

B. CD – Commercial Downtown

This district provides for a wide variety of retail and service activities in the central and oldest commercially developed areas of the city and to recognize the intense development pattern (package stores, tobacco/nicotine sells, deferred procurement services and tattoo services are not allowed on the Square). Manufacturing incidental to retail trade and upper story residential units are also permitted.

1. Uses Permitted.

Administrative Services
Financial, Consultative and Administrative Services
Food & Beverage Services
General Personal Services
General Retail Trade

Residential Uses shall be allowed on the 1st floor so long as they do not occupy storefronts on the street-side façades and do not use more than seventy-five percent (75%) of the total square footage of the building (all floors):

Dwelling, one-family detached
Dwelling, two-family detached
Dwelling, semi-detached
Dwelling, townhome
Dwelling, multi-family

2. Allowed as a Conditional Use.

None

3. Uses Prohibited.

Package Stores
Tobacco/Nicotine/E-Cig Sales
Deferred Presentment
Tattoo Services
Any use not specifically allowed

4. Minimum Lot Area

Area: no minimum

Any building used in whole or in part for a residence shall comply with the requirements of the RM6 residential district for minimum lot area per family. However all lots allow one residential unit if all other regulations are met.

5. Minimum Building Setbacks.

Setbacks:
Front – 0 ft.
Rear – 0 ft.
Side – 0 ft.

6. Height.

Minimum Height – 2 stories or 30 ft.
Maximum Building Height – 4 stories or 60 ft.

7. Building Area

Area – 100% of the total lot

8. Other Regulations

In the block bounded by Maple Street, Gay Street, College Avenue and Market Street property zoned CD are exempt from landscaping, buffering, on-site parking and on-site drainage regulations