

# CBD Central Business District

**Description:** This district is intended to provide for and maintain the Main Street business district.

**Permitted Uses:** Townhomes and condominiums\*; Upper story residential\*; Community center; Libraries, Museums, Art Galleries and centers; Other community service; Fraternal Clubs and Lodges; Business schools and Satellite college buildings\*; Trade and vocational schools; Funeral Home and Crematoriums ; Public safety facilities (fire, police, rescue, ambulance); Government offices; Hospital; Medical clinic; Cemetery\*; Public parks, swimming pools, tennis and golf courses; Religious institutions\*; Minor utility and elevated water tank\*; Private golf course or country club; Indoor tennis, gym, spa, or pool; Medical Office; General office uses; Bed and breakfast; Parking commercial; Restaurant with indoor seating only; Restaurant take out only; Convenience store with no fuel sales\*; Open air market; Personal service oriented use\*; Hair Salons and barber shops; Banks & Financial Institutions\*; Repair oriented use; Indoor sales use; Veterinarian & indoor kennels\*

(Uses with a \* have special development standards which are found in Article 5.3).

**Minimum Lot Size:** 6,000 Square Feet (0.13 acres)

**Gross Density:** 7 dwelling units per acre

**Maximum height:** None

**Minimum Lot Width:** 60 feet

## **Building Setbacks Article 6.9 UDO :**

Front: 0 feet (none)

Side: 0 feet where not adjacent to a residential, NC, NO, or O&I (otherwise 15)

Corner Side: 35 feet

Rear: 0 feet where not adjacent to a residential, NC, NO, or O&I (otherwise 15)

## **Perimeter Buffers (No parking or building)—Article 7.1 UDO**

Front: 15 feet minimum (may be greater depending on adjacent land use)

Side: 15 feet minimum (may be greater depending on adjacent land use)

Corner Side: 15 feet minimum (may be greater depending on adjacent land use)

Rear: 15 feet minimum (may be greater depending on adjacent land use)

## **Thoroughfare Buffer Width Exceptions**

- 7.5 foot front buffer allowed on US 70 and US 401 (Article 4.11 UDO)