

Sec. 94-134. - Business B-3 heavy district.

- (a) *Intent.* This district is intended to provide for a wide variety of retail services. This district will include commercial uses requiring large land areas, extensive retail operations and outdoor display of merchandise. Inventory and material storage shall be screened.
- (b) *Scope of regulations.* The regulations set forth in this section or set forth elsewhere in this chapter, when referred to in this section, are the district regulations of the Business B-3 heavy district.
- (c) *Permitted uses.*
 - (1) Retail or service store.
 - (2) Personal service store.
 - (3) Financial services.
 - (4) Public transportation facility.
 - (5) Public utility facility.
 - (6) Parking facility or lot.
 - (7) Grocery supermarket.
 - (8) Drive-in food service.
 - (9) Gas dispensing station.
 - (10) Reserved.
 - (11) Car wash.
 - (12) Indoor or outdoor recreational facility.
 - (13) Temporary storage facility.
 - (14) Automobile sales.
 - (15) Office building.
 - (16) Roadside stand.
 - (17) Drinking establishment.
 - (18) Telecommunications towers.
 - (19) Emergency services.
 - (20) Personal health services.
- (d) *Permitted special uses.* A building or premises may be used for the following purposes in conformance with the conditions prescribed herein:
 - (1) Outdoor sales.
 - a. Used parts and other material storage shall be screened from adjoining property.
 - (2) Wholesale trade with warehousing.

- a. All inventory shall be stored within a completely enclosed building.
- (3) Lumberyard.
 - a. The lumber storage area shall be at the rear of the building and screened from any arterial street or residential district.
 - b. Seasonal outdoor displays shall not reduce the number of required parking spaces on the lot below the minimum requirements.
- (4) Nursery or greenhouse.
 - a. Any land used to grow flowers, shrubs or trees shall not be located within 50 feet of an arterial street.
- (5) Reverse vending machine.
 - a. A trash receptacle shall be provided on-site.
- (6) Automobile service station.
 - a. No fuel delivery pump shall be located within 20 feet of any side lot line or right-of-way line. No fuel pump shall be located within 50 feet of the side or rear lot line abutting a residential district.
 - b. All repair work shall be done within a completely enclosed building.
 - c. All used automobile parts and dismantled vehicles shall be screened from adjacent property.
- (7) Citizen's drop-off for recyclables.
 - a. No container shall be located within 100 feet of a residential district.
- (8) Motor vehicle repair shop.
 - a. All repair work shall be done within a completely enclosed building.
 - b. All used automobile parts and dismantled vehicles shall be screened from adjacent property.
- (9) Motel or hotel.
 - a. A minimum lot area of 1,000 square feet shall be provided for each sleeping room or suite.
- (10) Equipment rental store.
 - a. An on-premises pickup and drop-off area shall be provided.
 - b. Outdoor displays shall not reduce the number of required parking spaces on the lot below the minimum requirements.
- (11) Auction house.
 - a. An on-premises pickup and drop-off area shall be provided.
 - b.

Outdoor displays shall not reduce the number of required parking spaces on the lot below the minimum requirements.

(12) Semi-trailer storage.

- a. Storage shall not be permitted in the minimum front yard setback.

(13) Extended stay motel.

- a. A minimum lot area of 1,000 square feet shall be provided for each sleeping room or suite.

(14) Brewpub.

- a. The area used for brewing, including bottling and kegging, shall not exceed 25 percent of the total floor area of a combined restaurant and drinking establishment and 50 percent of the total floor area of a drinking establishment without restaurant services.
- b. A malt beverage manufacturer's license must be obtained per state law.
- c. An alcohol beverage license must be obtained per city ordinance.
- d. The brewery shall not produce more than 1,500 barrels of beer and ale per year. A barrel contains 31 gallons.

(15) Microbrewery.

- a. The production of malt beverages shall be limited to 15,000 barrels per year or less.
- b. A malt beverage manufacturer's license must be obtained per state law.
- c. All grain shipments and spent grain shall be contained within a completely enclosed building.

(16) Contractor's shop.

- a. All equipment and materials shall be contained within a completely enclosed building.

(17) Farm/feed store.

- a. No retail sale items in bulk form shall be permitted as outside display.
- b. All outside retail items shall only be displayed adjacent to the building.

(18) Animal hospital.

- a. All cremation equipment and processes must be confined within an enclosed building.
- b. Deceased animal storage areas must be completely within an enclosed building at all times.

(e) *Conditional uses.*

- (1) Assembling and packaging.
- (2) Freight handling.
- (3) Manufacturing, light.

- (4) Mixed business/residential use.
- (5) Contractors shop and storage yard.
- (6) Buy back center for recyclables.
- (7) Household hazardous waste site.
- (8) Light processing facility.
- (9) Transfer site for recyclables.
- (10) Day care facility.
- (11) Kennel.
- (12) Truck and trailer rentals.
- (13) Farm implement sales.
- (14) Broadcast tower.
- (15) Wholesale trades with storage yard.

(f) *Density, area, yard and height regulations.* The B-3 district regulations are as follows:

	Density Sq. Ft.	Min. Lot Area Sq. Ft.	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height
All uses				20 feet	5 feet*	20 feet*	60 feet

*Refer to section 94-399.1 bufferyards.

- (g) *Accessory uses.* Accessory uses and building permitted in the B-3 district are buildings and uses customarily incidental to any of the permitted uses in the district.
- (h) *Parking regulations.* Parking, loading and stacking within the B-3 district shall be in conformance with the regulations set forth in division 4 of article VI of this chapter.
- (i) *Sign regulations.* Signs within the B-3 district shall be in conformance with the regulations set forth in division 5 of article VI of this chapter.
- (j) *Other regulations.* Development within the B-3 district shall be in conformance with the regulations set forth in article II of this chapter.

(Ord. No. 21-03, 8-26-2003; Ord. No. 42-08, 11-18-2008; Ord. No. 29-09, § 1, 11-17-2009; Ord. No. 09-10, 2-23-2010; Ord. No. 18-12, § 2, 7-10-2012; Ord. No. 15-020, § 2, 12-8-2015; Ord. No. 17-005, § I, 2-28-2017; Ord. No. 18-014, § IV, 10-9-2018; Ord. No. 20-014, § 3, 8-11-2020; Ord. No. 22-040, § I, 12-13-2022)