

Zone District: B-4 (Central Business District)

Purpose. The standards of this district (B-4) are intended to provide areas for the location of business and other central services required by the region at large.

Setbacks: Front: 0' Side: 5'* Rear: 15'*

* Does not apply on the portion of the parcel adjacent to another parcel also in a business or Industrial zone. It does apply when the portion of the parcel is adjacent to a residential or special zone (streets and alleys not considered.).

Coverage: 100%
 Floor Area Ratio: 4
 Max. Height: Unlimited (See Section 17-4-6 for additional setbacks required for structures over 35' in height)
 Minimum Lot Width: 50'
 Minimum Lot Size: 5,000 Square Feet

Performance standards: § 17-4-5(1).

Outdoor Lighting § 17-4-52 Outdoor Lighting Performance Standards.

Off Street Parking § 17-4-43 Off-street parking non-residential.

Landscape: Required. § 17-4-7

Public Sidewalks: § 17-4-44

Permitted Uses § 17-4-51(c)

Uses by right.

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| 1. Accessory commissary | 19. Butcher shop | 37. Laundromat |
| 2. Accessory community garden | 20. Car wash | 38. Laundry service |
| 3. Adult day service center | 21. Catering service | 39. Library |
| 4. Ambulance service | 22. Charitable institution | 40. Massage establishment |
| 5. Art gallery | 23. Child care center | 41. Mortuary |
| 6. Auditorium | 24. Civic club | 42. Museum |
| 7. Automobile dealership | 25. Community center | 43. Office, general |
| 8. Automobile rental | 26. Dog care facility | 44. Office, medical |
| 9. Bakery, retail | 27. Farmers market | 45. Office, professional |
| 10. Banquet hall | 28. Financial drive-up facility | 46. Parking lot |
| 11. Bar, tavern | 29. Financial institution | 47. Parking structure |
| 12. Beauty salon or barbershop | 30. Funeral home | 48. Pet shop |
| 13. Bed and breakfast home | 31. Gas station | 49. Pharmacy |
| 14. Bed and breakfast inn | 32. General service | 50. Precious metal purchaser |
| 15. Blood bank or donor station | 33. Health club | 51. Print shop |
| 16. Body art studio | 34. Hospital | 52. Public utilities |
| 17. Bowling alley | 35. Hotel (Motel) | 53. Recreation facilities, indoor |
| 18. Broadcasting studio | 36. Instructional studio | |

Uses by right.

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| 54. Religious institution | 60. Retail sales, garden center | 66. School, preschool |
| 55. Residence, established | 61. Retail sales, general | 67. Temporary farmers market |
| 56. Restaurant | 62. Retail sales, liquor store | 68. Temporary mobile food vendor |
| 57. Restaurant, carry-out | 63. Retail sales, tires | 69. Theater, general |
| 58. Retail sales, auto parts | 64. School, college or university | 70. Theater, multiplex |
| 59. Retail sales, big box | 65. School, general | 71. Urgent care facility |
| | | 72. Wedding facility |

Uses by review.

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| 1. Accessory heliport, emergency medical | 14. Laboratory | 25. Shooting range |
| 2. Commercial, established | 15. Medical marijuana center (dispensary) (Limited use permit) | 26. Storage facility, outdoor |
| 3. Commissary | 16. Microbrewery | 27. Storage facility, self-storage |
| 4. Community correctional facility or program | 17. Parks, trails and open space | 28. Student Housing |
| 5. Contractor's shop | 18. Pawnshop | 29. Temporary retail sales, intermittent |
| 6. Crematory | 19. Pawnshop, automobile | 30. Tow service |
| 7. Flea market | 20. Payday loan agency | 31. Transit station |
| 8. Food and drink processing facility, minor | 21. Recreation facilities, general | 32. Truck sales and service |
| 9. Food warehousing | 22. Residence, condominium | 33. Truck stop |
| 10. Heliport, emergency medical | 23. Residence, multi-family | 34. Warehousing uses |
| 11. Homeless shelter | 24. Residence, watchman or caretaker | 35. Wholesaling uses |
| 12. Hospice care facility | | 36. Wind Turbine |
| 13. Kennel (cattery) | | |

Conditional uses:

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| 1. Accessory antenna | 11. Automobile repair, repair shop | 21. Retail marijuana testing facility |
| 2. Accessory commercial patio | 12. Brewpub | 22. Retail sales, building materials |
| 3. Accessory drive-thru | 13. Community garden | 23. School, trade |
| 4. Accessory emergency generator | 14. Development in floodplain | 24. Smoking lounge |
| 5. Accessory medical marijuana home cultivation | 15. Mixed Use | 25. Temporary construction yard |
| 6. Accessory medical marijuana optional cultivation | 16. Recreational vehicle, sales and service | 26. Temporary mobile auto repair |
| 7. Accessory solar array | 17. Rental shop, equipment | 27. Temporary outdoor sales, seasonal |
| 8. Adult entertainment | 18. Rental shop, general | 28. Tower (Antenna) |
| 9. Artist studio | 19. Repair shop, consumer items | 29. Veterinary clinic |
| 10. Automobile repair, lube shop | 20. Repair shop, durable goods | 30. Woodworking |