

7.1 NP, NEIGHBORHOOD PROFESSIONAL DISTRICT

7.1.1 Purpose

To accommodate low intensity professional and business office development that is environmentally and aesthetically compatible with surrounding residential areas. The requirements of this district are designed so that new development or redevelopment harmonizes with the surrounding area.

7.1.2 Permitted Uses

The following uses shall be permitted in any NP Zoning District:

- **Accessory use** in compliance with the provisions of section 14.10
- **Customary home occupation** established under the provisions of section 14.9
- **Medical** and health services
- **Professional** or business offices, including – but not limited to accountants, attorneys, brokerages, engineers, financial planners, insurance agents, realtors and surveyors
- **Single-family dwelling** (detached)

7.1.3 Prohibited Uses

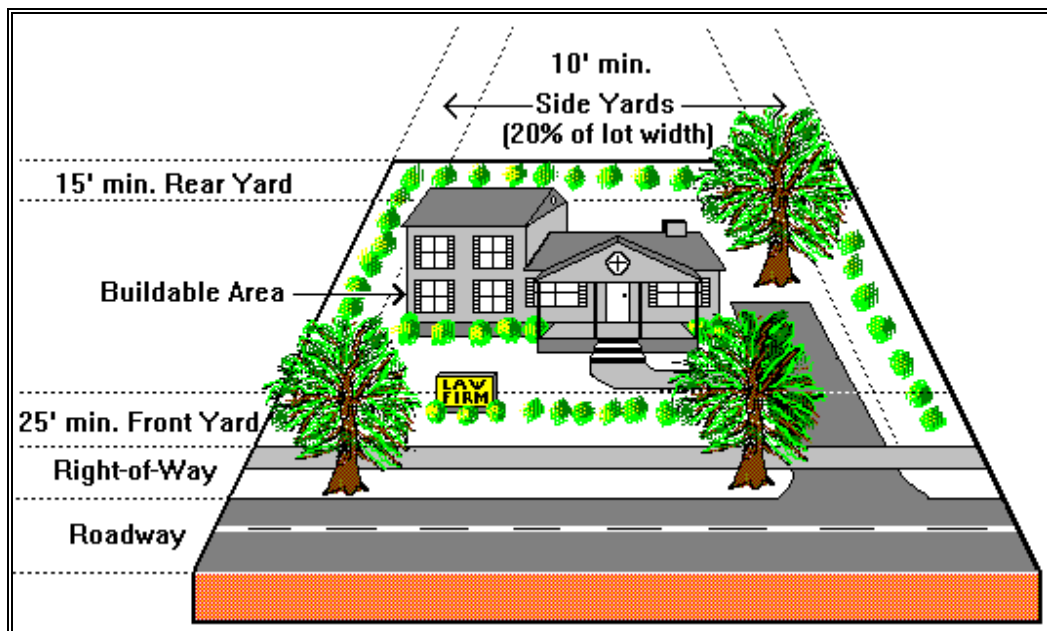
The following uses are expressly prohibited within any NP Zoning District:

- **Adult entertainment**
- **Automobile service stations**
- **Day care center**, kindergarten, or pre-school
- **Manufactured housing**
- **Parking lots** or decks not required by a permitted or conditional use
- **Personal services**, including - but not limited to uses such as barber shops, beauty parlors, florists, photo and artist studio, framing shops, travel agency, ticket office, laundromat/dry cleaner, messenger service, and newsstand
- **Outdoor storage** of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
- **Restaurant**
- **Retail sales**, except that which is incidental to a professional or business office
- **Storage facility** or warehouse

7.1.5 Lot Specifications

Uses permitted in any NP Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record may be subject to relief provided in Section 4.3 of this Ordinance.

REQUIREMENT	NON-RESIDENTIAL	RESIDENTIAL
<ul style="list-style-type: none"> Minimum Lot Size <i>Lot area per unit</i> <i>Lot width (at building line)</i> 	10,000 s.f. 65 feet	10,000 s.f. 65 feet
<ul style="list-style-type: none"> Minimum Yard Sizes <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i> 	25 ft. 15 ft. 20% of lot width at building line, but not less than 10 feet per side	25 ft. 15 ft. 20% of lot width at building line, but not less than 10 feet per side
<ul style="list-style-type: none"> Maximum Building Height <i>Vertical Height</i> <i>Stories</i> <i>Gross Floor Area</i> 	35 ft. 2 1/2 stories 5,000 square feet	35 ft. 2 1/2 stories NA
<ul style="list-style-type: none"> Max. Impervious Surface Area 	60%	60%
<ul style="list-style-type: none"> Max. # of Unrelated Residents 	N/A	4 persons
<ul style="list-style-type: none"> Landscaping and Screening 	See Article 13	See Article 13
<ul style="list-style-type: none"> Signage 	see Article 12	see Article 12
<ul style="list-style-type: none"> Off-Street Parking/Loading 	see Article 11	see Article 11



7.2 LO, LIMITED OFFICE DISTRICT

7.2.1 Purpose

The purpose of this district is to encourage office and related uses in buildings of high character, in attractive surroundings and at sizes which will be generally compatible with surrounding residential uses.

7.2.2 Permitted Uses

The following uses shall be permitted in any LO Zoning District:

- **Accessory use** in compliance with the provisions of section 14.10
- **Day care center**, kindergarten, or pre-school
- **Financial** or insurance institution
- **Golf course**
- **Governmental office** or facility
- **Medical** and health services
- **Nursing home, assisted living facility, or congregate care facility**
- **Park**, or playground
- **Personal services** including - but not limited to barber shops, beauty parlors, florists, photo and artist studio, framing shops, travel agency, ticket office, laundromat/dry cleaner, messenger service, and newsstand
- **Pharmacy**, drug stores, medical supply stores
- **Publicly owned building**, facility or land
- **Professional** or business office

7.2.3 Conditional Uses

The following uses shall be permitted in any LO Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

Cemetery or Memorial Garden

- | | |
|--|--------------------------|
| • <i>REVIEW & PUBLIC HEARING BY BZA:</i> | No |
| • <i>MINIMUM LOT SIZE:</i> | 5 acres |
| • <i>SPECIAL BUFFER REQUIREMENTS:</i> | See Section 13.10 |
| • <i>SPECIAL LIGHTING RESTRICTIONS:</i> | No illumination at night |
| • <i>MAXIMUM IMPERVIOUS SURFACE AREA:</i> | N/A |
| • <i>SPECIAL SIGNAGE RESTRICTIONS:</i> | Ground illumination only |
| • <i>OTHER SPECIAL CONDITIONS:</i> | No on-site crematorium |

Church, Synagogue, Temple, or Other Place of Worship	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	2 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residentially zoned property.
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	N/A
Residential (Single-Family, Townhouses, Two-Family)	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	5,000 square feet per unit
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	Setbacks: Front – 15 feet Rear – 10 feet Side – 25% of lot width at building line, but not less than 6 feet per side
Public Utility Substation, Installation, Water Tower	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property.
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	No sign is allowed
• OTHER SPECIAL CONDITIONS:	None
School (Elementary, Middle, or High)	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	3 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community.
Sports or Community Recreation Facility	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10 (institutional use)
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community

7.2.4 Prohibited Uses

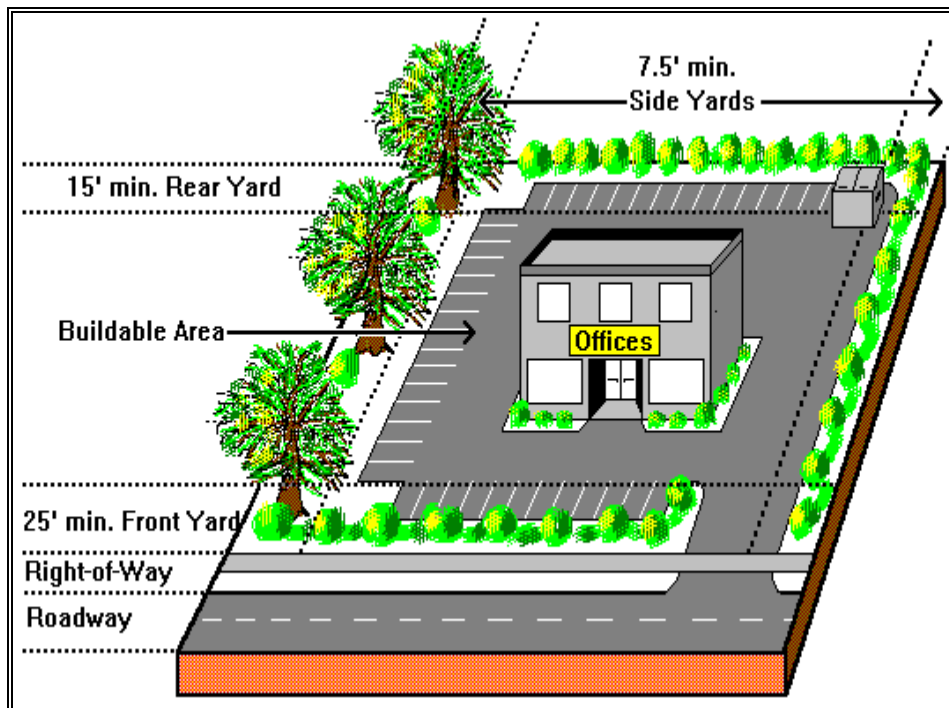
The following uses are expressly prohibited within any LO Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

- **Adult entertainment establishment**
- **Automobile service station**
- **Commercial** communication and cellular towers
- **Parking lots** or decks, not required by a permitted or conditional use
- **Manufactured housing**
- **Retail sales**, except those specifically permitted in Section 7.2.2
- **Restaurants**
- **Storage facility** or warehouse

7.2.5 Lot Specifications

Uses permitted in any LO Zoning District shall be required to conform to the following standards.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> Minimum Lot Size <i>Lot width (at building line)</i> 	65 feet
<ul style="list-style-type: none"> Minimum Yard Sizes <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard (aggregate width)</i> 	25 feet 15 feet 7.5 feet <i>(except where the lot abuts a residential district or a lot occupied by a residential dwelling, where the yards shall at least be equal to that of the district)</i>
<ul style="list-style-type: none"> Maximum Building Height <i>Vertical height (highest point)</i> <i>Stories</i> 	35 feet 2 1/2 stories
<ul style="list-style-type: none"> Maximum Impervious Surface Area 	65 % of total lot area
<ul style="list-style-type: none"> Landscaping and Screening 	See Article 13
<ul style="list-style-type: none"> Signage 	see Article 12
<ul style="list-style-type: none"> Off-Street Parking/Loading 	see Article 11



7.3 NC, NEIGHBORHOOD COMMERCIAL DISTRICT

7.3.1 Purpose

The purpose of this district is to encourage office and low intensity retail uses in buildings of high character, in attractive surroundings and at sizes which will be generally compatible with surrounding residential uses, and will service local neighborhoods.

7.3.2 Permitted Uses

The following uses shall be permitted in any NC Zoning District:

- **Accessory use** in compliance with the provisions of section 14.10
- **Catering** or food preparation business
- **Church**, synagogue, temple, or other place of worship
- **Cultural or community centers** including - but not limited to libraries, theaters, museums
- **Day care center**, kindergarten, or pre-school nursery
- **Financial** or insurance institutions
- **Funeral home**, mortuary
- **Government offices** or facilities
- **Golf Course**
- **Multi-Family dwellings** subject to the RM-10 Multi-Family Guidelines
- **Nursing home**, assisted living, or congregate care facility
- **Park**, playground, community recreation or sports facility
- **Personal services** including - but not limited to barber shop, beauty parlor, florist, photo or artist studio, framing shop, travel agency, ticket office, laundromat/dry cleaner, messenger service, or newsstand
- **Pharmacy**, drug store, or medical supply store
- **Publicly owned building**, facility or land
- **Professional** or business office
- **Restaurant**
- **Veterinary Hospital**

7.3.3 Conditional Uses

The following uses shall be permitted in any NC Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

<i>Automobile Service Station</i>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	65%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	<ol style="list-style-type: none"> 1. No operations involving major repairs, bodywork, painting, salvage or storage of automotive vehicles. 2. No sale or rental of new or used automotive vehicles or boats. 3. Fuel pumps must be set back a minimum of 25 feet from all property lines. 4. Canopy must be set back 15 feet from all property lines.
<i>Cemetery or Memorial Garden</i>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	5 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	No illumination at night
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	Ground illumination only
• OTHER SPECIAL CONDITIONS:	No on-site crematorium
<i>Grocery Store</i>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	Maximum gross floor area of 50,000 sf
<i>Motorized Vehicle Sales</i>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	<ol style="list-style-type: none"> 1. No sales of farm or construction equipment. 2. Outdoor display of products must meet all setback requirements, and be oriented toward the primary street (if the lot is located on a corner). 3. Any products displayed outdoors must be confined to a 250 square foot area and may not be placed in any required parking spaces. 4. Only new products or equipment may be displayed outdoors. 5. All repairs or maintenance of equipment must take place within a completely enclosed building.

Neighborhood Shopping Center	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	Total gross floor area of center, including outparcels, shall not exceed 75,000 sf
Public Utility Substation, Installation, Water Tower	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	No sign is allowed
• OTHER SPECIAL CONDITIONS:	None
Retail Goods Store (other than grocery store or store in a neighborhood shopping center)	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	1. Storage of inventory, parts, material, machinery, or equipment must be within a fully enclosed building or if outdoors, within an L4-High Wall or F2-Fence. 2. Maximum gross floor area of 20,000 sf
School (Elementary, Middle, or High)	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	3 acres
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	Exterior lights must not reflect onto adjoining residential property
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the character, traffic patterns & peaceful nature of the community.
Service or Repair Business	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	70%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	1. All services must take place within an enclosed building 2. Storage of inventory, parts, material, machinery, or equipment must be within a fully enclosed building or if outdoors, within an L4-High Wall or F2-Fence 3. Maximum gross floor area of 15,000 sf

7.3.4 Prohibited Uses

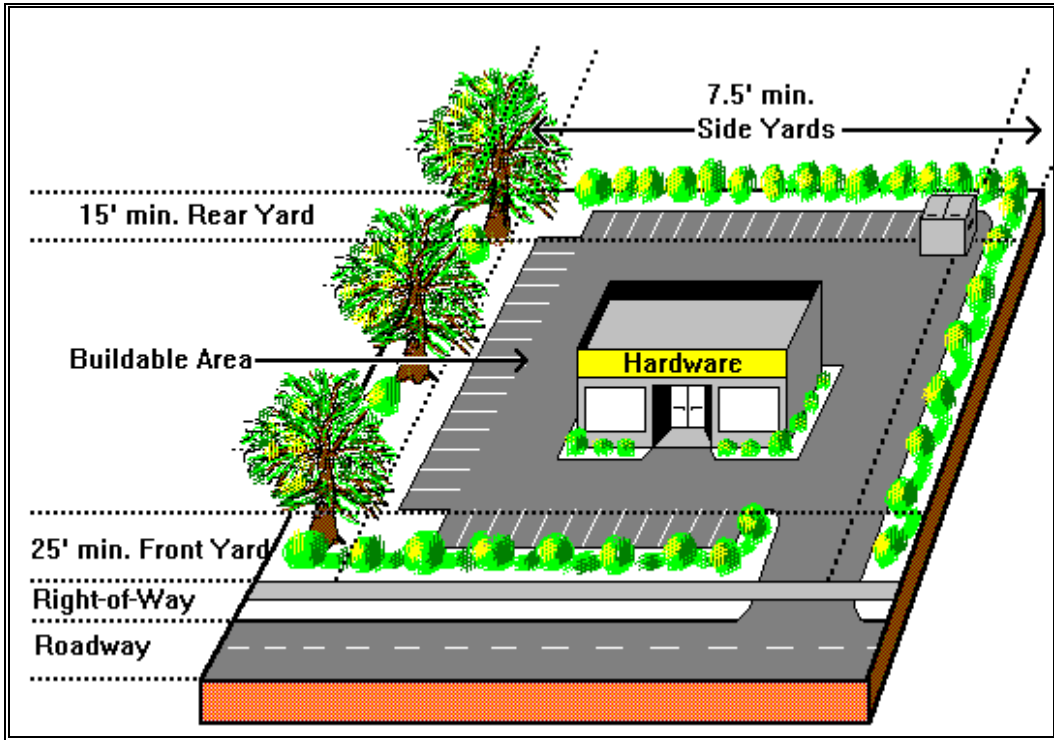
The following uses are expressly prohibited within any NC Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

<ul style="list-style-type: none"> • Adult entertainment establishment
<ul style="list-style-type: none"> • Commercial communication and cellular towers
<ul style="list-style-type: none"> • Manufactured housing
<ul style="list-style-type: none"> • Parking lots or decks not required by a permitted or conditional use
<ul style="list-style-type: none"> • Outdoor storage of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
<ul style="list-style-type: none"> • Storage facility or warehouse

7.3.5 Lot Specifications

Uses permitted in any NC Zoning District shall be required to conform to the following standards.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> • Minimum Lot Size <i>Lot area</i> <i>Lot width (at building line)</i> 	<p>N/A N/A</p>
<ul style="list-style-type: none"> • Minimum Yard Sizes <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard</i> 	<p>25 feet 15 feet 7.5 feet <i>[except where the lot abuts a residential district, where the yards shall at least be equal to that of the residential district]</i></p>
<ul style="list-style-type: none"> • Maximum Building Height <i>Vertical height (highest point)</i> <i>Stories</i> 	<p>35 feet 2 1/2 stories</p>
<ul style="list-style-type: none"> • Maximum Impervious Surface Area 	<p>70 % of total lot area</p>
<ul style="list-style-type: none"> • Landscaping and Screening 	<p>see Article 13</p>
<ul style="list-style-type: none"> • Signage 	<p>see Article 12</p>
<ul style="list-style-type: none"> • Off-Street Parking/Loading 	<p>see Article 11</p>



7.4 GC, GENERAL COMMERCIAL DISTRICT

7.4.1 Purpose

The purpose of the General Commercial District is to encourage high intensity office, commercial, retail, and service activities generally servicing a city-wide area. This district will be primarily located along major thoroughfares.

7.4.2 Permitted Uses

The following uses shall be permitted in any GC Zoning District:

- **Accessory use** in compliance with the provisions of section 14.10
- **Automobile**, boat, or recreational vehicle dealership
- **Automobile**, truck or trailer rental
- **Boarding**, lodging, or rooming house
- **Car wash (full-service or self-service)**
- **Catering** or food preparation business
- **Cemetery** or memorial garden
- **Church**, synagogue, temple, or other place of worship
- **Cultural or community centers** including - but not limited to libraries, theaters, museums
- **Day care center**, kindergarten, or pre-school nursery
- **Financial** or insurance institutions
- **Funeral home**, mortuary
- **Garden shop**, plant nursery, or greenhouse facility
- **Golf course**
- **Government office** or facility
- **Grocery store**, retail food store, produce stand, or meat market
- **Hospital** or health clinic
- **Hotel** or motel
- **Motorized Vehicle Sales**
- **Multi-Family Dwellings** subject to the RM-18 Multi-Family Guidelines
- **Nursing home** or congregate care facility
- **Park**, playground, community recreation or sports facility
- **Parking lots or decks**
- **Personal services** including - but not limited to a barber shop, beauty parlor, florist, photo or artist studio, framing shop, travel agency, ticket office, laundromat/dry cleaner, messenger service, or newsstand
- **Pharmacy**, drug store, or medical supply store
- **Publicly owned building**, facility or land
- **Professional** or business office
- **Restaurant**
- **Retail goods store**
- **Service or repair business** (including but not limited to a plumber, electrician, heating/air conditioning etc.)
- **Theaters**, amusement places, private clubs
- **Veterinary Hospital**

7.4.3 Conditional Uses

The following uses shall be permitted in any GC Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix below:

<i>Automobile Service Station</i>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	75%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	<ol style="list-style-type: none"> 1. Operations involving major repairs, bodywork, painting, salvage or storage of automotive vehicles must be conducted within a fully enclosed building 2. Storage of vehicles/boats for reasons other than sale, must be within a fully enclosed building or L4 High Wall or F2-Fence. 3. Fuel pumps must be set back a minimum of 25 feet from all property lines. 4. Canopy must be set back 15 feet from all property lines.
<i>Commercial communication and cellular towers</i>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 14.17
• SPECIAL LIGHTING RESTRICTIONS:	See Section 14.17
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	See Section 14.17
• OTHER SPECIAL CONDITIONS:	See Section 14.17
<i>Enclosed self-storage</i>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	75%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	1. Use must be secondary to another permitted use.
<i>Kennel</i>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	75%
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	<ol style="list-style-type: none"> 1. Treatment rooms, cages, kennels, etc. must be maintained within a completely enclosed soundproof building. 2. No objectionable noise or odors outside its walls
<i>Public Utility Substation, Installation, Water Tower, or Cellular Tower</i>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	No sign is allowed
• OTHER SPECIAL CONDITIONS:	None

7.4.4 Prohibited Uses

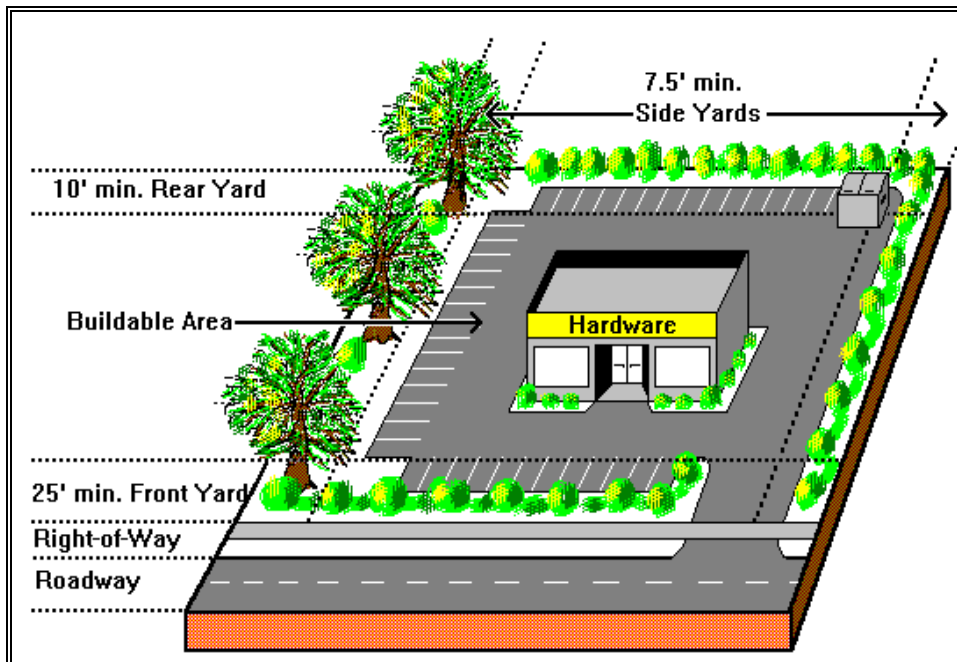
The following uses are expressly prohibited within any GC Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

- **Adult Entertainment Establishment**
- **Manufactured housing**
- **Outdoor storage** of junk, scrap, unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
- **Storage facility** or warehouse

7.4.5 Lot Specifications

Uses permitted in any GC Zoning District shall be required to conform to the following standards.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> • Minimum Lot Size <i>Lot area</i> <i>Lot width (at building line)</i> 	<i>N/A</i> <i>N/A</i>
<ul style="list-style-type: none"> • Minimum Yard Sizes <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard</i> 	<i>25 feet</i> <i>10 feet</i> <i>7.5 feet</i> <i>[except where the lot abuts a residential district, where the yards shall at least be equal to that of the district]</i>
<ul style="list-style-type: none"> • Maximum Building Height <i>Vertical height (highest point)</i> <i>Stories</i> 	<i>35 feet</i> <i>2 1/2 stories</i>
<ul style="list-style-type: none"> • Maximum Impervious Surface Area 	<i>75 % of total lot area</i>
<ul style="list-style-type: none"> • Landscaping and Screening 	<i>See Article 13</i>
<ul style="list-style-type: none"> • Signage 	<i>see Article 12</i>
<ul style="list-style-type: none"> • Off-Street Parking/Loading 	<i>see Article 11</i>



7.5 CBD, CENTRAL BUSINESS DISTRICT

7.5.1 Purpose

This district is intended to accommodate those uses which, taken together, form the central business district, characterized by retail core uses, intensive office employment, and complimentary uses intended to serve persons who shop or work in the central business district. Certain related structures and uses required to serve the needs of the area are permitted outright or are permissible upon review, subject to restrictions and requirements intended to best fulfill the intent of the central business district, while prohibiting some uses which detract from the historic and aesthetic identity of the City.

7.5.2 Permitted Uses

The following uses shall be permitted in the CBD Zoning District:

- **Accessory use** in compliance with the provisions of section 14.10
- **Automobile parking lot** or parking garage
- **Catering** or food preparation business
- **Church, Temple, Synagogue or Other Place of Worship**
- **College** or university
- **Cultural or community centers** including - but not limited to libraries, theaters, museums
- **Day care center**, kindergarten, or pre-school nursery
- **Financial** or insurance institutions
- **Funeral home**, mortuary
- **Government office** or facility
- **Hospital** or health clinic
- **Hotels and motels**
- **Nursing home** or congregate care facility
- **Park or courtyard**
- **Personal services** including - but not limited to a barber shop, beauty parlor, florist, photo or artist studio, framing shop, travel agency, ticket office, laundromat/dry cleaner, messenger service, or newsstand
- **Pharmacy**, drug store, or medical supply store
- **Publicly owned building**, facility or land
- **Professional** or business office
- **Restaurant** (including sidewalk cafe)
- **Retail goods store**

7.5.3 Conditional Uses

The following uses shall be permitted in any CBD Zoning District on a conditional basis, subject to the requirements set forth in the Conditional Use Matrix located below:

<i>Automobile Service Station</i>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	<ol style="list-style-type: none"> 1. No operations involving major repairs, bodywork, painting, salvage or storage of automotive vehicles. 2. No sale or rental of new or used automotive vehicles or boats. 3. Fuel pumps must be set back a minimum of 25 feet from all property lines. 4. Canopies must be set back 15 feet from all property lines
<i>Civic Clubs, Lodges, or Fraternal Organizations</i>	
• REVIEW & PUBLIC HEARING BY BZA:	N/A
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	N/A
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	1. Limited to the upper floors of buildings
<i>Grocery Store, Retail Food Store, Produce Stand, or Meat Market</i>	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	Must not exceed 15,000 s.f. gross floor area
<i>Public Utility Substation</i>	
• REVIEW & PUBLIC HEARING BY BZA:	Yes
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	Must not adversely affect the retail and cultural character, traffic patterns, and nature of the district

Residential Dwelling	
• REVIEW & PUBLIC HEARING BY BZA:	N/A
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	<ol style="list-style-type: none"> 1. Single-family residential uses are allowed on the ground floor in the rear 50% of the building with access allowed to a front door. 2. Single story buildings may be used as residential with BZA approval. 3. Must not adversely affect the retail and cultural character of the CBD area. 4. Residential units must meet the minimum heated square footage requirements listed in the Building Code.
Service or Repair Business (excluding automotive)	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	<ol style="list-style-type: none"> 1. All services, as well as any storage of inventory, parts, material, machinery, or equipment must be within a fully enclosed building. 2. Maximum gross floor area of 15,000 s.f.
Wholesaling and distribution	
• REVIEW & PUBLIC HEARING BY BZA:	No
• MINIMUM LOT SIZE:	N/A
• SPECIAL BUFFER REQUIREMENTS:	See Section 13.10
• SPECIAL LIGHTING RESTRICTIONS:	N/A
• MAXIMUM IMPERVIOUS SURFACE AREA:	N/A
• SPECIAL SIGNAGE RESTRICTIONS:	N/A
• OTHER SPECIAL CONDITIONS:	Storage of inventory, parts, material, machinery, or equipment must be within a fully enclosed building or if outdoors, within a L4 – High Wall or F2 - Fence

7.5.4 Prohibited Uses

The following uses are expressly prohibited within any CBD Zoning District; however, this list shall not be deemed exclusive or all-inclusive:

• Adult entertainment
• Commercial communication or cellular towers
• Manufactured housing
• Outdoor storage of junk, equipment, supplies, building materials, parts, and/or unlicensed, uninspected, wrecked, crushed, dismantled, or partially dismantled automotive vehicles
• Storage facility or warehouse

7.5.5 Lot Specifications

Uses permitted in any CBD Zoning District shall be required to conform to the following standards.

REQUIREMENT	SPECIFICATION
<ul style="list-style-type: none"> • Minimum Lot Size <i>Lot area</i> <i>Lot width (at building line)</i> 	<p><i>N/A</i> <i>N/A</i></p>
<ul style="list-style-type: none"> • Minimum Yard Sizes <i>Front Yard</i> <i>Rear Yard</i> <i>Side Yard</i> 	<p><i>N/A</i> <i>N/A</i> <i>N/A</i></p>
<ul style="list-style-type: none"> • Maximum Building Height <i>Vertical height (highest point)</i> <i>Stories</i> 	<p><i>N/A</i> <i>N/A</i></p>
<ul style="list-style-type: none"> • Maximum Impervious Surface Area 	<p><i>N/A</i></p>
<ul style="list-style-type: none"> • Landscaping and Screening 	<p><i>see Article 13</i></p>
<ul style="list-style-type: none"> • Signage 	<p><i>see Article 12</i></p>
<ul style="list-style-type: none"> • Off-Street Parking/Loading 	<p><i>see Article 11</i></p>