

Section 6.2. Downtown Development Districts.

- (A) **Historic Downtown Districts** The intent of these districts is to preserve the "Old Downtown" area that has been the focal point of the City since its founding. Professional office, retail, service commercial uses, mixed-use, and multi-family residential are the primary uses.
- (1) **Historic Downtown District Core (MUD-HDC).** The area defined by a distance of approximately eight hundred (800) feet from the intersection of Central Avenue and Broadway Street and all properties fronting on Broadway Street constitute the core of the Historic Downtown District. Buildings fronting the street with sidewalks that create a downtown feeling exist in the core area of the district and the objective is to perpetuate and strengthen this character. Single-family uses are not appropriate in the core of the Historic Downtown District.
- (2) **Historic Downtown District Perimeter (MUD-HDP).** This is the area of the Historic Downtown District adjacent to the Core District. Primary uses include professional office, retail, residential, institutional, and mixed use. Single-family dwellings exist on the perimeter of this district and will continue to be allowed in this peripheral area. Development will occur consistent with the design standards for the district.
- (B) **Central Avenue District (MUD-CA)** Central Avenue from the Historic Downtown District to the City Hall Retail District is an existing corridor that has, and will continue to have a mix of uses housed in residential scale buildings. The scale is primarily that of single-family residential homes even though the uses may be residential, office or service commercial. Retail uses, other than specialty shops of less than three thousand (3,000) square feet, are excluded from this district. development will occur consistent with the design standards for the district.
- (C) **Downtown Residential Districts (MUD-SF, MUD-MF)** Two (2) residential districts are provided in the Downtown Mixed Use District, MUD-SF for single-family residential and MUD-MF for multi-family residential.
- (D) **Division Street District (MUD-DS)** The Division Street District is located between the Historic Downtown District and the New Downtown District. The character of this will be similar to that of the Historic Downtown District, with structures close to the street and a strong pedestrian orientation. The uses within the Division Street District will be residential, professional office, and commercial development will occur consistent with the design standards for the district.
- (E) **City Hall Retail District (MUD-CHR)** Retail commercial uses along with service retail and professional office uses are permitted in this district. Multi-family uses are also permitted; single-family residential uses are not permitted. development will occur consistent with the design standards for the district.
- (F) **Permissible Uses and Special Exceptions** The permissible use of land in the Downtown
- (1) **Table of Permissible Land Uses.** Development Districts shall be in accordance with Table 6.1
- (a) Uses shall be considered permissible uses or special exception uses. A permissible use is indicated by the letter "P" and a special exception use is indicated by the letter "S."
- (b) No primary use shall be permitted in a district unless the letter "P" or "S" appears for that use in the appropriate cell.
- (c) When a use is indicated as a permissible use in a particular zoning district, it is permissible in that district subject to the demonstration of compliance with this LDC.
- (d) When a use is indicated as a special exception use in a particular district, it is permissible in that district subject to the demonstration of compliance with the LDC and in particular, the requirements of Article III.

- (2) **Relationship with Other Sections of the Code.** Table 6.1 should be read in close conjunction with the definitions set forth in Article XVIII and the other interpretive provisions set forth in this article.
- (3) **Permissible Uses.** The presumption established by this section is that most legitimate uses of land are permissible within at least one (1) zoning district in the City. The list of permissible uses, therefore, cannot be all inclusive. Those uses that are listed shall be interpreted by the Land Use Administrator to include other uses that have similar impacts to those listed. Any dispute or request regarding interpretation shall be resolved by the DRC, subject to appeal to the City Council.
- (4) **Accessory Uses.** A permitted accessory use is one (1) that constitutes only any incidental part of the total activity that takes place and is commonly associated with the principal use and integrally related to it. For example, a swimming pool/tennis court complex is customarily associated with and integrally related to a residential subdivision or multi-family development and would be regarded as accessory to such principal uses, even though such facilities, if developed apart from a residential development would require a special exception use order.

TABLE 6.1: TABLE OF PERMISSIBLE LAND USES - DOWNTOWN**DEVELOPMENT DISTRICTS**

ZONING DISTRICTS	MUD-HDC	MUD-HDP	MUD-CHR	MUD-DS	MUD-CA	MUD-MF	MUD-SF
1.00 Residential							
1.1 Single-Family	S	P		P	P		P
1.2 Mobile Home ⁵							
1.3 Two-Family Dwelling					P	P	
1.4 Multifamily Dwelling	P	P	P	P	S	P	
1.5 Adult Congregate Living Facility (Group Home)	S	S	S		P	P	P
1.51 Bed and Breakfast	S	S	S	S	S	S	S
1.52 Child Care (In the home)	S	S	S	S	S	S	S
1.53 Rooming House	S	S				P	P
1.6 Temporary Residences (Construction, model home, etc.)	S	S	S	S	S	S	S
1.7 Home Occupations	S	S	S	S	S	S	S
1.8 Guest Cottage							
2.00 Offices							
2.1 Professional Offices	P	P	P	P	P	S	
2.2 Business Offices	P	P	P	P	P		
2.3 Bank (No drive-thru)	P	P	P	P			
2.4 Medical Clinic/Hospital	P	P	P	P			
3.00 Retail/Sales/Service							
3.1 Personal Services							
3.11 Day Care Center	P	P	P	P	P	S	S
3.12 Beauty/Barber	P	P	P	P	P	S	S
3.13 Drug Store/Apothecary	P	P	P	P			
3.14 Repair Shops (No trucks or outdoor storage)	P	P	P	P			
3.15 Repair Shops (No outdoor storage)	P	P	P	P			

3.16	Restaurants (No drive-thru)	P	P	P	P			
3.17	Drive-Thru Restaurants			P				
3.18	Funeral Home	P	P	P	P			
3.2	Service Stations							
3.3	Specialty Shops	P	P	P	P	P	S	S
3.4	Alcoholic Beverage package Store ⁶	P	P	P	P			
3.5	Retail Sales (No outdoor storage)	P	P	P	P			
3.51	Convenience store Type I	S	S	P	P	S		
3.52	Convenience store Type II			S				
3.6	Theaters (Not drive-in)	P	P	P	P			
3.7	Dry Cleaners, Laundromat	P	P	P	P			
3.8	Bank (with drive-thru facilities)	P	P	P	P			
4.00	Retail Sales (w/outside storage)	P	P	P	P			
4.1	Equipment Rental (Some outside storage)	S	S	P	S			
4.2	Personal Storage (Mini warehouse)			S				
4.3	Animal Services ⁷							
4.31	Veterinarian (No kennel)	P	P	P	P	P		
4.32	Veterinarian (with kennel) ³			P				
4.33	Kennel ³			P				
4.4	Motel/Hotel			P				
4.5	Shopping Center							
5.00	Wholesale/ Manufacturing							
5.1	Wholesale Sales (No outdoor storage or display)	S	S	S	S			
5.2	Wholesale Sales (w/outdoor storage and/or display)							
5.3	Nurseries/Greenhouses							
5.4	Nurseries/Greenhouses (w/retail sales)	P	P	P	P			
5.5	Industrial Park							
5.6	Manufacturing (No outdoor storage or display)							
5.7	Manufacturing (w/outside storage and/or display)							
6.00	Educational, Cultural or Religious Uses							
6.1	Elementary, Middle & High Schools	P	P	P	P	P	P	P

<u>6.2</u>	Trade & Vocational Schools	P	P	P	P	P		
<u>6.3</u>	Churches, Synagogues, Temples, etc.	P	P	P	P	P	P	P
<u>6.4</u>	Libraries, Art Museum, etc.	P	P	P	P	P		
6.5	Social, Fraternal Clubs, Lodges	P	P	P	P	P		
7.00	Recreation, Amusement, Entertainment							
<u>7.1</u>	Uses where activity is conducted entirely within building (Bowling alleys, skating rinks, exercise facilities, etc.)	P	P	P	P			
<u>7.3</u>	Uses where activity is conducted outside building	P	P	P	P			
7.31	Privately owned recreational facilities such as golf courses, country, swimming or tennis clubs	P	P	P	P	P	S	P
7.32	Publicly-owned and operated recreational facilities such as athletic fields, parks, swimming pools, tennis courts, etc.	P	P	P	P	P	S	P
7.33	Golf Driving Range not accessory to golf course, par 3 golf, miniature golf, water slides, skateboard parks and similar commercial ventures							
7.34	Horseback Riding Stables							
8.00	Motor Vehicle-related sales and service							
<u>8.1</u>	Motor vehicle sales or rental; mobile home sales			P				
<u>8.2</u>	Motor vehicle sales with repair (no body repair)			P				
<u>8.3</u>	Motor vehicle repair and maintenance (no body work)			P				
<u>8.4</u>	Motor vehicle painting and body work							
<u>8.5</u>	Gas Sales			S				
<u>8.6</u>	Car Wash			P				
9.00	Storage and Parking							

<u>9.1</u>	Automobile Parking (garages or lots not located on a lot on which there is another principal parking use to which the parking is related)	P	P	P	P		P	
<u>9.2</u>	Warehouse Storage							
<u>9.3</u>	Scrap Materials, Junkyards, Auto Graveyards							
10.00	Agricultural, Mining Operations							
<u>10.1</u>	Agricultural Farming (excluding livestock)							
<u>10.2</u>	Agricultural Farming (including livestock, maximum 1 per acre)							
<u>10.3</u>	Mining or Quarrying ⁸							
<u>10.4</u>	Borrow Pit ⁴							
10.5	Landfill ⁴							
11.00	Miscellaneous Public and Semi-Public Facilities							
<u>11.1</u>	Airport/Utility Facility							
<u>11.2</u>	Post Office	P	P	P	P	P		
<u>11.3</u>	Cemetery				P	P		
12.00	Open Air Markets/Sales							
<u>12.1</u>	Open Air Markets, Flea Markets, Crafts, Etc.	S	S					
<u>12.2</u>	Produce Market, Open Horticultural Sales	P	P	P	S			
13.00	Communication Towers							
<u>13.1</u>	Monopole Towers			S				
<u>13.2</u>	Communication Towers/Multiple Uses			S				
<u>13.3</u>	Camouflage Towers	S	S	S	S			
14.00	Bus Stations	P	P	P	P			
16.00	Adult Entertainment							

P - Use is permissible with a zoning permit issued by Land Use Administrator.

S - Use is permissible with special exception permit issued by the City Council.