

§ 285-61. B-4 Central Commercial. [Amended 5-7-2015 by Ord. No. 49]

A. Philosophy. This District is designed to encompass the City's Central Business District. As such, this District is designed to encourage a wide variety of mixed land uses, including but not necessarily limited to commercial, professional office, entertainment service, medium- to high-density housing and governmental activities.

B. Allowed uses:

- (1) All uses allowed in the B-3 Zone.
- (2) Hotels, motels.
- (3) Financial institutions.
- (4) All residential uses allowed in the R-5 Zone.
- (5) Commercial and academic research and development facilities.
- (6) Transportation terminals; taxi stands.
- (7) Off-street parking lots and garages.
- (8) Broadcast and telecommunications facilities.
- (9) Printing and publishing establishments.
- (10) Assembly and packaging operations of precision instruments, electronic instruments, confections and novelties.
- (11) Health-related facilities, nonintensive.
- (12) Libraries.
- (13) Supermarket. **[Added 6-2-2016 by Ord. No. 45]**
- (14) Convenience store. **[Added 6-2-2016 by Ord. No. 45]**
- (15) Grocery store. **[Added 6-2-2016 by Ord. No. 45]**
- (16) Delicatessen. **[Added 6-2-2016 by Ord. No. 45]**
- (17) Boutique. **[Added 6-2-2016 by Ord. No. 45]**
- (18) Gift shop. **[Added 6-2-2016 by Ord. No. 45]**

C. Special permit uses:

- (1) Uses requiring a special permit in the B-3 Zone.

- (2) Churches.
 - (3) College and university facilities exclusive of fraternities and sororities.
 - (4) Banquet facilities.
 - (5) Car washes.
 - (6) Warehousing and trucking terminals.
- D. Lot characteristics:
- (1) Minimum lot area: None.
 - (2) Minimum lot width: None.
 - (3) Minimum setbacks:
 - (a) Front: None.
 - (b) Rear: 20 feet (unless interior loading space is provided).
 - (c) Sides: None.
 - (4) Maximum lot coverage: 80%; unless interior loading space is provided, then 100%.
 - (5) Maximum density:
 - (a) High-rise residential: 120 units per acre.
 - (b) Medium-rise residential: 80 units per acre.
 - (c) Other uses: None.
- E. Building height:
- (1) High-rise residential: 150 feet.
 - (2) Other uses: 80 feet.
- F. Off-street parking: None required.
- G. Off-street loading: See §§ 285-83 and 285-84.
- H. Existing structures with change of use, substantial rehabilitation or addition: Access to an existing or proposed private or public alley must be provided at street level. Such accessway shall be of sufficient size to permit orderly, rapid and efficient movement of merchandise being loaded or unloaded.