

7. A site plan, as regulated by Section 17 of this Ordinance, shall be required for any development permitted in this zone.

8.4 CENTRAL BUSINESS DISTRICTS (PRIMARY CB & SECONDARY CB)

A. **Definition.** The Town of Danville has two Central Business Districts: the Primary Central Business District, and the Secondary Central Business District. Together the two districts cover the historic core of the Town, and the regulations of these districts are designed to maintain the integrity and historic assets of these areas of Danville. The Primary Central Business District covers the historic courthouse square, while the Secondary Central Business District covers the mix of commercial and residential uses comprising the rest of the historic downtown and its neighboring areas.

B. **Permitted Uses in the Primary CB District**

1. Banks and Other Financial Institutions, provided no such facilities include a drive-through window
2. Billiard Room
3. Clinics or Professional Support Services
4. Dancing, Aerobics, Gymnastics Studio
5. Government Facilities
6. Lodge or Private Club
7. Movie Theater, Indoor
8. Night Club
9. Nursery School, Kindergarten, or Day Care Center
10. Optician or Optical Goods Store
11. Playhouse or Dinner Theater
12. Police Station or Fire Station
13. Public Library or Museum
14. School, Public or Parochial
15. Offices
16. Boarding House, including a bed and breakfast, subject to the regulations set forth in Section 4.4.F of this Ordinance.
17. Automotive Parts and Accessory Sales
18. Radio, TV, and Music Sales and Service
19. Studios for Professional Work or Teaching
20. Service Uses, including: Alterations Shop, Dry Cleaning and Laundry Establishment, Shoe Repair Shop, Tailor and Pressing Shop, Bakery – Retail, Coffee Shop or Refreshment Stand, Dairy – Retail, Delicatessen, Convenience Store (without pumps), Meat

Market, Restaurant (with or without alcoholic beverages), Barber Shop, and Beauty Shop

21. Retail Use, including: Liquor Store, Apparel Shop, Shoe Store (sales and repair), Art Supply Store, Camera and Photographic Supply Stores, Drug Store, Flower Shop, Garden Supplies, Pet Shop (excluding boarding), Gift/Souvenir/Craft Shop, Leather Goods or Luggage Store, Hobby or Fabric Shop, Toy Store, Hardware Store, Paint or Wallpaper Store, Jewelry Store, Glass/Pottery/China Store, Newsdealer, Record Shop, Antique Shop, Stationary and Book Store, Sporting Goods Store, and Variety Store

C. Permitted Uses in the Secondary CB District

1. All uses permitted in the Primary CB District
2. Banks and Other Financial Institutions, with drive-through facilities
3. Public Park
4. Grocery Store
5. Convenience store, with pumps

D. Accessory Uses (both districts)

1. Accessory uses.
2. Public utility installations for local service.
3. Dwelling Units above the first story of a nonresidential use, provided such dwelling units have a separate primary entrance to the street (fire escapes, back stairways, and the like shall not serve as primary access). Such dwelling units shall be accessory to nonresidential primary uses only.
4. Outdoor dining associated with a restaurant, provided it meets the following restrictions:
 - a) The limits of such dining area should be clearly defined.
 - b) The outdoor dining area shall not exceed twenty-five percent (25%) of the maximum seating capacity of the indoor dining area.
 - c) The outdoor dining area shall not have any entertainment, music, or sound amplifying system.
 - d) The outdoor dining area shall not be within the required yard areas.
 - e) The outdoor dining area shall not be operated any later than 10:00 PM on Sunday through Thursday or later than 11:00 PM on Friday and Saturday.

E. Special Exceptions in the Primary CB District

1. Exhibit, Reception, and Assembly Halls
2. Apartments above Ground Floor
3. Bowling Alley
4. Church or Temple
5. Trade or Business School
6. Electric Appliance Service and Sales
7. Health Spa or Fitness Center
8. Funeral Home
9. Carpet and Rug Stores
10. Department Store
11. Furniture Store

F. Special Exceptions in the Secondary CB District

1. All Special Exceptions of the Primary CB District
2. Public or Commercial Parking Lot or Parking Garage
3. Crematorium
4. Private Recreational Development

G. Area and Height Regulations for Permitted Uses

1. Minimum Lot Size

- a) Primary CB: Area of original platting
- b) Secondary CB: 5,000 square feet

2. Minimum Lot Width

- a) Primary CB: 16 feet
- b) Secondary CB: 25 feet

3. Minimum Depth of Front Yard

- a) Primary CB: None, all buildings shall set to the prevailing streetwall.
- b) Secondary CB: The minimum depth of front yard shall be the average depth of the front yard of the other buildings on the block, except no front yard depth shall exceed five (5) feet.

Note: Buildings to be removed to clear a lot for a new building shall not be included in the calculation of average yard depth.

- c) Both Districts: Balconies and awnings shall be permitted to encroach within sidewalk areas as follows:

- 1.) Balconies: 3 feet
- 2.) Awnings: 6 feet

4. Minimum Depth of Rear Yard (both districts): Ten (10) feet

5. **Minimum Depth of Side Yard (both districts):** None, except where a use in the Secondary Central Business District abuts a residential use or district, the minimum depth of the side yard shall be six (6) feet.
6. **Minimum Building Height in the Primary Business District:** Two (2) stories, or twenty-six (26) feet.
7. **Maximum Building Height (both districts):** Thirty-five (35) feet, except that chimneys, cooling towers, elevator bulkheads, fire towers, water towers, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by any other law.
8. **Architecture in the Primary Business District:** In order to protect the historic resources of the downtown square, all new construction and rehabilitation in the Primary Business District shall conform in street orientation and massing to adjacent structures. Furthermore, each new building or exterior renovation of an existing building must be built in one of the architectural styles listed in Appendix B.
8. **Demolition in the Primary Business District:** No permits shall be issued for the demolition of any building in the Primary Business District without the owner first obtaining a Certificate of Appropriateness from the Zoning Administrator. Such Certificate of Appropriateness shall only be conveyed following a public hearing and approval of the Plan Commission.

H. **Area and Height Regulations for Accessory Uses**

Accessory Uses shall be regulated by the provisions of Section 4.3 of this Ordinance.

I. **Area and Height Regulations for Special Exceptions**

All uses allowed by special exception shall be subject to the same development controls that apply to permitted uses. These regulations are set forth in subsection 8.4.G.

J. **Other Development Controls**

1. Off street parking and loading shall be provided in accordance with Section 11 of this Ordinance.
2. The use and placement of signs shall be subject to the regulations set forth in Section 12 of this Ordinance.
3. Required screening, buffering, and landscaping shall be provided in accordance with Section 13 of this Ordinance.

4. Temporary Structures shall be subject to the regulations set forth in Section 4.5 of this Ordinance.
5. Fences shall be subject to the regulations set forth in Section 13 of this Ordinance.
6. No outdoor storage of any materials (usable or waste) shall be permitted in this zone.
7. All business activities permitted in this zone shall be conducted within a completely enclosed building, with the exception of off street parking and loading areas and outdoor dining facilities.
8. Merchandise may be displayed on sidewalks in the Central Business zones in accordance with the following restrictions:
 - a) Only merchandise for sale shall be displayed
 - b) Such displays shall be limited to directly in front of the commercial establishment offering the items for sale.
 - c) No merchandise display shall be permitted within six (6) feet of the edge of the sidewalk nearest the curb, and there must remain a clear walking path of at least six (6) feet in width.
 - d) No stacks shall be greater than five (5) feet high.
 - e) No displays using electricity, animation, lights, or noise making devises will be permitted.
 - f) Displaying multiple copies of the same piece of merchandise shall not be considered to be outdoor display, and is not permitted
 - g) Before displaying merchandise on a public sidewalk, the merchant must obtain a temporary use permit allowing the merchant to display merchandise for no more than three (3) consecutive days.
9. A site plan, as regulated by Section 17 of this Ordinance shall be required for any development permitted in this zone except for a single-family residential use.

8.5 OFFICE DISTRICT (OD)

A. **Definition.** The Office District establishes areas for the development of professional offices and the limited retail and service uses to meet the needs of the employees, clients, and customers of those professional establishments.

B. **Permitted Uses**

1. Government Facilities