

# City Center District – Summary of Allowable Uses

(Please refer to Section 18-160 for the most up-to-date list: [Section 18-160](#))

## Accessory Uses

- Accessory outside display of merchandise
- Accessory outside sales
- Accessory outside storage
- Amateur telecommunication facility
- Attachment of telecommunication antennae to existing structure
- Golf safety net (SUP)
- Home Occupation (L)
- Solar Collectors
- Television reception antenna
- Wind energy conversion system – WECS (SUP)

## Agricultural Uses

- Community garden
- Crop production (L)

## Industrial Uses

- Heavy equipment operator outdoor training site (SUP)
- Mining (SUP)
- Well sites or production sites

## Institutional/Community Service Uses

- Cemeteries and mausoleums (SUP)
- Church
- Cultural arts facilities
- Day care facility
- Group homes
- Hospitals and sanitariums
- Limited fundraising events (L)
- Nursing convalescent homes and hospices (SUP)
- Schools, public and private

## Lodging Uses

- Hotels and motels

## Office Uses

- Financial institution with drive-in window (SUP)
- Financial institution without drive-in window
- General office
- Medical clinic

## Recreation Uses

SUP – Use permitted by specific use permit  
TUP – Use permitted by temporary use permit  
L – Limited use permitted by right

- Community park, recreation center or golf course
- Neighborhood park or playground
- Country club with private membership
- Private recreation center, club or area

## Residential Uses

- College dormitory, fraternity or sorority houses (SUP)
- Multiple dwellings (SUP)
- Retirement housing (SUP)

## Retail and Personal Service Uses

- Auto rental (SUP)
- Auto service center
- Bar, lounge or tavern
- Business School
- Catering service
- Commercial amusement – outside (SUP)
- Dry cleaning, laundry store
- General merchandise or food store 3,500 sq. ft. or less (SUP)
- Liquor store (SUP)
- Personal service use (SUP)
- Restaurant with drive-in or drive-through (SUP)
- Restaurant without drive-in or drive-through
- Theater

## Temporary Uses

- Christmas tree lots (TUP)
- Other temporary use (TUP)
- Seasonal sales stand (TUP)
- Temporary concrete or asphalt batch plant (TUP)
- Temporary construction yard, construction/sales office (TUP)
- Temporary donation collection bin (TUP)
- Temporary grazing (TUP)
- Traveling show, carnival, circus or special event (TUP)

## Transportation Uses

- Commercial bus station and terminal (SUP)
- Heliports (SUP)
- Transit passenger shelter

## Utility and Public Service Uses

- Commercial radio and TV station
- Electric substation and gas regulator station (SUP)
- Library
- Local utilities

SUP – Use permitted by specific use permit

TUP – Use permitted by temporary use permit

L – Limited use permitted by right

- Police and fire stations
- Post office
- Telephone exchange without shops or offices
- Utility or government installation other than listed (SUP)
- Water treatment plant, reservoir and water storage tanks (SUP)

#### Wholesale, Distribution and Storage Uses

- Recycling collection center (L)

#### Wireless Telecommunication Uses

- Commercial radio or TV facility (SUP)
- Commercial satellite dish (SUP)
- Mobile telephone facility (SUP)
- Public safety telecommunication facility

DEVELOPMENT STANDARDS BY ZONING DISTRICT

Standard	Requirement for Zoning District	
	<i>CITY CENTER</i>	
<i>Minimum Lot Size</i>	No minimum lot size;	
<p><i>Building Setbacks:</i> Performance criteria contained in Sections 18-444, 18-446, and 18-447 shall be used to determine the actual front, side, and rear yard requirements for each project during the development permit review process. Different requirements may be established on the same lot for different types of structures. This chart shows the minimum front, side and rear yards permitted and the maximum front, side, and rear yards that may be required:</p>		
	<i>Minimum Permitted</i>	<i>Maximum Required</i>
Front	25 feet	50 feet
Side	0 or 15 feet	25 feet
Rear	0 or 15 feet	25 feet
<i>Maximum Lot Coverage</i>	a) 75%	
	b) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not included in lot coverage calculations.	
<i>Maximum Dwelling Unit Density</i>	50.0 units per acre	
<i>Floor Area Ratio</i>	Maximum 1.5	

<i>Maximum Building Height</i>	a) 120 feet
	b) Residential proximity slope. If any portion of a building is over 30 feet in height, that portion may not be located above a residential proximity slope. See Section 18-452
	(Code 1975, § 58-2.125; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3165, § 1, 4-12-11)