

SECTION 802 CCB CENTRAL BUSINESS DISTRICT

802.01 INTENT: The intent of the CCB Central Business District is to provide a commercial area for those establishments serving the general shopping needs of the trade area and in particular, those establishments customarily oriented to the pedestrian shopper. The grouping of uses is intended to strengthen the central business area as the urban center of trade, service, governmental and cultural activities.

802.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

- (1) Offices;
- (2) Retail stores and service establishments which supply commodities or provide services primarily to meet the needs of residents of the trade area including:
 - Antique stores.
 - Apparel and accessory stores.
 - Art galleries.
 - Art supply and picture framing stores.
 - Automobile parts and supply stores; provided that no repair or installation service is performed on site; and further provided that no goods shall be stored or displayed for sale outside of the building.
 - Bakeries.
 - Banks, including drive-in banks and other lending agencies.
 - Barber and beautician services.
 - Beer, wine and alcoholic beverage establishments, on and off sale.
 - Bicycle shops.
 - Bookstores, rental libraries and reading rooms.
 - Bus depots and transit stations, provided that buses or other transit vehicles shall not be stored, serviced or repaired on site.
 - Camera, photographic supply stores.
 - Community buildings owned by public agencies.
 - Confectionery stores.
 - Convenience stores with sale of gasoline, provided that no repair service is performed on site.
 - Computer sales and service.
 - Cleaning and laundering drop-off/pick-up stores, provided that cleaning and laundering is not conducted on these premises.
 - Clothing and costume rental establishments.
 - Credit services, including loan offices.
 - Dental services.
 - Detached ATM banking facility.
 - Department stores.
 - Drapery, curtain and upholstery stores.
 - Drug and proprietary stores.
 - Eating places, indoor and outdoor.

Electrical appliance sales and repair stores.
Employment agencies.
Food stores, general retail.
Florist shops.
Furniture and home furnishings stores.
Garden supply stores and nurseries, provided that all equipment, supplies, merchandise and plants, shall be kept within a completely enclosed building provided that fertilizer of any type shall be stored and sold in packaged form only.
Gift, novelty and souvenir stores.
Hardware retail stores.
Health food stores.
Hobby and craft supply stores.
Hotels, motels and apartment hotels.
Household appliance and sales and repair shops.
Interior decorating shops.
Jewelry stores, including clock and watch repairing.
Laundry, self-service and cleaning establishments.
Leather goods and luggage stores.
Locksmiths.
Mail order businesses, retail and wholesale.
Massage and physical culture studios.
Medical and orthopedic appliance stores.
Music stores.
Music and dance studios.
Newspaper, printing and engraving shops.
Newsstands and magazines stores.
Office furniture and supplies, retail stores.
Office supply and business machine stores.
On-site signs, in accordance with provisions of section 1114.
Paint, glass and wallpaper stores, retail.
Parcel delivery services.
Parking lots, parking garages and other off-street parking facilities.
Pet and pet supplies stores.
Personnel and professional services.
Photography studios.
Printing and engraving services.
Plumbing, heating and ventilating equipment showrooms with storage of floor samples only.
Radio and television broadcast studios.
Sales and showrooms, including rental of equipment, provided all displays and merchandise are within the enclosed walls of the buildings.
Savings and loan associations.
Secondhand stores and pawnshops.
Secretarial, service and letter shops.
Shoe repair services.
Shoe sales, retail.
Signs, and outdoor advertising structures in accordance with provisions of SECTION 1114

of this Ordinance.
Sporting goods, retail and wholesale.
Stamp and coin stores.
Stationary stores.
Stores or shops for the sale of retail goods.
Tailor and dressmaking shops.
Telephone and telegraph exchange services.
Travel and tour agencies.
Utility offices and administrative services.
Variety stores.

(3) Row crop agricultural production (planting, fertilizing, harvesting) or alfalfa / feed grass production on parcels which have been regularly used for such production prior to January 1, 2011. No parcel in this zoning district shall be switched to this Use from a different use. Parcels three (3) acres or larger may continue with this Use and other Permitted or Excepted Uses with a minimum separation of fifty (50) feet from any other Use.

802.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

(1) Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as exceptions.

802.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit the following conditional uses as exceptions in the CCB Central Business District in accordance with ARTICLE 14 of this Ordinance.

- (1) Electrical distribution substations and gas regulator stations;
- (2) Public parks;
- (3) Private clubs and lodges;
- (4) Public buildings and grounds;
- (5) Single family dwellings residential uses (the minimum off street parking and loading requirements of Section 1111 may be waived for good cause shown);
- (6) Residences on the second floor or in the basement of commercial buildings (the minimum off street parking and loading requirements of Section 1111 may be waived for good cause shown);
- (7) Multi-family residential uses (the minimum off street parking and loading requirements of Section 1111 may be waived for good cause shown);
- (8) Assembly uses, such as Civic, social and fraternal associations; Churches and other religious

institutions; Recreation centers, indoor only; and Theaters, auditoriums, and assembly rooms;

- (9) Automotive, residential or commercial glass shop;
- (10) Other trade and service uses which are similar to the permitted principal uses and which are in harmony with the intent of this district.
- (11) Pet Services, as defined in Section 303.01, subject to the Nebraska Department of Agriculture's Rules and Regulations pertaining to commercial services for Dogs and Cats, as amended.

802.05 CONDITIONS FOR GRANTING EXCEPTIONS: The requirements of ARTICLE 14 of this Ordinance shall apply as minimum requirements for granting exceptions in the CCB Central Business District:

- (1) Where a site adjoins or is located access an alley from any R Residential District, a solid wall or fence, vine covered open fence or compact evergreen hedge six (6) feet in height shall be located on the property line common to such districts, except in a required front yard.
- (2) Open storage of materials attendant to a permitted use or conditional use shall be permitted only within an area surrounded or screened by a solid wall or fence six (6) feet in height, provided that no materials or equipment shall be stored to a height greater than that of the wall or fence.
- (3) All business, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and off-street loading areas, convenience stores, outdoor dining areas, garden shops, Christmas tree lots, bus depot and transit stations, and electric distribution substations.
- (4) No use shall be permitted and no process, equipment or materials shall be used which are found by the Governing Body to be objectionable to persons living or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibrations, illumination, glare, or unsightliness or to involve any hazard of fire or explosion.

802.06 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as exceptions shall be prohibited from the CCB Central Business District.

802.07 MINIMUM LOT REQUIREMENTS: No limitations.

802.08 MINIMUM YARD REQUIREMENTS:

- (1) Front yard: No limitations; provided that where a lot is abutting on property in any R Residential District and fronting on the same street, there shall be a minimum front yard of ten (10) feet.

(2) Rear yard: The minimum rear yard abutting a R Residential District shall be ten (10) feet.

(3) Side yard: The minimum side yard abutting a R Residential District shall be ten (10) feet.

802.085 ADDITIONAL SETBACK REQUIREMENTS – CREEKS/WATER COURSES: In addition to any other minimum yard requirements, no structure shall be installed or constructed in violation of Section 1110.5 of this Zoning Ordinance.

802.09 MAXIMUM LOT COVERAGE: No limitations.

802.10 MAXIMUM HEIGHT: No structure shall exceed seventy-five (75) feet.

802.11 SIGN REGULATIONS: All signs shall be in conformance with the regulations provided herein and with the provisions of SECTION 1114 of this Ordinance.

802.12 OFF-STREET PARKING: : Off-street parking is required per Section 1111. Properties located South of the alley of Blocks 35 through 39 and Block 46 and North of the alley of Blocks 44 through 48 are eligible to receive a waiver to the parking requirements granted by the City Council after a recommendation from the Planning Commission. Off-street parking shall be hard surfaced in conformance with the provisions of Section 204 of this Ordinance.

802.125 DRIVEWAYS: Driveways shall be paved as per section 303.01(51.5).

(END OF SECTION)

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