

## CBD-2 Downtown Fringe Business District

### Section 405.295 Permitted Uses.

[Ord. No. 1825, 5-13-1991]

#### A.

In District "CBD-2", no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one (1) or more of the following uses:

#### 1.

Any use permitted in "CBD-1".

#### 2.

Shops and stores for sale at retail or wholesale of department store merchandise, furniture and appliances, automobile supplies, motorcycles, petroleum products (dispensing of petroleum products or bulk plants not permitted).

#### 3.

Services such as clubs, dry cleaning and laundries, appliance and small equipment repair, printing and publishing, custom maintenance, on-site handcrafting, delivery services, radio and television broadcasting studios, public or private entertainment and recreation, charity and welfare. Residential units not to exceed four and one-half (4.5) units per acre.

### Section 405.300 Performance Standards.

[Ord. No. 1825, 5-13-1991]

#### A.

No noise, smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building and no dust, fly ash or gas that is toxic, caustic or obviously injurious to humans or property shall be produced.

#### B.

Other merchandise which may appropriately displayed or stored outside a building shall be kept off the public sidewalks and streets, shall not reduce the capacity of a parking lot below that required by this Chapter and shall not occupy an area greater than twenty percent (20%) of the ground floor area of the building.

#### C.

No wholesale sales shall be conducted.

#### D.

Alcoholic beverages may be sold for consumption in conjunction with eating establishments.

#### E.

Assembly of products to be sold only for retail on the premises.

### Section 405.305 Height and Area Regulations.

[Ord. No. 1825, 5-13-1991]

#### A.

In District "CBD-1", the height of buildings, the minimum dimensions of lots and yards and the minimum lot area per family permitted upon any lot shall be as follows:

#### 1.

*Height.* Buildings or structures shall not exceed three (3) stories in height, except that in a District "CBD-1" buildings and structures shall not exceed twelve (12) stories in height.

#### 2.

*Front yards.* No front yard is required.

3.

*Side yards.* No side yard is required except that where a side line of a lot in this district abuts the side line of a lot in a District "R-1" to "C-O" inclusive, a side yard shall then be provided the same as required in the district it abuts.

4.

*Rear yards.* No rear yard is required except that where a rear line of a lot in this district abuts upon land in a District "R-1" to "C-O" inclusive, a rear yard of not less than twenty-five (25) feet shall then be provided in this district.

Section 405.310 Parking Regulations.

[Ord. No. 1825, 5-13-1991]

No off-street parking is required in this district, except that residences shall provide at least two (2) off-street parking spaces per unit.