

Chapter 18.38

CBD CENTRAL BUSINESS DISTRICT

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18.38.010 Statement of Intent

The zoning of property as CBD, Central Business District, constitutes the "downtown" core and its fringe areas. It is intended to recognize the unique characteristics of the traditional central area, which accommodates a mix of uses such as retail, service, special shops, offices and residential. (Ord. 02-54 § 2, 2002)

18.38.020 Permitted Uses

No building, structure, land or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses set forth herein, or similar uses, in accordance with the Use Matrix in Chapter 18.76, subject to all applicable development and performance standards.

- A. Uses permitted by right: The following uses shall be permitted subject to the performance standards of Section 18.38.040:
1. All uses permitted by right in District C-2 or CP-2 except eating places containing drive-in or drive-through service; veterinary clinics, small animal hospitals, and dog kennels; cemeteries; and specialty outpatient facilities, not elsewhere classified.
 2. Amusement and recreation services.
 3. Bowling centers.
 4. Cable and other pay television services.
 5. Colleges, universities, professional schools and junior colleges (public or private).
 6. Dwellings, multifamily.
 7. Dwelling units located above the first floor of a business.
 8. Hospitals.
 9. Nursing and personal care facilities.
 10. Printing, publishing and allied industries.
 11. Transportation depots.
- B. Conditionally permitted uses: The following uses shall be permitted, subject to compliance with applicable conditions:
1. Accessory uses, subject to the provisions of Chapter 18.56.
 2. Amusement and recreation services, subject to site plan approval by the City Planner.
 3. Temporary sales and events subject to the provisions of Section 18.54.040.

4. Outdoor play areas for child day-care services, subject to site plan approval by the City Planner.
 5. Eating places with outdoor service areas, subject to site plan approval by the City Planner.
- C. Special uses: As specified in the Use Matrix, Chapter 18.76, or Chapter 18.52, Special Uses, may be permitted with a special use permit obtained pursuant to the provisions of Chapter 18.12, Applications and Procedures. (Ord. 02-54 § 2, 2002)

18.38.030 Height and Area Regulations for CBD Developments

Due to the nature of the Central Business District, no regulations governing height of buildings, lot size, setbacks and parking regulations are required except as follows:

- A. Maximum height and minimum setbacks -- buildings and structures shall be compatible with existing structures on either side (or nearest structure within the block), in which case the setbacks and heights of those existing structures shall prevail.
- B. Minimum lot size:
 1. Multifamily residences -- one thousand (1,000) square feet per dwelling unit.
 2. Commercial -- twelve thousand (12,000) square feet. (Ord. 02-54 § 2, 2002)

18.38.040 Development and Performance Standards for CBD Developments

- A. Parking and Loading -- see Chapter 18.60.
- B. Signage -- see Chapter 18.64.
- C. Landscaping and Screening -- see Chapter 18.62.
- D. Display:
 1. Except during special promotional activities and sales approved by the City, no merchandise or equipment may be displayed outside a building unless located within an outdoor display confinement area not to exceed twenty (20) percent of the ground floor area of the building or tenant space. However, daily sidewalk sales and temporary displays, not to exceed one hundred fifty (150) square feet in area or twenty (20) percent of the ground floor area of the building or tenant space, whichever is less, shall be permitted on sidewalk areas immediately adjacent to the business during business hours. All such merchandise and display shall be temporary in nature and shall be moved inside the business after business hours.
 2. Outdoor display of landscape plantings, materials and supplies, and lawn and garden supplies (as accessory sales for businesses with other commercial activities) are subject to the following:
 - a. Seasonal landscape plantings may be displayed outside of an outdoor display confinement area on a seasonal basis upon approval of a temporary sales and events permit. Plantings shall be kept off the public sidewalks and streets, shall not be placed within a required parking/paving setback area, shall not reduce the capacity of a parking lot below that required by Chapter 18.60, Parking and Loading, and shall not hinder the movement of pedestrians on any sidewalk around the building.

- b. Landscape materials and lawn and garden supplies are required to be located within an outdoor display confinement area.
- 3. Outdoor display and storage of landscape plantings, materials and supplies, and lawn and garden supplies associated with retail nurseries and/or lawn and garden supply stores (stand alone developments not associated with other commercial activities) and not located within an outdoor display confinement area may be permitted on a permanent basis with a special use permit obtained pursuant to the provisions of Chapter 18.12, Applications and Procedures.
- E. Eating establishments may have an outdoor service area that is accessory to the main restaurant function. The outdoor service area must be a well-defined space, designed and serviced to keep debris from blowing off the premises. Patrons must gain entrance through the main entrance to the restaurant, but at least one (1) exit must be provided for fire safety.
- F. No noise levels shall be generated that exceed the levels permitted in Chapter 6.18 of the Municipal Code.
- G. No building or structure shall be located within forty-five (45) feet of a residential district boundary line, unless such building or structure is effectively screened from such residential district property by a wall, landscaping/berm or fence which incorporates a landscaping treatment which shall be provided at a minimum height of six (6) feet along that portion abutting residential property.
- H. Sale of merchandise from a vehicle or temporary structure is prohibited, except as provided for by a temporary sales and events permit. (Ord. 02-54 § 2, 2002)

(Pages 208 through 210 reserved.)