

**§ 152.032 CENTRAL BUSINESS DISTRICT (C-3).**

- (A) *Purpose.* The Central Business District recognizes the existing downtown development and the need for future expansion, rehabilitation, and redevelopment.
- (B) *Permitted uses.*
- (1) Commercial services: buses, cabs, clinics, commercial trade or business schools, dry cleaning, financial institutions, hospitals, medical laboratories, laundries, mortuaries, motels, hotels, radio and television studios, and train stations.
  - (2) Entertainment: private clubs, restaurants, and theaters.
  - (3) Personal services: barbers, beauticians, and shoe repair.
  - (4) Professional services: accountants, attorneys, dentists, doctors, engineers, financial consultants, insurance, realtors, and travel bureaus.
  - (5) Public services: armories, fire stations, government offices, libraries, parks, police stations, public buildings, and publicly-owned parking lots.
  - (6) Retail: apparel, appliance, video, automobile parts, bakeries, beverage, book, candy, carpet, department, drugs, fabric, flower, furniture, grocery, hardware, jewelry, music, office supply, and variety stores.
- (C) *Conditional uses.*
- (1) Churches and philanthropic institutions.
  - (2) Educational: day care centers, nursery schools, and public and private schools.
  - (3) Residential: multi-family dwellings of at least three stories and not exceeding 60 feet in height nor less than four units per structure and apartments over commercial units.
  - (4) Retail: pet stores, excluding kennels.
  - (5) Services: automobile sales, automobile service station and repair garage, on/off sale liquor establishments, printing, publishing, and wholesale outlets.
  - (6) Shopping centers.
  - (7) Surface water-oriented commercial uses.
- (D) *Accessory uses.*
- (1) Accessory buildings and structures, including surface water-oriented structures accessory to commercial uses.
  - (2) Buffers.
  - (3) Essential services.
  - (4) Fences.
  - (5) Loading areas.
  - (6) Parking lots.
  - (7) Satellite dishes.
  - (8) Signs.
- (E) *Yard requirements.*

(1) *General yard requirements.*

	<i>Permitted and Conditional Uses</i>	<i>Accessory Uses</i>
Lot area, minimum sq. ft.	3,500	
Lot frontage, minimum at front yard setback	25 feet	
Lot frontage for shoreland, minimum at front yard setback	25 feet	
Front yard setback	0 feet	20 feet
Rear yard setback	20 feet	20 feet
Side yard setback, interior and corner	0 feet	0 feet
Shoreland setback		
Sewered lots	50 feet	50 feet
Unsewered lots	100 feet	50 feet
Sewage treatment system		75 feet

(2) *Nongeneral yard requirements.* The above general yard requirements shall apply, except as follows:

(a) *Multi-family units.*

1. *Lot area.* Not less than 6,000 square feet of lot area for each dwelling unit in a multiple-family structure having four dwelling units or less and an additional 750 square feet for each dwelling unit over four dwelling units, except this shall not apply to apartments over commercial units.

2. *Recreational area.* Each multiple-family development containing four or more dwelling units shall have a recreation area. The size and equipment provided shall be determined with the assistance of the Parks and Recreation Division. This shall not apply to apartments over commercial units.

(b) *Buffers.* Buffers and essential services shall have no setback requirements, and parking lots shall have no setback requirements except in shoreland;

(c) *Signs.* Additional yard requirements for signs are set forth in this Chapter; and,

(d) *Setbacks.* Setbacks for the following uses located within the shoreland shall not be less than:

1. Bait and fish houses: 10 feet.
2. Boat docks: 0 feet.
3. Detached decks: 10 feet.
4. Fences: 0 feet.
5. Gazebos and screen houses: 10 feet.
6. Recreational equipment: 10 feet.
7. Satellite dishes: 30 feet.
8. Signs: 5 feet.

(F) *Additional restrictions.* Performance standards and supplemental restrictions are set forth in this Chapter.