

SECTION 2-25: B-4: CENTRAL BUSINESS Zoning District

A. PURPOSE: The purpose of the Central Business (B-4) zoning district is to provide for a wide range of uses and facilities in a manner offering optimum design flexibility. Where dimensional or landscape standards cannot be met due to the prevalence of non-conforming lots in this zoning district or at an applicant’s option, these requirements may be waived through a City Commission monitored process aimed at producing development having design compatibility, meeting required parking to the maximum extent feasible, and achieving a high level of aesthetic appeal through a combination of innovative architecture, landscaping and hardscape materials. It is intended that permitted uses meeting applicable lot and building requirements be approved administratively, and those requiring special approval by the City Commission be approved through the Special Exception process. Chapter 2, Article VI provides design regulations applicable to the Downtown overlay district.

B. DIMENSIONAL STANDARDS

1. Type	2. Density	3. Maximum Building Height	4. Maximum Building Coverage	5. Maximum Impervious Lot Coverage	6. Minimum Lot Size	7. Minimum Lot Width	8. Minimum Lot Depth	9. Setbacks				
								a. Front	b. Rear	c. Side	d. Street Side/ Corner	e. Waterbody
Non-Residential Uses	36 (Transient Lodging)	75'	35%	75%	20,000 SF	100'	N/A	15' For lots of record existing prior to August 1, 1985, and having a depth of less than 150', the minimum front yard shall be 10% of the average lot depth, but not less than 10'.	20'; 30' if abutting residential district; 5' additional combined side yard required for each story over 2. For lots of record existing prior to August 1, 1985, and having an average lot depth of less than 200', the minimum rear yard shall be 10% of the average lot depth, but not less than 10'.	10' Lots of record existing prior to August 1, 1985, and having an average width of less than 50' or having an existing building on an adjacent property built to the lot line shall be exempt from any side yard requirement	20'	30'
Multi-Family	10 12 if 2 stories; 26 if 3 or more stories	75'	35%	75%	20,000 SF	100'	N/A	15' For lots of record existing prior to August 1, 1985, and having a depth of less than 150', the minimum front yard shall be 10% of the average lot depth, but not less than 10'.	20'; 30' if abutting residential district For lots of record existing prior to August 1, 1985, and having an average lot depth of less than 200', the minimum rear yard shall be 10% of the average lot depth, but not less than 10'.	10' Lots of record existing prior to August 1, 1985, and having an average width of less than 50' or having an existing building on an adjacent property built to the lot line shall be exempt from any side yard requirement	20'	30'

C. PERMITTED USES

D. CONDITIONAL USES

E. SPECIAL EXCEPTION USES

F. OTHER STANDARDS

- Adult Day Care Center
- Assisted Living Facility
- Business and Professional Services
- Business Service
- Clubs and Fraternal Organization
- Convenience Store, Type “A”
- Financial Institution
- Medical Supply and Rental
- Mixed Use Development
- Nursing Home
- Personal Services
- Retail Sales and Services
- School of Art
- School, Public
- Transient Lodging
- Veterinarian

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| <ol style="list-style-type: none"> Auction Business Bar Child Care Facility Community Residential Home Convenience Store, Type “B” Convenience Store, Type “C” Dwelling, Multi-Family Family Day Care Home Farmer’s Market Garden Center & Nursery Historic Preservation Mixed Use House of Worship Nightclub Parking Lot Parking Garage | <ol style="list-style-type: none"> Parks and Recreation Facilities, Private Parks and Recreation Facilities, Public Public Facilities Public Utilities Recreational Facilities, Indoor Restaurant, Type “A” Restaurant, Type “B” Restaurant, Type “C” School, Private Shopping Center Theater Vehicle Repair, Type “A” Wind Energy System Wine, Beer or Liquor Store |
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- Automatic Amusement Center
- Nightclub
- Outdoor Activity
- Outdoor Storage
- Recreational Facilities, Outdoor
- Terminal, Bus

All development must comply with the following requirements:

- Wetlands (Chapter 3, Article II)
- Special corridors and buffer requirements (Chapter 3, Article I)
- See Conditional and Special Exception regulations (Chapter 2, Article IV)
- Multi-family residential dwelling units shall have the following minimum square footage per bedroom:

One = 750 SF	Three = 1,050 SF
Two = 900 SF	Each Additional Bedroom = 150 SF

G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in Chapter 2, Article III.