

CHAPTER 17.46 CB CENTRAL BUSINESS DISTRICT

17.46.010 STATEMENT OF PURPOSE

The CB Central Business District is intended to permit those uses which provide for a variety of retail stores and related activities, and for office buildings and service establishments which occupy the prime frontages in the downtown; and which serve the consumer population beyond the corporate boundaries of the city. The district regulations are designed to promote a convenient pedestrian shopping environment and stable office and retail development by prohibiting automotive-related services, repetition of similar uses, and land-extensive uses which break up such continuity. This district shall include institutional and cultural services essential to the enhancement of the city as an urban central space. Multiple use buildings which include retail, service, office and residential uses are consistent with the role of the CB District.

17.46.020 PRINCIPAL PERMITTED USES

No single principal permitted use shall exceed a maximum of 60,000 square feet.

In the CB District, no uses shall be permitted unless otherwise provided in this chapter, except the following:

- A.** Banks or other financial institutions, excluding check cashing establishments.
- B.** Bus passenger stations.
- C.** Business schools or private schools, excluding K-12 schools, operated for profit, including art and dance studios and music and vocal schools.
- D.** Business service establishments, such as office machine repair, printing, copying, and blueprinting.
- E.** Clothing service, including the following:
 - 1.** Laundromats
 - 2.** Dry cleaning establishments, excluding on-site dry cleaning facilities.
 - 3.** Tailor and pressing shops.
 - 4.** Shoe repair shops.
- F.** Retail stores, excluding party stores, dollar stores, drug stores/pharmacies, tobacco shops, and adult businesses, whose principal activity is the sale of merchandise entirely within a completely enclosed building, including the following:
 - 1.** Apparel shops.
 - 2.** Automobile parts, excluding facilities for repair and servicing.
 - 3.** Book stores and news dealers.

4. Flower and plant shops, excluding greenhouses.
 5. Gift shops
 6. Grocery stores, including beer, wine and liquor, fruit, vegetables, meat, dairy products, baked goods, and other foods, but not including a party store. No more than 10 percent of the gross floor area may be used for the storage and/or display of beer, wine or liquor. Food products may be prepared on the premises as an accessory use if such products are sold at retail prices on the premises.
 7. Hardware, paint and wallpaper stores.
 8. Household appliance shops.
 9. Office supplies and stationary shops.
 10. Recorded music shops.
- G.** Equipment service, including watch, jewelry, radio, television, or other electronic appliance repair.
- H.** Government buildings and uses.
- I.** Offices, showrooms, or workshops for a decorator, upholster, caterer, or similar establishments that require a retail outlet subject to the following:
1. For uses including a workshop, the workshop shall not comprise more than 40% of the total floor area of the building.
- J.** Photographic studios and film processing.
- K.** Offices for the following occupations: executive, administrative, professional, business, accounting, writing, insurance, real estate, travel, clerical, stenographic, drafting, engineering, sales, and similar occupations.
- L.** Wireless telecommunication facilities, limited to attached antennae co-located upon existing structures, subject further to the requirements and conditions of Chapter 17.20, *Wireless Telecommunication Facilities*.
- M.** Accessory structures and uses.

17.46.030 PERMITTED USES AFTER SITE PLAN APPROVAL

The following uses may be permitted subject to the standards outlined in Section 17.60.080 *Site Plan Approval* and approval by the Planning Commission.

- A.** Colleges and universities.
- B.** Hair, nail, tanning salons, and other personal service uses, excluding adult business uses.
- C.** Health clubs, including gymnasiums, and reducing salons.

- D. Offices for any of the following occupations: medical, dental, and similar occupations.
- E. Outdoor sales and outdoor cafes, as accessory uses to a permitted use.
- F. Residential uses when located above a first floor permitted or special business use, shall comply with minimum floor area standards set forth in Chapter 17.40 *RC Multiple Family Residential District*.
- G. Restaurants, delicatessens, coffee houses, or bars, except those as defined as drive-in or drive-through.
- H. Business recreation uses.
- I. All principal permitted uses and uses permitted after site plan approval up to 100,000 square feet.

17.46.040 PERMITTED USES AFTER SPECIAL LAND USE APPROVAL

In the CB District, the following uses may be permitted, subject to the conditions imposed in Section 17.60.070, *Special Land Use Approval*, and subject further to a public hearing by the Planning Commission and approval by the City Council:

- A. Hospitals.
- B. Hotels and motels subject to the following:
 - 1. There shall be a minimum of 250 square feet per unit.
 - 2. Each unit available for rental shall contain a bathroom and at least one bedroom.
 - 3. Sites shall abut a major thoroughfare, with all ingress and egress directly to the major thoroughfare.
 - 4. A motel or hotel shall include at least one of the following amenities:
 - A. An attached dining room with seating capacity for at least 20 occupants at the same time, serviced by a full service kitchen.
 - B. An unattached standard restaurant, as defined in this title, with seating capacity for not less than 50 occupants, located on the same site as the motel or hotel, or on a contiguous site and developed simultaneously on in advance of the site.
- C. Wireless telecommunication facilities, subject to the requirements and conditions of Chapter 17.20 *Wireless Telecommunication Facilities*.

17.46.050 REQUIRED CONDITIONS

Unless otherwise noted for specified uses, all buildings and uses in the CB District shall comply with the following development standards:

- A.** All business shall be conducted wholly within a completely enclosed building (unless permitted as an accessory use).
- B.** No outdoor storage shall be permitted.
- C.** No business shall sell live animals.
- D.** Parking or storage of unlicensed or inoperable vehicles shall be prohibited.
- E.** Vehicles parked on a site shall not be used for storage, sales or advertising.
- F.** Commercially used or licensed vehicles used in the normal operation of a permitted retail or service use on the site may be parked in the rear only.
- G.** The ground floor premises facing upon and visible from any street shall be used for offices, sales or display.

17.46.060 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

A. Area, height, bulk and placement requirements for the CB District shall be as follows:

Minimum Lot Width (in feet)	Minimum Lot Area (in square feet)	Maximum Lot Coverage (Percent)	Minimum Ground Floor Area (in square feet)	Maximum Ground Floor Area (in square feet)	Maximum Height of Building (in feet)	Building Setbacks (in feet)			
						Front		Side	Rear
						Minimum	Maximum		
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(A) No setback is required unless that property line abuts a residential district, in which case a 10-foot setback shall be required.

(B) In cases where a property abuts a public alley, half of the width of the alley may count toward the rear yard setback requirements.

(C) In cases of corner lots, the required side building setback fronting on the road will be a minimum of 0 feet and a maximum of 10 feet.

- B. PLANNED UNIT DEVELOPMENTS.** Area, height, bulk and placement requirements for the CB District may be superseded for a planned unit development (PUD) in accordance with the requirements of Chapter 17.58, *Planned Unit Development*.

17.46.070 DESIGN STANDARDS

The purpose of the following architectural and site design standards is to evaluate proposed buildings and site improvements during site plan review to ensure that certain design and appearance standards are maintained. These standards provide a means of evaluating whether the proposed building design and site layout meet the overall intent of site plan review, the Master Plan, and this title. These standards also are intended to protect the general health, safety, and welfare of the city by ensuring that the city's property values, building designs, appearance, character, and natural resources are preserved and respected by achieving high-quality design and adding distinctive architectural features and roof lines to viewscales of the city, while providing for architectural creativity.

- A. BUILDING MATERIALS.** Building materials shall be primarily natural products, conveying permanence, such as brick, decorative masonry block, stone, or beveled wood siding.
- B. WINDOWS.** 30 to 80 percent of the first floor elevation shall consist of windows. There shall be a maximum sill height of 36 inches.
- C. ENTRANCES.** Main entrances shall be emphasized with prominent details such as deep overhangs, recesses, peaked roof forms, porches, or arches.
- D. NON-MOTORIZED ACCESSIBILITY:** All development proposals shall provide a bicycle rack in a safe and secure location.
- E. EXCEPTIONS:** The Planning Commission may waive the requirements set forth above it finds that the standards for site plan approval (Section 17.60.080) have been met.

17.46.080 SITE PLAN REVIEW

Site plan review requirements are as provided in Section 17.60.080, *Site Plan Review*.