

**ARTICLE 8  
CENTRAL BUSINESS DISTRICT (CBD)**

**Sec. 8.01 Purpose**

The Central Business District (CBD) is intended to provide for a traditional mixture of small office buildings, specialty retail stores, entertainment, public spaces, and related activities that are mutually supporting and serve the needs of both the City and surrounding communities. The intent of these district regulations is to encourage a lively social environment and economically viable downtown with a wide variety of uses in a pedestrian oriented unified setting, with shared parking. The district makes special provisions for vertical zoning, allowing the upper floors to be used as residential dwellings.

The City initiated a Planned Unit Development which covers the entire CBD to help ensure that the development/redevelopment of sites is cohesive with surrounding uses and to establish higher site design standards this district.

**Sec. 8.02 Permitted Uses**

In the CBD District, land, buildings, and other structures shall be used only for one (1) or more of the uses specified in the table below. Uses denoted by a "P" are permitted by right, whereas uses denoted by "S" are considered special land uses and may be approved by the Planning Commission subject to the applicable general and specific standards in *ARTICLE 14 SPECIAL LAND USES*.

<b>Permitted Uses in the Central Business District</b>	
	<b>CBD</b>
<b>Residential</b>	
Home Occupations	<b>S</b>
Multiple-Family Dwellings	<b>P</b>
Residential dwellings, existing single-family detached only	<b>P</b>
Nursing & Convalescent Homes	<b>S</b>
Senior Housing, not including Nursing & Convalescent Homes	<b>S</b>
Single-Family Attached Dwellings	<b>P</b>
Two-Family Dwellings	<b>P</b>
<b>Care Facilities</b>	
Adult & child residential care facilities in accordance with <i>Section 2.02 Adult and Child Care Facilities</i> .	<b>S</b>
<b>Entertainment &amp; Recreational</b>	
Banquet, Conference, Dance, Lodge & Union Halls & Private Clubs	<b>S</b>
Health Clubs & Fitness Centers	<b>S</b>
Recreation Facilities, Private	<b>S</b>
Recreation Facilities Public	<b>P</b>
Theaters, Cinemas & Similar Assembly Buildings	<b>S</b>
<b>Finance, Medical &amp; Professional Office &amp; Research &amp; Development</b>	
Banks, S & L, Credit Unions & Similar with No Drive-Throughs	<b>P</b>
Banking Centers, including ATMs which are Separate from a Financial	<b>S</b>

CITY OF FENTON ZONING ORDINANCE

Institution	
Business Service Establishments	<b>P</b>
Offices & Medical Clinics including Chiropractors, Osteopaths, Optometrists & Similar or Allied Professions	<b>P</b>
Professional Services	<b>P</b>
<b>Service &amp; Retail Trade</b>	
Bars, Taverns, Lounges, Microbreweries (Accessory Only) & Brewpubs	<b>S*</b>
Bed & Breakfast Inns	<b>S</b>
Bus & Rail Passenger Stations	<b>S</b>
Commercial Parking Lots & Parking Garages	<b>S</b>
Convenience Stores without Gasoline Service	<b>P</b>
Dry Cleaners, Retail Outlet	<b>P</b>
Funeral Homes & Mortuaries, not including Crematoriums	<b>S</b>
Garden Centers	<b>S</b>
Hotels & Motels including Accessory Convention/Meeting Facilities & Restaurants	<b>S</b>
Newspaper & Publisher's Offices	<b>P</b>
Outdoor Display, Sales & Storage	<b>S</b>
Personal Service Establishments	<b>P</b>
Restaurants, including Carry-out, Delicatessens, Fast-food & Standard Restaurants	<b>P</b>
Restaurants with Open Front Restaurant Windows & Seasonal Outdoor Seating	<b>S</b>
Retail Businesses & Centers up to 18,000 sq.ft. GLA	<b>P</b>
Retail Business & Centers exceeding 18,000 sq.ft. GLA	<b>S</b>
Storage on Upper Levels, provided no storage shall be allowed on a floor having residential dwellings & all storage shall be related to a principal use within the structure	<b>P</b>
Studios of Art, Photography, Music, Dance & Similar Uses	<b>P</b>
Video Rental Establishments	<b>P</b>
<b>Public, Institutional, &amp; Utilities</b>	
Churches, Temples, & other Places of Worship or Public Assembly	<b>S</b>
Essential Public Services	<b>P</b>
Public & Quasi-Public Institutional Buildings, Structures & Uses	<b>P</b>
<b>Accessory</b>	
Accessory buildings, structures & uses, customarily incidental to any of the above principal uses	<b>P</b>
Accessory buildings, structures & uses customarily incidental to any of the above special land uses	<b>S</b>

**Sec. 8.03 Site Development Requirements**

All principal uses and special land uses are subject to the following site development requirements:

CITY OF FENTON ZONING ORDINANCE

---

- a. *ARTICLE 2 GENERAL PROVISIONS.*
- b. *ARTICLE 15 SCHEDULE OF REGULATIONS.*
- c. *ARTICLE 16 SITE PLAN REVIEW.*
- d. *ARTICLE 19 OFF-STREET PARKING AND LOADING STANDARDS.*
- e. *ARTICLE 20 ACCESS MANAGEMENT AND DRIVEWAY STANDARDS.*
- f. *ARTICLE 21 LANDSCAPE STANDARDS AND TREE REPLACEMENT.*
- g. *ARTICLE 22 SIGNS.*
- h. *ARTICLE 23 LIGHTING STANDARDS.*
- i. *ARTICLE 24 ENVIRONMENTAL PROTECTION STANDARDS.*

