

## **Central Business Zoning District**

### **17.04.010 - Zoning District Standards Established**

B. Commercial Districts In order to accommodate a wide variety of commercial activities, to make the Town's core district a more attractive and energetic place to live, work and shop, to separate pedestrian oriented development from automobile dependent activities and to enhance the economic development of the Town, the following commercial district is established:

1. CB: Central Business.

### **17.04.020 – Use and Dimensional Requirements**

D. CB: Central Business

1. Permitted Uses. The following categories of uses are permitted uses in CB zone districts:

- a. Retail commercial and services establishments.
- b. Professional buildings.
- c. Theaters and movie houses.
- d. Rental, repair and wholesaling facilities in conjunction with other uses permitted in CB provided that such activity is incidental and accessory to the use and conducted within a building.
- e. Drinking and eating establishment.
- f. Dwelling units comprising not more than one-half the total floor area of the structure and used only for long term rental (i.e., six (6) months or longer) or owner occupancy.
- g. Vehicle parts, sales, leasing and rentals.
- h. Laundry and dry cleaning establishments.
- i. Accessory structures to any permitted use listed herein or any approved use by special review.
- j. Commercial recreational facilities.
- k. Fences up to six (6) feet in height. (Ord. 533 §17, 2008)
- l. Home occupations in conformance with home occupation standards set forth in 17.04.020 F (Ord. 588 §8, 2010)
- m. Family Childcare Home (Ord. 590 §8, 2011)

2. Uses by Special Review. The following categories are allowed in CB zone districts only by special review.

- a. Hotels, motels, boarding houses, lodging houses.
- b. Commercial nurseries and greenhouses.
- c. Recreational vehicle park.
- d. Funeral parlors.
- e. Any use, whether permitted or not, that will create an unusual traffic hazard or any objectionable noise, dust, vapor, fumes, odor, smoke, vibration, glare, or waste disposal problems.
- f. Single family dwellings (must meet all requirements of R-1 zoning district).
- g. Multiple family dwellings (must meet all requirements of R-2 zoning district)
- h. Service stations, repair garages.
- i. Community service facilities.
- j. Schools.
- k. Bed and breakfast.
- l. Townhouses (Ord. 470 §5, 2002)
- m. Wholesaling and distribution facilities. (Ord. 470 §5, 2002; Ord. 462 §1, 2001)
- n. Indoor warehousing and enclosed storage. (Ord. 470 §5, 2002; Ord. 464 §1 2002)
- o. Garages larger than one thousand two hundred (1,200) square feet in area. (Ord. 533 §18, 2008)
- p. Fences in excess of six (6) feet in height. (Ord. 533 §19, 2008)
- q. Storage structures larger than three hundred (300) square feet in area. (Ord. 533 §20, 2008)
- r. Woodworking, general assembly and other similar activities. (Ord. 589 §1, 2010)
- s. Custom Meat Processing facilities. (Ord. 593 §2, 2011)
- t. Communication Towers.
- u. Open storage facilities, with a one hundred twenty (120) foot setback from Highway 40 or Highway 9, measured from the highway right of way to the nearest facility boundary. Open storage facilities shall be subject to screening approved by the Town Board, including not limited to, vegetated berms, vegetated embankments, fencing, other landscaping or screening devices. The open storage facility shall be maintained in a clean and orderly condition.
- v. Impound lot, with a one hundred twenty (120) foot setback from Highway 40 or Highway 9, measured from the highway right of way to the nearest facility

boundary. Impound lots shall be subject to screening approved by the Town Board, including not limited to, vegetated berms, vegetated embankments, fencing, other landscaping or screening devices. The impound lot shall be maintained in a clean and orderly condition.

3. Dimensional requirements. The following dimensional requirements apply to all structures constructed or located within CB zone districts with the exception of residential uses. Residential uses must meet all dimensional requirements of the appropriate residential zoning district.
  - a. Minimum lot area: two thousand five hundred (2,500) square feet, unless the lot is a townhouse lot, in which event the minimum lot size shall be three thousand five hundred (3,500) square feet.
  - b. Minimum front setback: None required. (Ord. 471 §1, 2002)
  - c. Minimum side setback: None required, where roof drainage is toward the rear lot line. If roof drainage is toward a side lot line, a minimum of six (6) foot setback from such side lot line is required. (Ord. 471 §1, 2002)
  - d. Minimum rear setback: Ten (10) feet; except, where the alley abuts the rear lot line, the distance may be reduced to five (5) feet for all structures, temporary structures, other buildings, and other obstructions, to provide for proper snow handling. (Ord. 533 §21, 2008; Ord. 471 §1, 2002)

(Ord. 620 §3, 2012)

#### **17.04.025 – Uses Prohibited in All Zone Districts**

Junkyards are prohibited in all zone districts.