

DIVISION 16. - B-3 GENERAL BUSINESS DISTRICT^[20]*Footnotes:*

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Cross reference— Landscaping, Ch. 11.

Sec. 24-366. - Purpose.

The purpose and intent of the B-3 general business district is to provide space on arterial streets and trafficways where business establishments primarily not of a neighborhood or community service type may properly be located to serve large sections of the community and metropolitan area.

(Code 1975, § 28-164)

Sec. 24-367. - Permitted uses.

In a B-3 district, no building, structure or land and water use shall be permitted except for one (1) or more of the uses permitted by the master list of business uses as set forth in division 19 of this article.

(Code 1975, § 28-165)

Sec. 24-368. - Property development regulations.

(a) Minimum lot area and dimensions in B-3 districts shall be as follows:

Area (gross)1 acre

Width200 feet

Depth200 feet

Frontage100 feet

(b) Minimum yard setback requirements shall be as follows:

Street50 feet

Side (interior)25 feet

Side (corner)35 feet

Rear50 feet

(c) Maximum building height and total floor area shall be as follows:

Maximum building height50 feet

Maximum total floor area (not including mall space)40% of
the total
lot area

Exceptions:

- (1) The minimum interior side yard setback shall be fifty (50) feet whenever abutting property is in a residential district. The rear setback shall be a minimum of twenty-five (25) feet when abutting a business zoned district property providing that a dedicated alley exists or is to be dedicated; and further that the requirements adhere to the provisions of section 24-369(4).
- (2) For existing properties less than one (1) acre, the minimum interior side setback may be reduced to zero feet on one (1) side provided that one (1) of the following conditions exists:
 - a. No building or structure exists on the property adjacent to the proposed zero-foot setback.
 - b. The existing adjacent development would abut the proposed zero-foot setback.
- (3) Wherever two (2) commercial buildings are proposed to abut each other, the side access to the rear of the buildings shall be unobstructed for a minimum of thirty-five (35) feet. The access shall be designated and posted as "fire access lane" and comply with section 28-16 of the American Insurance Association Fire Code. In addition, roof overhangs shall not extend beyond the property line.

(Code 1975, § 28-166)

Sec. 24-369. - Special regulations.

The following are special regulations for B-3 districts:

- (1) *Lighting.* In order to minimize offensiveness to persons on neighboring property and to eliminate distractions to and temporary blinding of drivers of vehicles passing illuminated property, all artificial parking lot lighting shall either be shaded or screened in a manner that will limit spillover of lighting onto adjacent property and rights-of-way. Spillover shall not exceed three (3) footcandles vertical and shall not exceed one (1) footcandle horizontal illumination on adjacent properties or structures measured at

grade. An outdoor lighting installation shall not be placed in permanent use until a letter of compliance signed and sealed by a registered engineer or architect is provided to the city stating that the lights have been field tested and meet the standards set forth above.

- (2) *Outdoor storage.* Outdoor storage of merchandise shall be permitted only when incidental to the commercial use located on the same premises provided that:
- a. The storage area shall not be located in any of the required setbacks or yards.
 - b. The stored merchandise shall not protrude above the height of the enclosing walls or buildings.
- (3) *Off-street parking and loading.* No off-street parking shall be located within ten (10) feet of any abutting residential or S-1 zoned district property. No loading shall be located within thirty (30) feet of any abutting residentially zoned district property. No outdoor storage area or trash receptacle, fixed or mobile, shall be located in a required street setback area, or within fifty (50) feet of any abutting residentially zoned district property.

(Code 1975, § 28-167; Ord. No. 2008-13, § 2, 10-22-08)

Secs. 24-370—24-385. - Reserved.

DIVISION 19. - BUSINESS AND COMMERCIAL USES MASTER LIST⁽²³⁾

Footnotes:

... (23) ...

Cross reference— Minimum landscape requirements in certain districts, § 11-8.

Sec. 24-431. - Intent and application.

- (a) It is the intent of this division to provide in tabular form a listing (herein called the master list) of the uses that shall be permitted in the various business districts as they exist from time to time as shown on the zoning district maps. Any use similar to the listed uses shall be permitted. Any business use not specifically enumerated or similar to any one (1) of the categories listed in section 24-434 may be granted as a special exception, designated in any business district, when approved by the city commission after having been duly considered by the planning commission as set forth in section 24-546 et seq.
- (b) Where a "P" appears on the same line as a listed use, the use shall be permitted in the district as indicated by the column heading in which the "P" appears.
- (c) Where a "blank space" appears on the same line as a listed use, the use shall be prohibited in the district as indicated by the column heading in the same manner.
- (d) Where an "SE" appears, the listed use shall be subject to, or modified by, the regulation set forth in the use column, and further regulations set forth by the provisions of section 24-546 et seq.

(Code 1975, § 28-168; Ord. No. 99-03, § 2, 2-10-99; Ord. No. 2005-14, § 2, 7-13-05)

Sec. 24-432. - Validity.

Where a use is permitted or prohibited by the master list as set forth in section 24-434, such indication shall have the same validity as if the use were listed as permitted or prohibited in the district regulations of this chapter.

(Code 1975, § 28-169)

Sec. 24-433. - Amendments.

The master list set out in this division may be amended in the same manner as any other section of this chapter.

(Code 1975, § 28-170)

Sec. 24-434. - Permitted uses master list.

- (a) "P" indicates that the use is allowable by right, subject to the standards of the Code of Ordinances;
- (b) "SE" indicates that the use is a special exception ("SE") that may be allowed in the district; and
- (c) A "blank space" indicates that the use is prohibited.

Notes: P = Permitted Use; SE = Special Exception; Blank = Prohibited

CATEGORY/USE	B-1 Neighborhood Business	B-2 Community Business	B-3 General Business	B-5 Limited Business	B-6 Business	MXD Mixed Use
<i>Residential</i>						
Dwelling, single family						
Dwelling, multifamily						P
Dwelling, two-family						
Rowhouse						P
Townhouse						P
Mobile home park						
Residence hall or dormitory		P	P			

Community residential home, type I (6 or less residents)	P	P	P	P	P	
Community residential home, type II (7—14)	P	P	P	P	P	
Assisted living facility (1 or more residents)	P	P	P	P	P	
<i>Retail and commercial</i>						
Adult entertainment			SE			
Antique shop	P	P	P	P	P	P
Appliance and electronics store, service and installation	P	P	P			
Auto repair, general			SE			
Automobile dealership			SE			
Auto rental, accessory		SE	SE			
Auto service station and minor repairs		SE	SE			
Auto tire sales and installation		SE	SE			
Bakery	P	P	P	P	P	P
Barber/beauty supplies and equipment sales	P	P	P	P	P	P
Bicycle sales and repair	P	P	P	P	P	
Boat and marine sales						
Bookstore	P	P	P	P	P	P
Car wash/auto detailing			SE			
Clothing and accessory store	P	P	P	P	P	P
Consignment shop		P	P			

Convenience store w/gas sales		SE	SE			
Department store		P	P			P
Discount department store		P	P			
Drugstore or pharmacy, general	P	P	P	P	P	P
Farm equipment and sales						
Feedstore						
Floral or florist shop	P	P	P	P	P	P
Fruit and vegetable market	P	P	P			P
Gift and card shop	P	P	P	P	P	P
Grocery store, retail	P	P	P	P	P	P
Hardware, paint, glass, wallpaper and floor covering store	P	P	P			P
Hobby, fabric, and craft shop	P	P	P			P
Hotels		P	P			
Jewelry store, including repair of jewelry and clocks	P	P	P			P
Landscape, nursery, and garden supplies		SE	P			
Lawn mower sales and repair	P	P	P			
Lumber yard and building materials						
Machinery, tools, and construction equipment sales and service						
Medical and dental supply sales	P	P	P	P	P	

Motorcycle sales and service			SE			
Nightclub, bar, or lounge		SE	SE			SE
Pet grooming shop	P	P	P			P
Pottery shop	P	P	P			P
Recreational vehicle park						
Restaurant	P	P	P	P	P	P
Restaurant, fast food (with or w/o drive-through)	SE	SE	SE			
Retail, general	P	P	P	P	P	P
Showroom, general	P	P	P			P
Thrift and used merchandise store			P			
<i>Personal services</i>						
Animal boarding kennel			SE			
Auto/truck fleet maintenance shops and garages						
Auto/truck body repair shop						
Automatic/self-serve car wash			SE			
Bank/financial institution w/drive through	P	P	P	P	P	SE
Bank/financial institution w/o drive through	P	P	P	P	P	P
Banquet facility		P	P			
Barber/beauty shops	P	P	P	P	P	P
Blueprinting		P	P			

Boat repair						
Business, trade and vocational schools		P	P			
Catering service		P	P			
Cemetery and mausoleum						
Clinic, medical or dental	P	P	P	P	P	P
Clinic, veterinary	P	P	P	P	P	
Cold storage facility			SE			
Contractor's storage yard			SE			
Data processing service	P	P	P	P	P	P
Day care, child, adult or family	SE	SE	SE			
Electronic repair	P	P	P			
Emergency health care	P	P	P	P	P	
Express or parcel delivery office	P	P	P			P
Express or parcel delivery distribution center			P			
Extermination service	P	P	P			
Funeral home		P	P			
Health, physical fitness, weight reduction, and spa	P	P	P			P
Housekeeping and janitorial services		P	P			
Laboratory, general		P	P			
Laboratory, dental or medical	P	P	P			
Laundry, self service	P	P	P			

Laundry and dry-cleaning pickup station	P	P	P	P	P	P
Laundry and dry cleaning (on site), linen supply and cleaning service			SE			
Locksmith	P	P	P	P	P	P
Machine shop						
Mail and packing store, private	P	P	P	P	P	P
Massage therapist	P	P	P			
Motion picture studio			SE			
Nursing home or convalescent facility	P	P	P	P	P	
Painting and decorating contractor	P	P	P	P	P	P
Personal services	P	P	P	P	P	P
Picture framing	P	P	P			P
Photo studio and processing	P	P	P			P
Print shop	P	P	P			P
Self service storage			SE			
Shoe repair	P	P	P	P	P	P
Studio, instructional	P	P	P	P	P	P
Studio, professional	P	P	P	P	P	P
Tailor shop	P	P	P	P	P	P
Travel agency	P	P	P	P	P	P
Video game and amusement parlor		SE	SE			
Video rental and sales	P	P	P			P
<i>Office</i>						
Employment office	P	P	P	P	P	P

Interior design, including sales	P	P	P			P
Office, medical or dental	P	P	P	P	P	P
Office, professional and business	P	P	P	P	P	P
Optical, optician or optometrist offices	P	P	P	P	P	P
Veterinary office and clinic		P	P			
<i>Public and institutional</i>						
Churches and places of worship	P	P	P			
College or university, public or private		P	P			
Governmental uses	P	P	P	P	P	P
Hospital, public or private		P	P	P	P	
Post office	P	P	P	P	P	P
Post office, accessory	P	P	P			P
Satellite college or university		P	P			
Elementary, middle or senior high schools, public and private		SE	SE	SE	SE	SE
<i>Cultural, entertainment and recreational</i>						
Art gallery and museum, public or private	P	P	P			P
Auditorium, public or private			SE			P
Club or lodge, private		P	P			
Golf course, public or private						
Park, public	P	P	P	P	P	P

Recreation center, public		P	P			P
Recreation, commercial—Indoor		P	P			P
Recreation, commercial—Outdoor			P			
Stadium or arena, public or private			SE			
Theater, indoor		SE	P			P
Zoo, public or private			SE			
<i>Wholesale</i>						
Building supply, wholesale			P			
Florist	P	P	P			P
Food products, wholesale storage and sales			P			
Wholesale and warehousing, general			P			
<i>Transit, utilities and transportation</i>						
Automobile, RV, and boat storage, commercial						
Radio/television broadcast studio			SE			
Utility plant and major substations						
Utilities, minor		SE	SE			
Wireless telecommunication facilities	SE	SE	SE	SE	SE	
<i>Other</i>						
Accessory uses	P	P	P	P	P	P
Mobile home, temporary						

Satellite dishes, accessory		P	P			P
Trailers, construction, temporary	P	P	P	P	P	P
Trailers, sales						

(Code 1975, § 28-171; Ord. No. 88-5, § 1, 1-27-88; Ord. No. 89-32, §§ 1, 2, 10-10-89; Ord. No. 96-6, § 2, 5-22-96; Ord. No. 2005-14, §§ 2, 3, 7-13-05; Ord. No. 2009-05, § 2, 5-27-09; Ord. No. O-2013-01, § 2, 1-9-13; Ord. No. 2014-11, § 2, 9-10-14; Ord. No. 2015-06, § 2, 4-22-15)

Secs. 24-435—24-450. - Reserved.