

Sec. 17-67(f) **CB - Central Business District**. The Central Business District is intended to maintain and enhance the vitality of the central business core of the town. Further, it is the purpose of this section to preserve the existing historic character of the downtown area.

- (1) [*Permitted uses.*] The following uses are permitted as a principal use:
- a. Accessory buildings, or structures.
 - b. Retail and wholesale establishments.
 - c. Bakery, retail or as accessory use.
 - d. Banks and financial institutions.
 - e. Offices.
 - f. Medical clinics and facilities.
 - g. Food and grocery stores.
 - h. Drug stores.
 - i. Restaurants.
 - j. Government buildings and public safety facilities, parks, playgrounds, libraries and community centers.
 - k. Residential uses in support of the business district, at a density not to exceed fifteen (15) units per acre. The use of existing structures, or above commercial uses, is encouraged to enhance the preservation of older buildings and contribute to the vitality of the central business district.
 - l. Bed & breakfast.
 - m. Clubs or lodges.
 - n. Dance schools.
 - o. Physical fitness centers.
 - p. Museums or art galleries.
 - q. Post offices.
 - r. Housekeeping services.
 - s. Administrative/management services.
 - t. Advertising agencies/representatives.
 - u. Barber shops/beauty shops.
 - v. Business associations.
 - w. Clothing alterations/repairs.
 - x. Computer services.
 - y. Research services.
 - z. Employment/personnel services.
 - aa. Engineering/architect/surveying services.
 - bb. Creamatoriums.
 - cc. Hotels or motels.
 - dd. Insurance agency (no onsite claims inspections)
 - ee. Laundromats, coin operated
 - ff. Law offices.
 - gg. Photocopying services.

- hh. Photography, commercial
- ii. Photography studio.
- jj. Professional membership organizations.
- kk. Security services.
- ll. Tanning salons.
- mm. Theatre, indoor
- nn. Travel agencies.
- oo. Vocational/technical schools.
- pp. ABC stores.

(2) *Special uses.* The following uses are allowed upon approval of a special use permit by the town council:

- a. Automotive, truck and bus sales with related accessory service uses.
- b. Light manufacturing conducted entirely within a building and uses that do not produce excessive noise, dust or odor.
- c. Family care facility.
- d. Group care facility.
- e. Day Care Centers (adult and child, 7 or more).

Cross references: Special use permits, § 17-121 et seq.

(3) *Minimum building setback requirements.* The minimum setbacks for primary structures shall be as follows:

- a. Front – 0 feet.
- b. Side – 5 feet.
- c. Rear – 10 feet.
- d. The minimum setback for any accessory structure or building shall not be less than five (5) feet from any side or rear setback.

Note: Where an established building line, or building setback line, exists along a street in this district, new construction of a structure(s) can utilize the continuation of the existing or established setback line. However, new construction cannot encroach between or into the established setback line and the street or street right-of-way.

(4) *Minimum lot size:* 2,500 square feet.

Adopted by Selma Town Council 9 June 2009.