community education center.
- e. Dance/art/music studio.
- f. Library.
- g. Motion picture theater, no drive-in.
- h. Multipurpose facility.
- i. Physical fitness center.
- j. Private club.
- k. Speech and language center/school.
- l. Vocational/professional school.

(5) *Public uses:*

- a. Post office.

(6) *Health care uses:*

- a. Medical and dental laboratory.
- b. Medical and dental offices.

(7) *Industrial uses:* None.

Sec. 122-643. - Permitted accessory uses.

The following uses are permitted as accessory uses in the central business (B-3) district:

- (1) Drive-through facility, non-restaurant.
- (2) Outdoor sales and display of art.
- (3) Restaurant with drive-through window.
- (4) Sidewalk sales subject to criteria in subsection 122-282(b)(1).

Sec. 122-644. - Special exceptions.

The following uses are permitted by special exception in the central business (B-3) district:

- (1) *Residential uses*: None.
- (2) *Retail uses*: None.
- (3) *Service uses*:
 - a. Automobile cleaning/detailing service.
 - b. Fast food restaurant.
 - c. Full service station (reference article IX, division 3 of this chapter).
 - d. Repair garage.
 - e. Self-service station/convenience store (reference section 122-1196).
- (4) *Education/recreation/social uses*:
 - a. Day care facility (reference article IX, division 5 of this chapter).
 - b. Church/place of worship (reference section 122-1195).
- (5) *Public uses*: Parks/open space area.
- (6) *Health care uses*: None.
- (7) *Industrial uses*: None.

Sec. 122-645. - Lot requirements; building height.

The following lot requirements shall apply to the community redevelopment area central business (B-3) district:

- (1) *Floor area ratio*. The maximum floor area ratio for all uses shall be 5.0.
- (2) *Height limit*. The maximum height shall be 150 feet.
- (3) *Lot width for single-family dwelling*. The minimum lot width for a single-family dwelling unit shall be 100 feet.
- (4) *Front yard*. The minimum front yard for a single-family dwelling unit shall be 25 feet. The minimum front yard for other residential and nonresidential uses shall be zero feet.
- (5) *Side yard*. The minimum side yard for a single-family dwelling unit shall be eight feet. The minimum side yard for other residential and nonresidential uses shall be zero feet.
- (6) *Rear yard*. The minimum rear yard for a single-family dwelling unit shall be 20 feet. The minimum rear yard for other residential and nonresidential uses shall be zero feet.

Sec. 122-646. - Limitations on use.

All permitted uses in the central business (B-3) district shall be limited by the following: No outdoor sales, display or storage of merchandise shall be permitted. However, the following uses shall be allowed to have outdoor sales and display without exception:

- (1) Farmers' market (reference section 122-1203).
- (2) Retail store with a primary use of art sales and collection.

Sec. 122-647. - Open space; streetscape improvements.

Open space requirements for the central business (B-3) district are as follows:

- (1) The streetscape shall be improved in the public right-of-way adjoining any proposed development. For purposes of this subsection, proposed development means the construction of a new building on a vacant or previously used site requiring a site plan review. The city shall have the right to require the type, quantity and size of streetscape improvements during the site plan review process. The criteria for the improvements shall be based on the city's downtown landscape program. All landscape improvements throughout the CRA shall require a dripline irrigation system; and
- (2) For all new developments in the B-3 district, an area equal to five percent of the total lot size shall be devoted to an urban open space area; or
- (3) In lieu of subsections (1) and (2) of this section, all new developments in the B-3 district will be required to pay a fee to the city. The fee will be used throughout the CRA to create urban open space parks or areas and to upgrade the streetscape program along identified rights-of-way. The fee for each development will be based on one percent of the cost of the proposed development or a maximum of \$5,000.00, whichever is lower.

Sec. 122-648. - Parking requirements.

No off-street parking is required in the parking exempt zone in the central business (B-3) district. Off-street parking in the nonexempt areas shall be governed by article VI of this chapter.

Sec. 122-649. - Site plan.

Site plans shall be required for development in the B-3 district as per article IV of this chapter.

Secs. 122-650—122-660. - Reserved.