

- A. Purpose: A pedestrian-oriented district geographically designated within the central core of the City in which retail and service uses are provided.
- B. Use Restrictions:
1. Retail/office only: All establishments located in this district shall deal directly with patrons
 2. Enclosed activities: All activities must be located in an enclosed building (except as indicated in the following paragraph 3).
 3. Enclosed activities: Merchandise may be displayed outside but may not use more than 25 percent of the enclosed building square footage.
 4. Processing incidental: Any processing or treatment of goods on any premises must be clearly incidental to the retail business conducted on such premises.
 5. Drive-in/through: In this district a special use permit is required to establish any business that will offer goods or services directly to customers waiting in parked motor vehicles.
 6. Parking: See Section 8, Off-Street Parking and Loading, of this Zoning Code.
 7. Signs: See Chapter 16 of the Municipal Code.
 8. Unless a special use permit has been issued, dwelling units and lodging rooms shall not be permitted below the second floor. This is not applicable to hotels and motels.
 9. Refuse containers: All refuse generated by facilities located within this district shall be stored in covered containers placed in areas screened by a screening fence or densely planted evergreen hedge of adequate height to screen the refuse containers from adjoining properties and the street. Non-conforming refuse containers existing shall comply with this Zoning Code within one year after the adoption of this Zoning Code, which is August 26, 2003.
 10. Only one principal building may be erected on any one lot.
- C. Lot and Building Requirements: Every building erected in this district shall conform to the following requirements:
1. Minimum lot area: None.
 2. Minimum lot width: Twenty feet at the established building line.
 3. Minimum lot depth: None.
 4. Minimum setback: Generally none required except as necessary to achieve compliance with applicable off-street parking and loading requirements.
 5. Maximum floor area ratio: None.
 6. Maximum percentage of lot building coverage: None.
 7. Height requirements: Maximum height of three stories or 36 feet.

- D. Permitted Uses: Provided all the use restrictions of this district are observed, the following uses are permitted:

Auditoriums, meeting rooms and other places of assembly
Banks, savings and loans
Churches
Clubs and lodges
Dry cleaning operations (including on-site processing)
Dwelling units above the first floor only
Funeral establishments
Hotels and motels
Laundries
Libraries
Mass transit facilities
Museums
Offices
Printing and publishing (under 5,000 square feet in area)
Restaurants
Retail establishments
Schools, music studios, dance studios
Service establishments
Taverns/saloons
Theaters (indoors)

- E. Special Uses: Provided all the use restrictions of this district are observed, the City may allow the following uses special use permit:

Any use that involves a retail or service activity which is less than 25 percent outside completely enclosed building. (Outside activity which is over 25 percent is prohibited.)

Any use such as drive-in restaurants, drive-in banks, automobile service stations that offer goods or services directly to customers waiting in parked vehicles or that sell food or beverages for consumption in parked motor vehicles on the premises.

Auto service station
Dwelling units if located below the second story, except in hotels and motels.
Planned development
Public facilities
Recreational facilities, public and private
Restaurant/saloons with live entertainment
Tattoo parlors
Utility stations