

SECTION 2.2.008 - CENTRAL BUSINESS (CB)

- A. **PURPOSE:** The purpose of this zone is to provide for the development of intensive consumer services and retail commercial activities in the central core area of the City of La Grande which will facilitate pedestrian traffic and which will provide for the residential use of the upper levels of certain multi-level commercial buildings.
- B. **PERMITTED USES:**
1. Accessory Structures – Garages, Sheds for Storage of Lawn Equipment or Wood, and Signs
 2. Administrative and Professional Services – Administrative Offices, Legal Financial, Insurance, Real Estate, Architectural, Engineering, Surveying, Consulting Offices and Business Support Services
 3. Animals Sales and Services: Grooming
 4. Animals Sales and Services: Pet Sales/Shops – Sales of Aquatic and Small Animals, and Animal-Related Supplies and Services
 5. Artisan Manufacturing Not to Exceed 5,000 Square Feet and Having a Retail Storefront
 6. Automotive and Equipment: Parking – Commercial Parking Lots or Garages
 7. Business Equipment Sales and Services – Office Equipment and Supply Firms, Small Business Machine Shops or Hotel Equipment and Supply Firms
 8. Communication Services – Television Studios, Radio Stations and Telecommunication Service Centers
 9. Cultural Exhibits and Library Services – Museum-Like Preservation and Exhibition of Works of Art or Library Collection
 10. Dwellings - Limited to Residential Units in Below Ground Level and Second or Higher Levels of Multi-Level Commercial Buildings and/or Occupying no Greater Than Twenty-Five Percent (25%) of the Ground Floor of Multi-Level Commercial Buildings, provided that Commercial Store Fronts are Maintained on the Street Front. Home Occupations are Allowed in Such Family Residential Units Subject to the Provisions of Article 8.11 of This Code
 11. Eating and Drinking Establishments – Restaurants, Short-Order Eating Places, Taverns, Bars or Brew Pubs, and Mobile Food Units Accessory to a Permitted Use
 12. Food and Beverage Retail Sales
 13. Lodging – Hotels and Motels, and Bed and Breakfasts, excluding emergency shelters,
 14. Medical Services – Medical Clinics, Dental Clinics, Chiropractic Clinics, Dental Laboratories or Allied health professionals
 15. Participant Sports and Recreation – Limited to Dance, Body Training such as Yoga, Martial Arts, Health/Fitness Clubs, Gymnasiums, Billiard Parlors, Arcades, and Youth Centers
 16. Personal Services – Photography Studios, Barber Shops, Hair Salons, or Massage Therapy
 17. Postal Services – Mailing Services, Except Major Processing and Distribution Centers
 18. Repair Services – Appliance Repair Shops, Apparel Repair Firms or Instrument Repair Firms
 19. Retail Sales – Businesses Engaged in Sale of Commonly Used Goods and Merchandise, Excludes Medical Marijuana and Recreational Marijuana
 20. Transportation Services – Taxi Services and Bus Depots
- C. **CONDITIONAL USES:**
1. Artisan Manufacturing Exceeding 5,000 Square Feet and Having a Retail Storefront
 2. Automotive and Equipment: Repairs, Light Equipment – Muffler Shops, Auto Repair Garages or Auto Glass Shops
 3. Automotive and Equipment: Sales/Rentals, Light Equipment – Automobile Dealers, or Car Rental Agencies or Recreational Vehicles Sales and Rental Agencies
 4. Community Education – Public, Private and Parochial Pre-Elementary, Elementary, Junior High and Senior High School, Junior Colleges, Colleges, Universities and Trade Schools
 5. Community Recreation –Recreational, Social or Multi-Purpose Uses Within Buildings

6. Eating and Drinking Establishments – Mobile Food Courts
7. Extensive Impact Services and Utilities – Limited to Public Safety Buildings, Police Stations, Wells, Parks, Wireless Communication Facilities, or Other Communication Structures, Substations, and Electrical Generation Facilities
8. Dwellings – Residential Occupancy Greater Than Twenty-Five Percent (25%) of the Ground Floor of Multi-Level Commercial Buildings, provided that Commercial Store Fronts are Maintained on the Street Front. Home Occupations are Allowed in Such Family Residential Units Subject to the Provisions of Article 8.11 of This Code.
9. Marijuana Facilities – Marijuana Retailers, Marijuana Testing, and Medical Marijuana Dispensaries (See Article 3.21)
10. Public Research Area – Governmental, Educational, Public or Non-Profit Operated Buildings or Land Dedicated to Pure or Applied Scientific Discovery in Fields of Agriculture, Wildlife Management, Forestry, Geology, Archaeology, Ecology, Astronomy
11. Religious Assembly – Religious Services Involving Public Assembly as Occurs in Synagogues, Temples and Churches
12. Spectator Sports and Entertainment - Limited to Indoor Theaters, Service Club and Membership Organizations and Social Fraternal Orders

D. PROPERTY DEVELOPMENT STANDARDS:

1. Minimum Lot Area - There Shall Be No Minimum Required Lot Area in This Zone.
2. Lot Size and Shape - See Chapter 5, Article 5.2.
3. Building Setbacks and Yards - See Chapter 5, Article 5.3.
4. Distance Between Buildings - See Chapter 5, Article 5.3.
5. Building Heights - See Chapter 5, Article 5.4.
6. Fences, Hedges and Walls - See Chapter 5, Article 5.5.
7. Landscaping - See Chapter 5, Article 5.6.
8. Parking and Loading - No Off-Street Parking is Required for Outright Uses. See Chapter 5, Article 5.7.
9. Signs - See Chapter 5, Article 5.8.
10. Vehicular Access and Circulation - See Chapter 6, Article 6.2.
11. New Business Permit – See Chapter 8, Article 8.2.
12. Temporary Use - See Chapter 8, Article 8.3.