

CENTRAL BUSINESS DISTRICT REGULATIONS FOR USE AND DIMENSIONAL CRITERIA

**TABLE 18-1
SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AND SPECIAL USES***

*Legend:

- X = Permitted principal use
- S1 = Special use—Zoning administrator review
- S2 = Special use--City council review
- A = Permitted accessory use

Use	Zoning Subdistrict	
	CBD-1	CBD-2
Use Group A		
Adaptive reuse	X	X
Congregate living facility: Large group care facility Correctional facility	X X X	X X X
Dwelling, multiple-family	X	X
Home occupation	S1	S1
Private pleasure craft	S2	S2
Use Group B		
Accessory use to a permitted principal Group B use	A	A
Church	X	X
Clinic	X	X
Club	X	X
College	X	X
Day care and nursery	X	X
Hospital and associated uses	X	X
Hotels and motels	X	X
Public cultural facility	X	X
Schools: business, vocational and trade	X	X

Use Group C

Accessory use to a permitted principal Group C use	A	A
Bank	X	X
Bank, drive-in	S1	S1
Bar and lounge	X	X
Catering shop	X	X
Dry cleaning plant, small	X	X
Heliport/helistop	X	X
Interim parking ^{2, 5}		
Marina	X	X
Office, business and professional	X	X
Office, medical	X	X
Off-street parking		
Principal use	S1 ¹	S1 ¹
Accessory use	A ¹	A ¹
Parking, interim	S1	S1
Parking, temporary	S1	S1
Personal service	X	X
Pharmacy	X	X
Place of assembly	X	X
Place of Religious Assembly	X	X
Printing, light	X	X
Printing and publishing	X	X
Public service facility	X	X
Public use facility	X	X
Radio/TV studio	X	X
Recreation facility:		

Private or commercial	X	X
Research activity	X	X
Restaurant	X	X
Retail sales, specialty:		
Shopper's and commercial goods, distilled beverages and gasoline	X	X
Special event parking ^{2, 4}	X	X
Temporary Film Production ⁶	X	X
Temporary special events	S1	S1
Temporary waterfront surface parking lot	S2	S2
Transportation service facility	S1	S1
Vehicle repair, minor	X	X
Veterinary office	X	X

¹Off-street parking as a principal use (i.e., freestanding parking structure) and surface parking lots are not permitted in the Waterfront Overlay District or the Franklin Street Retail District (refer to section 27-441, Development Design Regulations); however temporary waterfront surface parking lots, as defined in section 27-523, may be permitted as set forth above.

²Both special event and interim surface parking lots are prohibited in the Waterfront Overlay District per Section 27-441.

⁴See section 27-246.1(b) for special event parking regulations.

⁵See section 27-246.1(a) for interim parking regulations.

⁶See Section 27-150 for regulations applicable to Temporary Film Production. Additionally, the Section 27-130 buffer requirements shall not apply to this use.

**TABLE 18-2
SCHEDULE OF DIMENSIONAL REGULATIONS**

District	Lot Size Area/Width	Required Yards Front/Side/Rear	Height	FAR
CBD-1	N/A	N/A ¹	120 ft ³	N/A
CBD-2	SP/SP ⁴	SP/SP/SP ^{1, 4}	SP ^{2, 3, 4}	SP ⁴

Notes:

SP = as per city council approved site plan

N/A = not applicable

¹Property located within the waterfront overlay district shall have a building/structure setback of twenty-three feet from the water's edge, as measured from the waterside face of the bulkhead.

²Structures shall be compatible with any significant natural, historic or architectural resources in proximity to the project. Examples of ways to achieve compatibility include design features such as height-to-setback ratios or stepped or graduated building faces.

³All buildings with a height in excess of one hundred (100) feet shall be equipped with a fire control system approved by the city fire department.

⁴Property zoned CBD-2 with or without a zoning site plan approved by the city council may be developed provided it meets the dimensional regulations of CBD-1.

⁵Development in either CBD district that propose redevelopment of an entire city block (excluding waterfront developments) under one unified plan shall provide a minimum 5' average building setback on all sides. The purpose of the averaged setback is to accommodate widened, pedestrian-oriented sidewalks and more functional public open space. The area created by the required building setback, may be counted towards the public open space requirement as required and defined by the article.