

CENTRAL BUSINESS ZONE

1. Purpose.

The purpose of the Zone is to provide areas for general business and commercial activities and a limited number of residential uses. The Central Business Zone (CBZ) has a strong pedestrian character and provides for concentrated small scale commercial activity, which serves the needs of the community and visitors.

2. Permitted Uses.

Permitted uses for the CB Zone are limited to the following:

- a. Dwelling units within buildings devoted primarily to business purposes.
- b. Day Care Businesses.
- c. Schools.
- d. Hotel, motels, and other lodging establishments.
- e. Professional/Governmental offices not requiring outside storage.
- f. Personal service establishments.
- g. Restaurants.
- h. Mercantile (wholesale and retail).
- i. Entertainment and recreation uses.
- j. Home occupations.
- k. Broadcasting firms and related uses.
- l. Laundromats and dry cleaners.

Any similar or like uses will be considered by the planning official.

3. Conditional Uses.

Conditional uses for the CB Zone are limited to the following:

- a. Public service, public use, and public utility facilities.
- b. Parking lots and parking garages not associated with a permitted use.
- c. Hybrid Production Facilities.
- d. Churches.
- e. Multi family dwellings
- f. Service stations
- g. Single family dwelling
- h. Temporary Structures.

Any similar or like uses will be considered by the planning official.

4. Accessory Uses.

- a. Storage buildings.
- b. Detached garages.

5. Bulk Requirements

- a. Minimum Lot size - shall be equal to the total floor of the principle building except as follows:
 - 1. Townhouse sub-lots shall have an aggregate density of no more than ten sublots per acre
 - 2. Single family lots shall have a minimum lot size of 10,890 square feet.
- b. Maximum Multi-family Residential Density - One (1) dwelling unit for each one tenth (1/10) of an acre. In determining the allowable maximum density, the acreage of the parcel in questions shall be rounded off to the nearest one-tenth (1/10) of an acre.
- c. Minimum Lot Width - none except as follows:
 - 1. Townhouse sub-lots shall conform to the standards established in the International Fire Code, as adopted by Teton County Fire District.
 - 2. Single family lots shall have a minimum lot width of 40 feet.
- d. Maximum Building Height – forty (40) feet flat roof, 42 feet height limit with a 4/12 pitch.
- e. Minimum Front, Side, and Rear Yard Setback - none.
- f. Maximum Floor Area:
 - Ninety (90%) percent maximum lot coverage by building footprint(s); remaining 10% shall be utilized as pervious parking, landscaping and pervious ground.
- g. On site drainage retention features shall be required to prevent storm water runoff from accumulating and running on to neighboring property.
- h. Buildings or structures containing an Individual Retail/Wholesale Trade shall not exceed a gross floor area of 15,000 square feet.
- i. Buildings or structures containing an Grouped Retail/Wholesale Trade shall not exceed a grouped floor area of 25,000 square feet.

6. Additional Regulations

- a. Architectural and performance standards shall apply to this zone.