

## 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. Broadcasting studio         | 38. Laundromat                       |
| 2. Accessory community garden           | 20. Butcher shop                | 39. Laundry service                  |
| 3. Accessory dwelling unit, established | 21. Car wash                    | 40. Library                          |
| 4. Adult day service center             | 22. Catering service            | 41. Massage establishment            |
| 5. Ambulance service                    | 23. Charitable institution      | 42. Mortuary                         |
| 6. Art gallery                          | 24. Child care center           | 43. Museum                           |
| 7. Auditorium                           | 25. Civic club                  | 44. Natural medicine, healing center |
| 8. Automobile dealership                | 26. Community center            | 45. Office, general                  |
| 9. Automobile rental                    | 27. Dog care facility           | 46. Office, medical                  |
| 10. Bakery, retail                      | 28. Farmers market              | 47. Office, professional             |
| 11. Banquet hall                        | 29. Financial drive-up facility | 48. Parking lot                      |
| 12. Bar, tavern                         | 30. Financial institution       | 49. Parking structure                |
| 13. Beauty salon or barbershop          | 31. Funeral home                | 50. Pet shop                         |
| 14. Bed and breakfast home              | 32. Gas station                 | 51. Pharmacy                         |
| 15. Bed and breakfast inn               | 33. General service             | 52. Photography studio               |
| 16. Blood bank or donor station         | 34. Health club                 | 53. Precious metal purchaser         |
| 17. Body art studio                     | 35. Hospital                    | 54. Print shop                       |
| 18. Bowling alley                       | 36. Hotel (Motel)               | 55. Public utilities                 |
|   | 37. Instructional studio        |                                      |

**Uses by right.**

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|-----------------------------------|---------------------------------------|------------------------------|
| 56. Recreation facilities, indoor | 63. Retail sales, garden center       | 69. School, preschool        |
| 57. Religious institution         | 64. Retail sales, general             | 70. Temporary farmers market |
| 58. Residence, established        | 65. Retail sales, liquor store        | 71. Theater, general         |
| 59. Restaurant                    | 66. Retail sales, tires               | 72. Theater, multiplex       |
| 60. Restaurant, carry-out         | 67. School, college, or<br>university | 73. Urgent care facility     |
| 61. Retail sales, auto parts      | 68. School, general                   | 74. Wedding facility         |
| 62. Retail sales, big box         |                                       |                              |

**Uses by review.**

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

**Conditional uses:**

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|---|---|---------------------------------------|
| 1. Accessory antenna                                | 13. Brewpub                                 | 25. Repair shop, durable goods        |
| 2. Accessory commercial patio                       | 14. Community garden                        | 26. Retail marijuana testing facility |
| 3. Accessory drive-thru                             | 15. Development in floodplain               | 27. Retail sales, building materials  |
| 4. Accessory emergency generator                    | 16. Home based business                     | 28. Retail sales, retail marijuana    |
| 5. Accessory medical marijuana home cultivation     | 17. Medical marijuana center (dispensary)   | 29. School, trade                     |
| 6. Accessory medical marijuana optional cultivation | 18. Medical marijuana testing facility      | 30. Smoking lounge                    |
| 7. Accessory solar array                            | 19. Mixed Use                               | 31. Temporary construction yard       |
| 8. Adult entertainment                              | 20. Mobile food unit                        | 32. Temporary mobile auto repair      |
| 9. Artist studio                                    | 21. Recreational vehicle, sales and service | 33. Temporary outdoor sales, seasonal |
| 10. Automobile repair, lube shop                    | 22. Rental shop, equipment                  | 34. Tower (Antenna)                   |
| 11. Automobile repair, paintless dent repair        | 23. Rental shop, general                    | 35. Veterinary clinic                 |
| 12. Automobile repair, repair shop                  | 24. Repair shop, consumer items             | 36. Woodworking                       |