

ARTICLE III. - COMMERCIAL BUSINESS DISTRICT (CBD)

12-3.1. - Purpose and intent.

This district is intended to provide for the more intensive commercial uses that serve the weekly and less frequent shopping and service needs of the locality and region. Commercial business districts permit uses of approximately twice the intensity of village activity center districts. While the size of establishment is unlimited, those developments that are 75,000 square feet or greater are limited to location criteria as defined by sections 12-11.4(c) and 12-12.3. Development is expected to be generally auto-accommodating, although adequate provision should be made for pedestrian and bicycle access per the bicycle transportation and pedestrian plan and for public transit where appropriate.

Where the future land use map shows activity center designations, pedestrian-oriented provisions are a requirement for rezoning (chapter 13 offers guidelines). Furthermore, activity center areas are intended for mixed-use developments. Zoning applications for these areas should limit individual establishments to less than 100,000 square feet (per comprehensive plan chapter 7 land use definitions). As such, a CBD zoning is not always appropriate for activity center areas. Similarly, where the future land use map indicates corridor transitional, re-zoning applications shall be considered for CBD only where applicant demonstrates elements that integrate the development with adjacent uses either through architecture, buffers, landscaping or other controls to minimize the impacts on surrounding lower intensity land uses, including conditions that limit uses to lower intensity activities.

(Ord. No. 87, 1-11-2006)

12-3.2. - Permitted and conditional uses.

As provided in Table 12.1. Certain specific uses are regulated by chapter 16.

(Ord. No. 87, 1-11-2006; Amd. of 12-13-2007)

12-3.3. - Performance standards.

As provided in Table 12.2 and when applicable, per articles XI and XII.

(Ord. No. 87, 1-11-2006)

12-3.4. - Site development regulations.

As provided in chapter 12, article X and when applicable, articles XI and XII. Newly established CBD districts are not required to conform to chapter 13, design guidelines for activity centers. However, the principles and guidelines for activity centers may be considered in the rezoning process for CBD zoning

districts to ensure compatibility with adjacent residential neighborhoods.

(Ord. No. 87, 1-11-2006)