

SECTION 413

B-3 INTENSIVE AND MOTORIST SERVICES BUSINESS DISTRICT

SECTION 413.1 PURPOSE

This district is established to provide for uses in addition to those specified for the limited and commercial business districts and activities in the community. This district includes activities which because of their nature, such as their tendency to encourage traffic congestion and parking problems, storage problems, or certain other inherent dangers create special problems and are, therefore, best distinguished from other commercial activity. Their location is advantageous at specified points on major thoroughfares and at outlying locations in the community.

SECTION 413.2 USES

Within a B-3 Intensive and motorist service business district, no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. PERMITTED USES (AMENDED EFF. 7-15-87)

1. All uses permitted in a B-2 Commercial business district.
2. Gasoline service station.
3. Car wash subject to off-street parking requirements of Article VI, Section 601.1 (q.)
4. Garden supply sales.
5. Amusement and recreation including drive-in theaters.
6. Display or show room where merchandise sold is stored elsewhere.
7. Hotel, motel, tourist home.
8. Mortuary.
9. Off-street public parking lot and garage.
10. Passenger-transportation agency and terminal.
11. Printing, blueprinting, newspaper printing, telegraphic service.
12. Club, lodge, and fraternal organizations.
13. Automobile, truck, trailers, and farm implement sales and services, and storage both new and used.
14. Drive-in establishments including restaurants and theaters, excluding adult uses.
(Amended eff. 8-9-90)
15. Fuel, food, and goods distribution station but excluding coal and coke and bulk storage.
16. Monument sale and display.
17. Plant greenhouse.
18. Wholesale establishments.

19. The following uses conducted within an enclosed building when conducted not closer than within fifty (50) feet of any R-district.
 - a. Carpenter, cabinet, upholstering, sheet metal, plumbing, heating, roofing, air-conditioning, sign painting, painting, and other similar establishments.
 - b. Repair services for machinery and equipment including repair garages and specialty establishments such as motor, body and fender, radiator, motor tune-ups, muffler shops, tire repairing sales, and service including vulcanizing
 - c. Truck or transfer terminal.
20. Retailing of other similar goods and articles than those listed, and which are customarily consumed, used, and stored within a dwelling.
21. Accessory uses clearly incidental to the uses permitted on the same premises.
22. Signs- as regulated by Article V hereof.

B. CONDITIONALLY PERMITTED USES

The Board of Zoning Appeals may issue Conditional Zoning Certificates for uses listed herein subject to the general requirements of Article VII and to the specific requirements of Article VIII, Section 802, referred to below:

1. Churches and other buildings for the purpose of religious worship subject to Subsections 101, 103, 107, 114, 117.
2. Temporary buildings for uses incidental to construction work subject to Subsection 122.
3. Telecommunications Tower subject to Subsections 105 and 149 (amended effective July 25, 2002)
4. Wind Energy Conversion system – subject to Subsection 152. (amended effective July 2008)
5. All Digital Signs are subject to Section 301.4, subsection oo. (amended effective April 11, 2013)

SECTION 413.3 LOT REQUIREMENTS

- A. Minimum lot area – none
- B. Minimum lot width at Building line – none
- C. Minimum lot frontage – none

SECTION 413.4 YARD REQUIREMENTS

- A. Minimum front yard depth - Fifty (50) feet
- B. Minimum rear yard depth – Twenty-five (25) feet
- C. Minimum side yard width – Fifty (50) feet when adjacent to a residential district and on the side adjacent to the residential district only.

SECTION 413.5 MAXIMUM BUILDING HEIGHT – Forty-five (45) feet in height

SECTION 413.6 PARKING AND LOADING REQUIREMENTS
As regulated by Article VI, hereof.

SECTION 413.7 OUTDOOR DISPLAY AREAS

Merchandise to be sold at retail on the premises may be displayed out of doors except that no such display area shall be within fifty (50) feet of any residential (R) district. Display areas shall be screened from abutting residential uses by landscaping sufficient to minimize undesirable visual effects of such display areas; such landscaped buffer shall be maintained in a neat and orderly fashion.