

Chapter 18.44

CB District – Central Business

18.44.010 Intent.

The purpose of the CB zoning district is to designate areas for a variety of small commercial retail, service, and offices uses, mixed use, as well as multi-family. This zoning district implements the General Plan Central Business District Land Use Designation.

18.44.020 Permitted Uses.

The following principle uses are permitted in the CB district, plus such other uses as the Planning Director may deem to be similar and not detrimental to other uses permitted in this zone, subject to Section 18.81.020:

- A. Auto Repair Business
- B. Church/Community Assembly
- C. General Hospital/Medical Services
- D. Libraries and Museums
- E. Banks and Financial Services
- F. Business Support Services
- G. Indoor Entertainment
- H. Eating/Drinking Establishments
- I. Food and Beverage Sales, Including Liquor
- J. Hotels and Motels (including Bed & Breakfasts)
- K. Office - Business, Professional, and Medical
- L. Personal Services
- M. Retail Sales/Rentals
- N. Specialized Education and Training
- O. Bus and Transit Shelters
- P. Parking Lots/Park & Ride Lots
- Q. Gas Stations
- R. Public & Quasi-Public Buildings
- S. Mixed Use

18.44.030 Conditional Uses

The following are conditional uses in the CB district, and shall be permitted only if approved by the Planning Commission:

- A. Public utility facility or substation, not including any service yard or repair shop.
- B. Mortuary.
- C. Combination signs, electronic signs, informational kiosks and directory boards, off-site directional signs, off-site advertising signs not exceeding 50 square feet in sign area, tall wall signs, and three-dimensional signs in compliance with the provisions of Chapter 18.75 and subject to the requirements of Section 18.44.050.
- D. Multiple-family dwellings.
- E. A detached residential dwelling unit, if it is for occupancy by the owner or lessee of the business premises on the same parcel, or by a caretaker or watchman.
- F. Child Care.
- G. Any permitted use when combined with or involving any outdoor display of goods, outdoor seating, or outdoor business activity.

18.44.040 Accessory Uses

- A. Emergency housing, in conformance with the policies stated in the Housing Element of the Inyo County General Plan.
- B. Signs and advertising for permitted, accessory or conditional uses in compliance with the provisions of Chapter 18.75 and subject to the requirements of Sections 18.44.050.

18.44.050 Development Standards

The following are minimum standards for development in the CB zone, except as otherwise provided in this title or as modified for conditional uses:

- A. Maximum height of buildings:
 - 1. Principle buildings; 3 stories or 40 feet.
 - 2. Accessory buildings; two stories or 25 feet
- B. Minimum parcel size, ten thousand square feet.
- C. Parcel width; 50 feet;
- D. Front yard; zero;
- E. Rear yard; zero;
- F. Side yard; zero;
- G. Density:
 - 1. 7.6 – 24.0 dwelling units/acre
 - 2. Maximum Floor Area Ratio; 1.0

H. Off-street parking required: One parking space for each 400 square feet of usable floor area, or as determined by Planning Director. Parking will be located on-site, except as approved by Planning Director.

I. Residential Adjacency Exceptions: Where a parcel abuts a residentially zoned parcel and no public right-of-way for a street or alleyway lies between the central business and residentially zoned parcels, the following standards apply to the lot line that is common to the central business and residentially zoned parcels:

Rear Yard Setback:	Same as is required for residential parcel
Side Yard Setback:	Same as is required for residential parcel
Building Height:	Average of what is required for residential parcel & what is required of commercial parcel

J. Existing Parcel Size: Notwithstanding paragraph B of this section, parcels with an area of less than 10,000 square feet that exist on creation of this Chapter 18.44 comply with the minimum parcel size standard of this chapter.