

SECTION 24

"B-3" CENTRAL BUSINESS DISTRICT

General Purpose and Description: The “B-3” district is intended to provide a zoning category to meet the special needs and interests of the historically central commercial area of the community. A variety of commercial uses are permitted although all permitted activities are conducted within a building or structure.

24.1 Use Regulations: A building or premise[s] shall be used only for the following purposes:

1. Uses permitted in the B-1 district.
2. Single-family residential attached and multifamily dwellings.
3. Other uses as listed in [Section 30](#) of this ordinance [exhibit].

24.2 Height Regulations: No building shall exceed thirty-five (35) feet in height, except cooling towers, vent stacks or mechanical equipment rooms may project not more than twelve (12) feet beyond maximum building height.

24.3 Area Regulations:

1. Size of Yard:
 - a. Front Yard: None required.
 - b. Side Yard: None required, except where a B-3 district abuts a residential district in which case a minimum side yard of ten (10) feet shall be provided. The side yard setback from a side street shall be fifteen (15) feet.
 - c. Rear Yard: None required, except where a B-3 district abuts a residential district (whether separated by an alley or not) in which case a minimum back yard of ten (10) feet shall be provided.
2. Size of Lot:
 - a. Minimum Lot Size: None.
 - b. Minimum Lot Width: None.
 - c. Minimum Lot Depth: None.
3. Lot Coverage: The maximum lot coverage by buildings shall be one hundred (100) percent of the lot area.

24.4 Parking Requirements: Off-street parking and loading shall be provided as set forth in [Section 32](#), with the first twenty (20) required off-street parking spaces being subtracted from the total number required.

24.5 Architectural Standards: The exterior design of buildings within the district shall feature the architectural elements identified within Chapter 8 Heritage Preservation of the 2007 Comprehensive Land Use Plan. Existing exterior details shall be preserved whenever possible. New structures shall replicate the style, scale, placement, awnings, and canopies of existing buildings within the same block whenever possible.

(Ordinance 02-04-10 adopted 2/1/10)

24.6 Architectural Review: Applications for a building permit or other required permit for construction work within the district must be reviewed and approved for compliance with the Architectural Standards prior to issuance. A minor project is an alteration that does not remove or conceal the heritage elements. A major project is one that removes or conceals heritage elements, one that adds contrasting elements, and/or a new structure greater than 200 square feet.

The design of minor projects can be approved by the Director of Development Services. Designs which cannot be approved by the Director must be forwarded to the Historic Preservation Commission for consideration. The Director can forward a proposed design to the Historic Preservation Commission for any reason.

Major projects must be reviewed by the Planning and Zoning Commission, and approved prior to issuance of a building permit. The Commission shall also review minor projects forwarded by the Director of Development Services. The Commission can make a finding of conformance with Architectural Standards and approve the design for issuance of a permit. Denial of a proposed design for lack of conformance with the Architectural Standards may be appealed by the applicant to the City Council.

