

Article XV(A)

CBD CENTRAL BUSINESS DISTRICT

Section 15(A).01 INTENT

This District is the historical old Central Business District or commercial center. The intent is to foster continued improvements and redevelopment around the historical theme and heritage of the “old Dexter” thereby adding to the character, social and environmental diversity and improvement in economic viability of the downtown area. Off-street private parking facilities are not required due to the location of on-street and municipal parking areas. Store frontage with appealing windows and entrances and contiguous building mass along Main and other streets in the CBD are strongly encouraged.

To foster an appealing high-density pedestrian environment, the CBD is intended to be physically compact and to provide a diversity of products and services, convenient parking, and pedestrian and vehicle safety. Buildings should front primary streets with parking lots to the rear of buildings. Mixed-uses are encouraged within buildings. Along primary streets (Main, Broad, and Central) retail and eatery uses should dominate ground floors, office uses and residential dwellings on upper floors, and all buildings should be clustered within shoulder-to-shoulder block groups wherever feasible.

Section 15(A).02 PERMITTED USES

The dimensional standards and required conditions of this overlay district shall apply simultaneously with the list of uses permitted or regulated as Special Uses in the underlying district. All uses shall meet the applicable standards for the CBD District listed in Section 15.04(A) and Article XX, Schedule of Regulations.

- A. Retail establishments for the sale of such products as art/supplies, hardware, books, stationary, flowers, clothing, shoes, music, sporting goods, painting and wallpaper supplies, drugs, and notions, gifts, and home entertainment supplies and rental, and similar specialty retail shops.
- B. Personal service establishments such as barber shops, beauty salons, and dry cleaners: including repair shops for watches, bicycles, jewelry, and other such items.
- C. Food establishments, retail up to 2000 square feet of gross floor: such as for the sale of groceries, fruit and meat; baked goods; and dairy products.

- D. Restaurants, sit down which do or do not serve alcohol.
- E. Outdoor Service Areas, subject to the regulations of Section 3.29.
- F. Outdoor Display Area, temporary, subject to the regulations of Section 3.28
- G. Banks, savings and loan institutions, and credit unions without drive up windows.
- H. Business and professional offices such as administrative, legal, architecture, engineering, insurance, real estate, accounting, medical, dental, and other similar offices.
- I. Printing and photographic reproduction establishments.
- J. Public buildings and offices, post offices, museums, libraries, community centers, and Senior Centers.
- K. Schools, commercial: such as dance, art, and music.
- L. Theaters, cinemas.
- M. An integration of upper floor residential, commercial/retail, and office uses within a building.
- N. Off-street parking and loading, see Article V.
- O. Signs subject to the provisions of Article VII.
- P. Bed and breakfasts in accordance with Article III, Section 3.26.
- Q. Accessory short-term rental housing in accordance with Article III, Section 3.27.
- R. Uses or structures accessory to principal permitted uses.

Section 15(A).03 SPECIAL USES

The following uses may be permitted upon review by the Planning Commission and approval by the City Council in accordance with the general standards for all Special Land Uses listed in section 8.03, and the standards for the specific uses listed in Section 8.11.

- A. Food establishments, retail over 2000 square feet of gross floor area but not to exceed 20,000 square feet of gross floor area: such as for the sale of groceries, fruit and meat; baked goods; and dairy products.
- B. Restaurants, carryout.
- C. Bars/Taverns/Lounges.
- D. Banks, savings and loan institutions, and credit unions with drive up windows.
- E. Service Establishments of an office/workshop/retail outlet or showroom nature, such as plumbing, electrician, interior decorating, dressmaking, tailoring, upholstering, home appliance and other establishments of similar character subject to the provision that not more than fifty (50) percent of the total useable floor area of the establishment shall be used for servicing, repairing, or processing activities.
- F. Indoor Recreation
- G. Small animal clinics.
- H. Vacation rental housing.
- I. All buildings over 20,000 square feet gross floor area require a special use permit per Article 8.

Section 15(A).04 REQUIRED CONDITIONS

- A. No minimum lot size or front, side or rear yards are required in this district providing the provisions of Section 5.07 Off-Street Loading and Unloading Requirements are complied with.
- B. Uses in this district are exempt from the requirements of ARTICLE V Off-Street Parking Requirements. New curb cuts are prohibited and closure of existing curb cuts is recommended. Where setbacks and minimum building size requirements have been met, per Section 20.01, exceptions will be considered if vehicle access is required and not otherwise possible.
- C. All new buildings shall have at least 70 percent of their 1st floor facade on the street-facing sidewalk as non-reflective/non-tinted glass. The use of reflective/tinted glass on the first-floor side and rear windows is discouraged. Use of reflective/tinted windows requires Planning Commission approval.

- D. All buildings shall be built to within one foot of the front lot line and street side lot line on corner lots.
- E. All new buildings shall have at least one pedestrian entrance on the front. Rear or side entrances should be provided where parking is on the side or rear of the building.
- F. All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises where produced.
- G. All business, servicing, or processing, except for loading, shall be conducted within a completely enclosed building, except as permitted herein.
- H. Exterior walls facing public rights-of-way, customer parking areas, and adjoining property that is zoned or used for residential purposes shall have a finished appearance, using the same materials as used on the front of the building. Wherever possible, meter boxes, dumpsters, and mechanical equipment should be screened on a side of the building that faces residentially-zoned or used property, or mounted and screened on the roof.
- I. The site design shall be sensitive to pedestrian and bicycle needs. Buildings over 6,000 square feet gross floor area must provide a minimum of two (2) bicycle hoops.
- J. Architectural standards for approval include the following items: rooflines and cornices, fenestration and brackets, shape and style of windows, shape and style of lights within windows, colors, and finish materials. Exterior building materials shall employ a variety of textures and colors and window and door details. Desirable materials include brick, stone (natural and cast), wood siding and glass. Exterior materials that should not be used in large applications, but can be used as detail material or as a small application include EIFS (exterior insulation and finishing system), vinyl siding, asphalt or metal siding, composite fiberglass and reflective glass. Review of architectural concepts, colors and materials will be part of the site plan review committee.
 - 1. New construction, additions and modifications to buildings shall be harmonious with the historic scale and nature of other structures in the vicinity. Additions may be made to building facades not facing a street. Additions to a structure may be permitted except that additions to a structure's façade (the front side of the building facing the street) may be

made only when such addition adds to the historical or architectural value and significance of the structure. Items to be considered for site plan review include the following:

- a. Whether modifications are consistent with the existing architectural motif.
 - b. Whether new exterior additions are constructed to minimize the loss of historical materials and so that character-defining features are not obscured, damaged, destroyed or covered.
 - c. Whether attached exterior additions are located at the rear or on an inconspicuous side of a historic building and minimize, to the extent possible, its size and scale relative to the historic building.
 - d. Whether new exterior additions are designed in a manner that makes clear what is historic and what is new while maintaining consistent design motifs from the historical building.
2. General architecture, front facade, and overall building appointments should be consistent with the historical buildings of the downtown Main Street area. As an example, a multi-story, brick building with historically formatted storefront windows and doors with upper and lower cornices.
3. Surface Covering. Existing and proposed buildings may be painted or stained to be consistent with the majority of the established buildings in the area or which are consistent with a documented earlier or original condition of existing buildings. Surfaces which are currently covered by wood, vinyl or aluminum siding may be repaired with the same material as currently exists. Exterior color must be derived from a historical color palette and shall ordinarily be consistent with the majority of the established buildings. "Non-traditional" or "Non-historical" colors are not permitted. The use of paint to attract attention or advertise using geometric shapes and color, or is in other ways inconsistent with the surrounding architecture is prohibited.