

1242.03.1 - Central business district (B-1).

A pedestrian oriented district geographically designated within the central core of the city in which retail and service uses are provided.

- (a) *Use restrictions:*
- (1) *Retail only:* All establishments located in this district shall deal directly with patrons.
 - (2) *Unenclosed activities:* Sidewalk dining may be permitted in front of indoor restaurants subject to sidewalk dining license regulations provided in chapter 22 of this Code. Merchandise may be displayed or for sale on the sidewalk in front of business establishments subject to sidewalk display/sales permit regulations provided in chapter 22 of this Code.
 - (3) *Processing incidental:* Any processing or treatment of goods on any premises must be clearly incidental to the retail business conducted on such premises.
 - (4) *Refuse containers:* All refuse generated by any establishment located within this district shall be stored in tightly-covered containers.
 - (5) *Screening:* Along the side and rear lot lines of any lot abutting any residential district, screening (a wall, solid fence, or closely planted shrubbery) at least six feet high and of sufficient density to completely block the view from the adjacent residential property shall be installed.
 - (6) *Parking:* See section 1250.13 of this title.
 - (7) *Signs:* See Street Graphics Control Ordinance.
- (b) *Lot and building requirements:* Every building erected in the B-1 central business district shall conform to the requirements indicated below:
- (1) Minimum lot area: None.
 - (2) Minimum lot width: Twenty-five feet at the established building line.
 - (3) Minimum lot depth: None.
 - (4) Minimum setback: Generally none required except as necessary to achieve compliance with applicable off-street parking and loading requirements.
 - (5) Maximum floor area ratio: None.

- (6) Maximum percentage of lot building coverage: None.
- (c) *Permitted uses:* Provided all the use restrictions of this district are observed, the following uses are permitted:
- (1) Auditoriums, meeting rooms, and other places of assembly.
 - (2) Banks, savings and loans and other financial institutions.
 - (3) Clubs and lodges.
 - (4) Commercial establishments.
 - (5) Libraries, museums.
 - (6) Mass transit facilities.
 - (7) Offices.
 - (8) Printing and publishing.
 - (9) Schools, music studios, dance studios.
 - (10) Service establishments.
 - (11) Theaters (indoors).
 - (12) Restaurants/saloons.
- (d) *Special use:* Provided all the use restrictions of this district are observed, the following uses may be allowed by special use permit:
- (1) Any use that involves commercial, service or storage activities conducted more than 25 percent outside completely enclosed buildings.
 - (2) Any use such as drive-in restaurants, drive-in banks, service stations that offer goods or services directly to customers waiting in parked vehicles, or that sells food or beverages for consumption on the premises in parked motor vehicles.
 - (3) Churches, or other places of worship.
 - (4) Dwelling units, if located above the first story, except in hotels and motels.
 - (5) Public utility.
- (e) *Conditions of use:* All uses permitted in this district shall be subject to the following conditions:
- (1) Dwelling units and lodging rooms are not permitted below the second floor, except in hotels and motels.

- (2) There shall be no manufacture, processing or treatment of products other than those which are clearly incidental and essential to the retail business conducted on the same premises.