

I. CD Commercial Downtown District.

1. Intent. The CD – Commercial Downtown district is the traditional downtown business district that is intended to:

- a. Encourage the redevelopment and expansion of the existing downtown business area;
- b. Provide a concentration and mix of civic, office, retail, restaurant, housing and cultural land uses;
- c. Maintain and enhance the historic character of the original downtown;
- d. Facilitate easy pedestrian movement;
- e. Develop and promote small scale businesses; and
- f. Promote shared or cooperative parking.

The architectural design principles of this Code permit the construction of attached apartment, civic and storefront buildings in this district. Individual buildings are also encouraged to be mixed vertically - with street level commercial and upper level offices and/or residential dwellings.

2. Principal uses. Principal uses permitted in the CD district shall be less than 15,000 sq. ft. and as follows:

- a. All principal uses permitted in the RHD district *except* for:
 - i. single-family residential; and
 - ii. accessory dwellings.
- b. Artisan and photography studios and galleries.
- c. Bed and breakfasts.
- d. Child care centers (licensed for 6 or more children).
- e. Clubs and lodges
- f. Community facilities (including museums and libraries).
- g. Convenience shopping and retail establishments.
- h. Entertainment facilities and theaters (excludes adult entertainment).
- i. Health and membership clubs.
- j. Limited indoor recreation establishments.
- k. Lodging establishments.
- l. Medical and dental offices and clinics.
- m. Mixed use dwelling units.
- n. Offices and dwellings located above ground floor retail.

- o. Open air farmers' market.
 - p. Parks, playgrounds and open space.
 - q. Personal and business service shops (includes barber, dry cleaning, laundry, etc.).
 - r. Professional and full service financial services offices (includes banks).
 - s. Public and private schools.
 - t. Public facilities.
 - u. Restaurants/standard and fast food and catering without drive-through facilities.
 - v. Grocery stores, bakeries and other retailers selling or serving food or beverage products manufactured on site.
 - w. Tavern or bar.
 - x. Tourist facilities.
 - y. Transit facilities without repair shops or yards.
3. Conditional uses. Conditional uses permitted in the CD district shall be as follows:
- a. Funeral home.
 - b. Car wash.
 - c. Hospitals and clinics.
 - d. Long-term care facilities.
 - e. Limited outdoor recreation facilities.
 - f. Motor vehicle service and repair (minor).
 - g. Offices with/without outdoor storage and/or repair.
 - h. Parking lots and parking garages as a principal use.
 - i. Public utilities.
 - j. Workshops and custom small industry uses.
 - k. Any use allowed as a principal use of 15,000 or more sq. ft.
4. Temporary uses. Temporary uses permitted in the CD district, and subject to time limits set forth by City staff at the time of permitting, shall include:
- a. Construction office and/or yard incidental to on premises construction.
 - b. Carnival, circus, bazaar, fair and/or other events taking place on two or more consecutive days.
 - c. Concert, rally, race or other events scheduled for a single date.
 - d. Parking for another temporary use.

5. Property development standards. Please see CD District standards below:

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| Minimum front setback: | n/a |
| Minimum rear setback: | 15' from property line or 5' from alley |
| Minimum side setback: | n/a |
| Maximum building height: | 50' |