

Sec. 18-196. City Center District.

(a) Purpose. The City Center District provides for the development of a central business district containing governmental, quasipublic agencies, office, retail, and service uses. Residential uses are permitted as part of a mixed use development. Its high density and mixed uses character help create a focal point for the City; its limited automobile oriented uses help create a pedestrian environment.

(b) Main uses permitted.

(1) Agricultural uses.

Crop production (L).

(2) Industrial uses.

Heavy Equipment Operator Outdoor Training Site (SUP).

Mining (SUP).

Well site or production site.

(3) Institutional and community service uses.

Cemeteries and mausoleum (SUP).

Church.

Cultural arts facilities.

Day care facility.

Hospital and sanitarium.

Nursing and convalescent homes (SUP).

Schools, public and private.

(4) Lodging uses.

Hotels and motels.

(5) Office uses.

Financial institution with drive-in (SUP).

Financial institution without drive-in.

General office.

Medical clinic.

(6) Recreation uses.

Community park, recreation center, or golf course.

Country club (SUP).

Neighborhood park or playground.

Private recreation center, club, or area.

(7) Residential uses.

College dormitory, fraternity or sorority house (SUP).

Multifamily (SUP).

Retirement housing (SUP).

(8) Retail and personal service uses.

Auto rental (SUP).

Bar, lounge or tavern.

Business school.

Car wash (SUP).

Clubs and lodges (nonprofit).

Commercial amusement (inside) (SUP).

Commercial amusement (outside).

General merchandise or food with less than 3,500 square feet (SUP).

Liquor store (SUP).

Motor vehicle fueling station (SUP).

Personal service uses (SUP).

Restaurant with drive-in or drive-through (SUP).

Restaurant without drive-in or drive-through.

Theaters.

(9) Temporary uses.

Christmas tree lots (TUP).

Temporary batch plant (TUP).

Temporary construction yard, construction/sales office (TUP).

Temporary grazing (TUP).

Traveling show, carnival or circus (TUP).

(10) Transportation uses.

Commercial bus station and terminal (SUP).

Heliport (SUP).

Transit passenger shelter.

(11) Utility and public service uses.

Commercial radio and TV station.

Electric substation and gas regulator station (SUP).

Library.

Local utilities.

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).

(12) Wholesale, distribution and storage uses.

None permitted.

(13) Wireless telecommunication uses.

Commercial radio or TV facility (SUP).

Commercial satellite dish (SUP).

Mobile telephone facility--tower-mounted (SUP).

Public safety telecommunication facility.

(c) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. However, because of the specific nature of some accessory uses they are specifically listed and subject to additional regulations. See Section 18-355 et seq.

(1) The following accessory uses are not permitted in a City Center District:

Accessory community center.

Accessory game court.

Occasional sales (garage sales).

Private stable.

Swimming pool (private).

(2) The following accessory uses are permitted by right in a City Center District:

Accessory outside display.

Accessory outside sales.

Accessory outside storage.

Amateur telecommunication facility.

Attachment of telecommunication antenna to existing structure.

Home occupation (L).

Television reception antenna or dish.

(3) The following accessory use is permitted in a City Center District by SUP only:

Wind energy conversion systems.

(d) Yard, lot, and space regulations.

(1) Front, side, and rear yard.

a. Front, side and rear yards are determined through Development Permit review. For this district the following chart shows the minimum front, side and rear yards permitted and the maximum front, side, and rear yards that may be required:

TABLE INSET:

For:	Minimum Permitted (feet)	Maximum Required (feet)
Front yard	25	50
Side yard	0 or 15	25
Rear yard	0 or 15	25

b. Performance criteria contained in Sections 18-421, 18-422, and 18-423 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.

(2) Dwelling unit density. Maximum dwelling unit density is 50 units per acre.

(3) Floor area ratio. Maximum floor area ratio is 1.5.

(4) Height.

a. 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 Subsection 18-426(b).

b. Maximum height in this district is 120 feet.

(5) Lot coverage. Maximum lot coverage in this district is 75 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not included in lot coverage calculations.

(6) Lot size. No minimum lot size.

(e) Additional provisions.

(1) Residential uses are only allowed as part of a mixed use project in the City Center District.

(2) A mixed use project is a project that contains uses in two or more use categories, with the combined floor area of all uses in each category having at least 20 percent of the total floor area of the project.

(3) A mixed use project may be constructed in phases as long as each phase meets the requirements in Subsection (b) of this section.

(4) A mixed use project may be developed on two or more building sites if they are developed under a unified Development Plan. The unified Development Plan shall be:

a. Signed by or on behalf of all of the owners of the properties involved;

b. Approved as a unified Development Plan through the Development Permit process; and

c. Recorded with the County Clerk and Recorder of the county in which the property is located.

(5) For purposes of this subsection, unified Development Plan means a plan that combines and integrates the site plan, landscaping plan, and architectural plans for tracts under multiple ownership into one plan for purposes of Development Permit review and approval.

(6) When a mixed use project consists of multiple building sites, its development standards and off-street parking and loading requirements are calculated by combining the sites and treating them as a single building site.

(Code 1975, § 58-2.125; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2255, § 3, 5-24-93; Ord. No. 2279, § 36, 8-9-93; Ord. No. 2524, § 3, 10-12-98; Ord. No. 3064, § 11, 8-12-08)