

Section 4-9 DOWNTOWN BUSINESS DISTRICT - BD

4-9.1 INTENT

The BD Downtown Business District is intended to establish and preserve the downtown business area that was developed in the earlier years of the City's history. This district is intended to promote a pedestrian-oriented space that is convenient and attractive for a wide range of retail uses and business, including governmental and professional offices which provide a variety of services to the general public. The intent of this district is to preserve the existing downtown area in the manner in which it was developed; therefore this district will not be expanded nor will any additional districts of this zoning be formed.

4-9.2 PERMITTED USES

Any use covered by the following classifications is a permissible use in the BD district. These uses shall include but is not limited to:

BANKS/FINANCIAL INSTITUTIONS

BUSINESS/PROFESSIONAL SERVICES OFFICES

CANNABIS DISPENSARY

CLUBS, lodges, public meeting halls, theaters and similar places of assembly or recreation

COMMERCIAL ESTABLISHMENTS that specialize in the provision of goods and services. Establishments that would be permitted are those with a low volume of customers whose visit lasts a lengthy period of time or those establishments with a high volume of customers who make short, quick visits.

GOVERNMENT OFFICES

POST OFFICE or postal substations

LIBRARIES, MUSEUMS

4-9.3 SPECIAL USES

OUTDOOR SEATING FOR EATING ESTABLISHMENTS

OUTSIDE ACTIVITY: Any use that involves commercial, service and storage activities conducted outside of the principal building.

COMMERCIAL establishments or organizations having temporary or occasional exterior activities, such as food sales, wholesale distributions, craft sales, etc.

HEALTH CARE/SERVICE ESTABLISHMENTS

TAVERN/LOUNGE

4-9.4 RESTRICTIONS

The uses listed above and those special uses that have received a permit will be allowed to locate in the BD district provided that the following restrictions are complied with:

A) Signs: Signs located in the Downtown Business District shall conform to regulations given in Article 5.

B) Dwelling units shall be prohibited in all areas of this district west of Second Street. The portion of this district east of Second Street may provide for dwelling units, provided they comply with all applicable sections of this Zoning Ordinance and all local, State, and Federal codes and regulations. Any apartment, boarding room, or other type of dwelling unit currently existing in the portion of the BD district where this use is not permitted shall be considered a non-conforming use and will be regulated by Article 10 of this ordinance.

4-9.5 LOT & STRUCTURE REQUIREMENTS

Every principal building erected in the BD District shall conform to the following requirements:

A) Minimum Lot Area	1,250 Sq. Ft.
B) Minimum Lot Width	
1) At the established building line	25 Feet
C) Minimum Lot Depth	50 Feet
D) Minimum Set Backs	
1) From front lot line	0 Feet
2) From any side lot line	0 Feet
3) From rear lot line	0 Feet
4) From principal structure on adjacent lot	0 Feet
5) From corner lot line on both street frontages	0 Feet
6) Accessory Buildings	
a) From principal building	10 Feet
b) From rear lot line	8 Feet
c) From side lot line	5 Feet
d) Maximum structure height	25 Feet
E) Maximum Structure Height	35 Feet
F) Maximum Floor Area Ratio	3.2
G) Maximum Percentage of Lot Coverage	100%

4-9.6 OFF-STREET PARKING & LOADING SPACE REQUIREMENTS

4-9.6(A) Location:

A) Parking spaces accessory to any dwellings located in any Business district shall either be located on the same lot as the dwelling or on another parcel within two-hundred feet of the residential premises. Parking lots accessory to any commercial uses located in any Business district shall be located within five-hundred feet of the use serviced; provided that no portion of any such parking lot shall extend into any residential district.

B) In any Business district, off-street parking facilities for different buildings or uses may be provided collectively. The total number of spaces located together must equal or exceed the total sum of the spaces required for each individual use. All regulations governing the location of parking spaces in relation to the uses served must be observed.

C) Commercial uses in this district are exempt from the parking requirements of this ordinance if they are located within three-hundred feet of a municipal parking lot.

D) No commercial vehicle exceeding five ton cargo capacity shall be parked, stored, or staged anywhere in this district except for normal loading, unloading, and service calls upon businesses.

4-9.6(B) Minimum Required Number of Spaces:

All uses located within this district shall provide the minimum number of parking spaces and loading spaces as required for the individual use. The minimum number of spaces required can be found in Article 6.