

**Zone District: HB (Historic Business Zone District)**

Purpose. The standards of this district are intended to preserve existing historic structures and to control and regulate the architectural styles and aesthetic quality of building, constructing, altering, painting, renovating, modifying, repairing, moving, or demolishing any building or structure within this zone district.

**REVIEW PROCESS**

No building permit shall be issued nor shall any work be undertaken or commenced to construct, reconstruct, remodel, repair, paint, rehabilitate or in any way alter or modify the exterior of any building in any historic business zone district until the Historic Preservation Commission as established and described in Section 4-14-04 of this Code has reviewed, approved and issued a written certificate of compliance for such work.

**PERFORMANCE STANDARDS**

See § 17-4-5(5)a. and Historic Business District Guidelines

Permitted Uses § 17-4-51(c)

**Uses by right.**

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|-------------------------------|--------------------------|---------------------------|
| 1. Accessory commissary       | 6. Hotel (Motel)         | 10. Office, professional  |
| 2. Accessory community garden | 7. Massage establishment | 11. Photography studio    |
| 3. Art gallery                | 8. Office, general       | 12. Restaurant            |
| 4. Beauty salon or barbershop | 9. Office, medical       | 13. Retail sales, general |
| 5. General service            |                          |                           |

**Uses by review.**

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|---------------------------------|-----------------------------------|---------------------------------------|
| 1. Accessory drive-thru         | 19. Funeral home                  | 37. Retail sales, garden center       |
| 2. Adult day service center     | 20. Instructional studio          | 38. Retail sales, liquor store        |
| 3. Auditorium                   | 21. Library                       | 39. School, college or university     |
| 4. Automobile repair, lube shop | 22. Microbrewery                  | 40. School, general                   |
| 5. Banquet hall                 | 23. Mobile food unit              | 41. School, preschool                 |
| 6. Bar, tavern                  | 24. Mortuary                      | 42. School, trade                     |
| 7. Bed and breakfast home       | 25. Museum                        | 43. Smoking lounge                    |
| 8. Bed and breakfast inn        | 26. Parking lot                   | 44. Temporary farmers market          |
| 9. Blood bank or donor station  | 27. Parking structure             | 45. Temporary outdoor sales, seasonal |
| 10. Body art studio             | 28. Parks, trails and open space  | 46. Theater, general                  |
| 11. Bowling alley               | 29. Pet shop                      | 47. Tower (Antenna)                   |
| 12. Broadcasting studio         | 30. Print shop                    | 48. Urgent care facility              |
| 13. Catering service            | 31. Public utilities              | 49. Wedding facility                  |
| 14. Child care center           | 32. Recreation facilities, indoor |                                       |
| 15. Civic club                  | 33. Religious institution         |                                       |
| 16. Commercial, established     | 34. Residence, condominium        |                                       |
| 17. Community center            | 35. Residence, multifamily        |                                       |
| 18. Farmers market              | 36. Restaurant, carry-out         |                                       |

**Conditional uses:**

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|-------------------------------|------------------------------|---------------------------------|
| 1. Accessory antenna          | 6. Brewpub                   | 11. Home based business         |
| 2. Accessory commercial patio | 7. Community garden          | 12. Mixed-use                   |
| 3. Accessory solar array      | 8. Development in floodplain | 13. Pharmacy                    |
| 4. Artist studio              | 9. Financial institution     | 14. Temporary construction yard |
| 5. Bakery, retail             | 10. Health club              |                                 |