

**ARTICLE 12**

**B-4 CENTRAL BUSINESS DISTRICT**

12.01

**INTENT:**

This district is designed to provide for a restricted variety of retail stores and related activities and for office buildings and service establishments which occupy the prime retail frontage in the Central Business District, and which serve the comparison, convenience and service needs of a consumer population well beyond the corporate boundaries of the Municipality. The district regulations are also designed to provide for a centrally located major shopping complex which will be serviced with conveniently located off-street parking compounds and safe pedestrian movement, but to exclude non-retail uses which generate a large volume of truck traffic.

12.02

**PERMITTED PRINCIPAL USES:**

(1) Any generally recognized retail business, service establishments or processing uses as follows:

(a) Those uses permitted in all residential districts.

(b) Apparel shops, including specialty shops of all sorts, shoe stores and similar uses.

(c) Shops selling automobile parts and accessories exclusively.

(d) Banks, loan offices, stock exchange office and other financial institutions.

(e) Commercial recreation facilities such as bowling alleys or movie theaters.

(f) Department Stores.

(g) Drug Stores.

(h) Eating and drinking-restaurants or other places serving food and/or beverages.

(i) Food stores including supermarkets and all types of specialty food stores such as bakeries, candy stores and similar uses.

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(j) Furniture and appliances, including rugs, floor coverings, drapery, sewing machine shops used furniture, office equipment, supplies and similar uses.

(k) Gift shops, camera shops, record shops and similar uses.

(l) Hardware and related stores as paint, wallpaper and similar uses.

(m) Hotels and motels.

(n) Professional and other offices drawing a large number of clients and/or customers such as, but as not restricted to:

(1) Chamber of Commerce, Automobile Clubs.

(2) Doctors, dentists, lawyers, architects.

(3) Insurance, realtors, unions.

(4) Post office.

(5) Utility Office.

(o) Publishing and printing.

(p) Repair shops such as shoe and watch repair.

(q) Service shops as barber, beauty, laundry, cleaner and similar uses.

(r) Travel agencies.

(s) Variety Stores.

(2) Public and semi-public buildings and privately-owned schools such as but not restricted to:

(a) Churches.

(b) Fraternal organizations.

(c) Library.

(d) Municipal Offices.

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(e) Parking garages.

(f) Nursery school, provided that there is compliance with State requirements regarding space for play area per child either on-site or in a public play area no more than one (1) block from the facility.

(3) Other uses, which in the opinion of the Planning Board are similar to the above uses indicated as being permitted. The Planning Board may also consider essentially custom manufacturing activities which in their opinion shall have the following characteristics:

(a) Benefit from a central location and are appropriate in the Central Business District.

(b) Do not create any significant objectionable influences.

(c) Involve products characterized by a high ratio of value to bulk so that truck traffic is kept to a minimum.

(d) The following uses are expressly prohibited:

(1) Adult Entertainment Facilities,  
(See Article #18, Section 18.30).

(2) Auto service stations.

(3) Mechanized car wash facilities.

(4) New or used auto sales lots or showrooms.

(4) Off-street parking facilities provided according to the provision of Section 18.16 excluding multi-story parking garages.

12.03

**ACCESSORY USES:**

Accessory structures and uses customarily incidental to the above permitted uses.

12.04

**YARD REQUIREMENTS:**

In a Central Business District Zone, the following yard areas shall be provided:

(1) Front Yards: No front yard shall be required except where the frontage on one (1) side of a block is divided between a Central Business District and a residential district, or across the street from a residential district, the front yard requirement of the residential zone shall apply to the area in the Central Business District.

(2) Side Yards: Side yards shall not be required excepting:

A yard not less than six (6) feet in width shall be required where a side lot line of Central Business District abuts a residential district. One (1) additional foot of yard space shall be added for each additional two (2) feet of building height above twenty-five (25) feet.

(3) Rear Yards: Rear yards shall not be required excepting:

Where a rear lot line of a Central Business District abuts a residential district, there shall be a rear yard of twenty-five (25) feet for one (1) or two (2) story buildings, an additional one (1) foot of rear yard shall be provided for each two (2) feet of building height over twenty-five (25) feet, such yard may be measured from the centerline of an intervening alley. Where there is no alley, a wall or decorative fence at least five feet six inches (5' 6") high shall be placed along the boundary line of a rear yard abutting a residential district.

12.05

**BUILDING HEIGHT REGULATIONS:**

There shall be no specific height limitation in a B-4 District provided, however, that prior to the issuance of a zoning permit for any structure which is planned to exceed thirty-five (35) feet in height, the Old Village Review Board shall make a finding that any such excessive height will not be detrimental to the public safety; to the light;

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air or privacy of any other structure or use currently existing or approved for construction.

12.06

**ACCESSORY PARKING:**

In the B-4 Central Business District, there are no requirements for providing a minimum number or amount of parking spaces. The General Provisions of Section 18.16(1) of this Ordinance shall apply, however, to accessory parking provided in this district. The Old Village District Plan shall be used as a guide in locating accessory parking lots.

12.07

**OFF-STREET LOADING:**

Spaces shall be provided in accordance with the provisions of Section 18.15.

12.08

**SIGNS:**

See Section 18.20 for sizes and location of permitted signs.

12.09

**SCREENING:**

See Section 18.17 for screening regulations for uses adjoining residential districts.