

DIVISION 7. COMMUNITY BUSINESS DISTRICT (B-3)*

Sec. 130-821. Intent and purpose.

(a) *Description.* The B-3 district is intended to permit both large- and small-scale pedestrian- and auto-oriented commercial development. This district has a floor area ratio that allows for a higher density than the Regional business district. A wide range of office, retail, and lodging land uses are permitted within this district. These permitted uses include small tenant group developments and in-vehicle sales and service uses.

(b) *Rationale.* This district is intended to provide the principal zoning district for commercial development. This district is also intended to provide for and encourage mixed use and infill development for commercial activity to the regional business district. The community business district is designed as a transitional district between the Central and Regional Business Districts to ensure the longterm economic health of commercial development areas existing as of the effective date of the ordinance from which this chapter is derived, and is designed to provide significant incentives for infill development in this area by limiting large scale regional business uses which can afford the relatively higher development costs and rents associated with development in the regional business district.

(Code 1986, § 17.34; Ord. No. 1997-18, § 6(17.34(1)), 1-19-1998, Ord. 2006-11, Ord. 2017-01)

Sec. 130-822. Uses permitted by right.

Land uses permitted by right in the B-3 district are as follows:

- (1) Cultivation (per section 130-341).
- (2) Selective cutting (per section 130-346).
- (3) Passive outdoor public recreation (per section 130-371).
- (4) Active outdoor public recreation (per section 130-372).
- (5) Indoor institutional uses (per section 130-373).
- (6) Public services and utilities (per section 130-375).
- (7) Office (per section 130-401).
- (8) Personal or professional services (per section 130-402).
- (9) Indoor sales or service (per section 130-403).
- (10) Indoor maintenance service (per section 130-405).
- (11) Off-site parking lot (per section 130-481).
- (12) Artisan studio (per section 130-423).
- (13) Group development (per section 130-418).

(Code 1986, § 17.34; Ord. No. 1997-18, § 6(17.34(2)(a)), 1-19-1998, Ord. 2007-4, Ord. 2017-01)

* **Cross references:** Businesses, ch 22.

Sec. 130-823. Uses permitted as conditional use.

Land uses permitted as conditional use in the B-3 district are as follows:

- (1) Clear cutting (per section 130-347).
- (2) Outdoor institutional uses (per section 130-374).
- (3) Institutional residential uses (per section 130-376).
- (4) Outdoor display (per section 130-404).
- (5) In-vehicle sales or service (per section 130-407).
- (6) Indoor commercial entertainment (per section 130-408).
- (7) Outdoor commercial entertainment (per section 130-409).
- (8) Commercial animal boarding (per section 130-410).
- (9) Commercial indoor lodging (per section 130-411).
- (10) Bed and breakfast establishment (per section 130-412).
- (11) Group day care center (nine or more children) (per section 130-413).
- (12) Boardinghouse (per section 130-415).
- (13) Vehicle repair and maintenance (per section 130-417).
- (14) Gas station/convenience store/food counter (per section 130-419).
- (15) Carwash (per section 130-420).
- (16) Personal storage facility (per section 130-453).
- (17) Railroad line (per section 130-485).
- (18) Motor vehicle storage yard (per section 130-457).
- (19) Business district mixed commercial/residential uses. (per section 130-421)(20)
Apartment (per section 130-321) in conjunction with non-residential land uses.

(Code 1986, § 17.34; Ord. No. 1997-18, § 6(17.34(2)(b)), 1-19-1998, Ord. 2005-44, Ord. 2006-42, Ord. 2017-01)

Sec. 130-824. Uses permitted as accessory use.

Land uses permitted as accessory uses in the B-3 district are as follows:

- (1) *Land uses permitted by right.*
 - a. Farm residence (per section 130-523).
 - b. Private residential garage or shed (per section 130-524).
 - c. Company cafeteria (per section 130-525).

- d. Home occupation (per section 130-531).
 - e. On-site parking lot (per section 130-535).
 - f. Exterior communication devices (per section 130-536).
 - g. Commercial apartment (per section 130-522).
- (2) *Land uses permitted as conditional use.*
- a. Company-provided on-site recreation (per section 130-526).
 - b. Outdoor display, incidental (per section 130-527).
 - c. In-vehicle sales and service (per section 130-528).
 - d. Light industrial use incidental to indoor sales (per section 130-530).
 - e. Drive-in financial institution (per section 130-537).
 - f. Outdoor commercial food and beverage service (per section 130-538).
 - g. Communication tower (per section 130-503).
 - h. Two-flat (per section 130-321).
 - i. Townhouse (per section 130-321).
 - j. Multiplex (per section 130-321).
 - k. Institutional residential uses (per section 130-322).

(Code 1986, § 17.34; Ord. No. 1997-18, § 6(17.34(2)(c)), 1-19-1998, Ord. 2005-14, Ord. 2009-06, Ord. 2017-01)

Sec. 130-825. Uses permitted as temporary use.

Land uses permitted as temporary uses in the B-3 district are as follows:

- (1) General temporary outdoor sales (per section 130-561).
- (2) Outdoor assembly (per section 130-562).
- (3) Contractor's project office (per section 130-563).
- (4) Contractor's on-site equipment storage (per section 130-564).
- (5) Relocatable building (per section 130-565).
- (6) On-site real estate sales office (per section 130-566).
- (7) Outdoor sales of farm products (per section 130-567).

(Code 1986, § 17.34; Ord. No. 1997-18, § 6(17.34(2)(d)), 1-19-1998)

Sec. 130-826. Requirements for institutional residential uses.

Regulations applicable to institutional residential uses in the B-3 district are as follows:

- (1) Residential density and intensity requirements:
 - a. Maximum gross density: Per limits of the conditional use permit.
 - b. Minimum landscape surface ratio: 50 percent.
 - c. Maximum building coverage: 40 percent.
 - d. Maximum accessory building coverage: Ten percent.
- (2) Residential bulk and lot dimension requirements:
 - a. Minimum lot area: 9,000 square feet.
 - b. Minimum lot width: 70 feet.
 - c. Minimum street frontage: 50 feet.
- (3) Minimum setbacks and building separation:
 - a. Front or street side lot line to house: 25 feet, 40 feet for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet.
 - b. Front or street side lot line to garage: 25 feet, 40 feet for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet.
 - c. Side lot line to house or garage: Six feet.
 - d. Total of both sides, lot lines to house or garage: 12 feet.
 - e. Rear lot line to house or garage: 30 feet.
 - f. Side lot line to accessory structure: Three feet from property line, five feet from alley.
 - g. Rear lot line to accessory structure: Three feet from property line, five feet from alley.
 - h. Minimum paved surface setback: Five feet from side or rear, ten feet from street.
 - i. Minimum dwelling unit separation: 12 feet.
- (4) Maximum height of dwelling unit: 35 feet, greater with conditional use permit.
- (5) Maximum height of accessory structure: 15 feet.
- (6) Minimum number of off-street parking spaces required on the lot: Three (includes garage, drives, and all designated parking surfaces).
- (7) Minimum dwelling core dimensions: 24 feet by 40 feet.
- (8) Minimum roof pitch: 3:12.
- (9) Minimum eave width: 18 inches.
- (10) Residential landscaping requirements: Not applicable for single-family uses. See nonresidential landscaping requirements for two-family and multifamily residential uses.

(Code 1986, § 17.34; Ord. No. 1997-18, § 6(17.34(3)), 1-19-1998)

Sec. 130-827. Requirements for nonresidential uses.

Regulations applicable to nonresidential uses in the B-3 district are as follows:

- (1) Nonresidential intensity requirements:
 - a. Maximum number of floors: Four.
 - b. Minimum landscape surface ratio: 15 percent.
 - c. Maximum Building Coverage: 60 Percent
 - d. Maximum floor area ratio: 1.5
 - e. Minimum lot area: 9,000 square feet.
 - f. Maximum building size: 20,000 Square Feet per Floor
 - g. Maximum Parking Lot Street Frontage: 50 Percent
- (2) Nonresidential bulk and lot dimension requirements:
 - a. Minimum lot area: 9,000 square feet.
 - b. Minimum lot width: 70 feet.
 - c. Minimum street frontage: 50 feet.
- (3) Minimum setbacks and building separation:
 - a. Building to front or street side lot line: 10 feet, 35 feet maximum or for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet.
 - b. Building to residential side lot line: Ten feet.
 - c. Building to residential rear lot line: 25 feet.
 - d. Building to nonresidential side lot line: Ten feet or zero feet on zero lot line side.
 - e. Building to nonresidential rear lot line: 25 feet.
 - f. Minimum paved surface setback: Five feet from side or rear, ten feet from street.
 - g. Minimum building separation: 12 feet, or zero feet on zero lot line side.
- (4) Maximum building height: 40 feet.
- (5) Minimum number of off-street parking spaces required on the lot: See parking lot requirements per specific land use in article XI of this chapter.
- (6) Nonresidential landscaping requirements (nonresidential, two-family and multifamily): See landscaping requirements per article IV of this chapter.

(Code 1986, § 17.34; Ord. No. 1997-18, § 6(17.34(4)), 1-19-1998, Ord. 2017-01)

Secs. 130-828--130-850. Reserved.