

Sec. 4-4. Purposes of multiple purpose districts.

- (a) The purpose of the R-B residential-business district is to accommodate a limited range of offices and similar uses that are compatible with moderate density residential in order to provide for mixed use and other alternatives for conversion of dwellings or for new construction in areas that are undergoing change and are no longer viable as exclusively residential in character. The district is also intended as a means to ease the transition between residential and commercial areas by providing for a mix of uses and development standards that are compatible with nearby residential areas.
- (b) The purpose of the GB general business district is to accommodate a wide range of retail and service uses which serve the community as a whole or cater to the traveling public. The district is intended to be applied along primary traffic routes and to areas having direct access to such routes, in order to provide safe and efficient access while avoiding the routing of traffic onto minor streets or through residential areas. The district regulations are designed to afford flexibility in permitted uses of individual sites in order to promote business opportunities, economic development and the provision of services. The district regulations are also designed to provide for harmonious development and compatibility with adjacent residential areas.
- (c) The purpose of the CB central business district is to provide for the day-to-day and specialty shopping and service needs of the community. It is intended to be a compact, densely developed and well-defined area having a strong pedestrian orientation and urban shopping area character that is compatible with adjacent residential neighborhoods. The permitted uses and regulations of the district are intended to promote an attractive pedestrian environment with retail, personal service and office establishments at street level and with minimal disruption from vehicle-oriented land uses and features that would detract from a safe, convenient and economically viable pedestrian environment. The district is intended to promote continuity of a storefront character with minimum interruption by driveways and vehicle traffic across public sidewalk areas. The district regulations are also intended to preserve the predominant scale of the central business area, promote retention and appropriate use of existing structures and encourage that any new development be compatible with the area.
- (d) The purpose of the P/O public/open space district is to preserve specific areas from private development, as these areas have been identified as currently undeveloped, unlikely to be developed, or unsuitable for private development. These areas either have natural conditions of soil, slope, susceptibility to flooding or erosion, geological condition, vegetation or an interaction between the aforesaid which makes such lands unsuitable for urban development or which are of a public nature which is inappropriate for private development. In order to protect the natural environment in these sensitive areas, the permissible uses there are limited to public recreation-oriented activities. This district is also intended to specify the location of public facilities of a recreational nature as well as to reserve areas for location of other public facilities.

Sec. 4-5. Use table for multiple purpose districts.

District	R-B	GB	CB	P/O	Supplemental Regulation Section
Residential Uses					
Dwelling, single-family	P				
Dwelling, two-family	P				Section 5-30
Dwelling, two-family, that does not meet the lot area and/or lot width requirements of section 4-6	S				Section 5-30
Dwelling, multifamily					
Townhouses	S				Section 5-29
Accommodations and Group Living Uses					

Assisted care facilities	S				
Bed and breakfast establishments	P	P	P		
Boardinghouse/rooming house					
Group homes	P				
Halfway house		S			
Hotels and motels		P	P		
Nursing homes		P			
Tourist homes	P	P	P		Section 5-28
Commercial Uses: Office and Related Uses					
Alternative financial institution		S			
Banks and other financial services	P	P	P		
Contractors' offices, shops and display rooms, general or special trade		P			
Laboratories	P	P	P		
Massage clinic	P	P	P		
Medical and dental clinics	S	S	S		
Offices	P	P	P		
Outpatient mental health and substance abuse centers		S			
Research and development facility		P	P		Section 5-25
Commercial Uses: Miscellaneous					
Animal hospital or veterinary clinic, completely enclosed	P	P	P		Section 5-5
Animal hospital or veterinary clinic, with outside runs, play yards, pens, or training areas		S			Section 5-6
Community markets		P	P		
Flea markets		S	S		
Floral shops		P	P		
Funeral homes	S	P			
Greenhouses, commercial		S			
Parking areas and lots as a principal or accessory use of property. This shall not include the parking or storage of recreational vehicles, watercraft, utility trailers, or recreational equipment trailers.		P	P		As required by article VI
Parking garages		P	S		
Commercial Uses: Retail Sales and Service					
Auto wash facilities		P			
Bakeries where products are sold principally at retail on the premises		P	P		
Barber and beauty shops, with incidental retail sales of related products	P	P	P		
Building supplies and materials, retail		P			
Business support services		P	P		
Garden centers		P			

Laundromats, laundry, and drying cleaning pick up stations		P	P		
Motor vehicle sales and service establishment		P			Section 5-16
Motor vehicle service centers		P			
Music and dance instruction	P	P	P		
Pawnbroker		P	P		
Personal service business	P	P	P		
Pet shops, pet grooming, and pet daycare facility, completely enclosed	P	P	P		Section 5-5
Pet shops, pet grooming, and pet daycare facility, with outside runs, play yards, pens, or training areas		S			Section 5-6
Repair and service business		P	P		
Retail stores and shops		P	P		
Retail stores and shops, boutique	P	P	P		Section 5-26
Retail stores and shops, large format		S	S		
Shopping centers containing uses permitted in the GB district		P			
Industrial Uses					
Motor vehicle or trailer painting and body repair		S			Section 5-17
Gasoline service stations and self-service gasoline stations		P	S		
Warehousing and Distribution Uses					
Mini-warehouses and warehouses		S			
Wholesale merchandising broker, not including wholesale storage or warehouses		P			
Assembly and Entertainment Uses					
Amphitheater			P		
Amusement, commercial, indoor		P	S		
Amusement, commercial, outdoor		S			
Eating and drinking establishment		P	P		Section 5-11
Entertainment establishment		P	P		
Microbrewery		P	P		Section 5-11
Microdistillery		P	P		Section 5-11
Off-track betting centers		P			
Recreation, commercial, outdoor		S	S		
Recreation, commercial, indoor		P	S		
Sports Complexes		S	S		
Public, Institutional, and Community Facilities					
Artist studio (including photography)	P	P	P		
Art galleries, supply shops, and custom frame shops		P	P		
Bicycle and pedestrian paths and trails				P	
Cemeteries				P	

Churches and other places of worship	P	P	P		
Day care home, adult	P				
Day care center, adult	P	P	P		
Day care center, child	P	P	P		
Day care home, family	S				
Educational facilities, business schools or nonindustrial trade school	P	P	P		
Educational facilities, elementary, middle, and secondary (public or private)	P	P		P	
Educational facilities, industrial trade school		P			
Educational facilities, school for the arts	P	P	P		
Fire stations and rescue squad facilities	S	P	P		
Golf course and country club				S	
Home occupations	P	P	P		
Hospitals		S			
Libraries	P	P	P		
Municipal or county buildings	P	P	P	P	
Museums	P	P	P		
Parks, playgrounds, other recreational facilities and community centers	P	P	P	P	
Post offices and package mailing services, but not including package distribution centers		P	P		
Public-owned parking facilities and off-street parking	P	P	P	P	As required by article VI
Public swimming pools				P	
Utility and Accessory Uses					
Accessory uses and structures	P	P	P	P	
Accessory dwelling unit	P				Section 5-3
Drive-up facilities in conjunction with any use permitted in the CB district			S		Section 5-10
Mixed use buildings	P	P	P		Section 5-15
Major utility services	S	S	S	S	
Minor utility services	P	P	P	P	
Outdoor display area	P	P	P		Section 5-19
Outdoor storage area		S			Section 5-21
Signs, as permitted in article VI	P	P	P	P	
<p>"P" indicates a use permitted as of right. "S" indicates a use permitted only by special use permit. A blank cell indicates the use is not permitted; any use not listed in this table is not permitted in multiple purpose districts.</p>					

(Ord. No. 1058, 7-16-2024; Ord. No. 1059, 9-3-2024)

Sec. 4-6. Dimensional regulations for multiple purpose districts.

District		RB	GB	CB	P/O
Minimum Lot Area (square feet)					
Served by public water and public water systems		6,000	None	None	None
Served by either public water or public sewer systems		20,000	TBD	TBD	None
Served by private water and sewage disposal systems		30,000	TBD	TBD	None
Minimum Lot Width (feet)					
Served by public water and public water systems		50	None	None	None
Served by either public water or public sewer systems		100	TBD	TBD	None
Served by private water and sewage disposal systems		120	TBD	TBD	None
Minimum Yard Requirements (feet)					
Front yard		15	20	None	None
Side yard		5*	None	None	None
Rear yard		25	None	None	None
Maximum Yard Requirements (feet)					
Front yard		None	None	15	None
Height Maximum (feet)	Building or structure situated within 100 feet of property located in a residential or R-B district	35	35	45 or 4 stories, whichever is less	60
	Building or structure situated > 100 feet of property located in a residential or R-B district	35	60	45 or 4 stories, whichever is less	60
Lot Coverage Maximum (percentage of lot area)		None	None	None	None
<ul style="list-style-type: none"> • Where a maximum lot frontage is specified for a district, such maximum shall apply to only one frontage of a corner lot. • A numeric entry means the dimension shall apply based on the unit of measurement indicated. * A side yard of not less than ten feet shall be provided for a property devoted to a nonresidential use where a side lot line abuts property in an R-1 or R-2 district. <p>TBD: Minimum lot area for any use not served by public sewer and public water systems shall be as determined by the health official.</p>					