

Article IV

SECTION 413 B-3 COMMUNITY BUSINESS DISTRICT

SECTION 413.1 PURPOSE

The purpose of this district is to provide for a variety of retail and service establishments that serve a community sized and larger trading area population. This district is also intended to accommodate retail trade establishments in the community that cannot be practically provided for in a neighborhood business district.

SECTION 413.2 USES

Within a B-3 Community 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 (LAW-03-2008)

All the following permitted businesses, services, or processing shall be conducted wholly within a completely enclosed building:

01. All uses permitted in the B-1 and B-2 Districts.
02. Retail and Wholesale in completely enclosed buildings, greater than 5000 sq. ft.
03. Personal Services in completely enclosed buildings, greater than 5000 sq. ft.
04. Auto, Truck, Trailer, and Farm Equipment, both new and used sales, service, or storage facilities, including repair facilities and fueling station.
05. Restaurant
06. Funeral Home
07. Off street public parking lot & garage
08. Hotel, Motel, Tourist Home
09. In-door and Out-Door Recreational Facility
10. Meeting or Banquet Hall
11. Passenger-transportation agency and terminal.
12. Cultural education, recreational, or religious facility, maintained by government, religious institution, or nonprofit organization.
13. Car wash subject to off-street parking requirements of Article VI, Section 601.1, q.
14. Radio and television broadcasting station.
15. Off-street public parking lot and garage.
16. Hospital
17. Accessory uses clearly incidental to the uses permitted on the same premises.
18. The following use when conducted not closer than within fifty feet (50') of any Residential 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.

c. Truck or transfer terminal.

19. Mini-storage or mini-warehouse facilities. (Amended 1/8/92)

20. Internet Sweepstakes and/or Skill Games location, business or site. (Amended x/x/15)

B. Conditionally Permitted Uses (LAW-03-2008)

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

1. Planned Integrated Commercial Developments excluding any type of casino or gambling facility (Subject to Article VIII, Sub-Section 130)
2. Free Standing Wind Energy Conversion System (FWECS) Subject to subsections 165 and 167 of Article VIII. (Added 9/6/2012)
3. Structure Mounted Wing Energy Conversion System (SMWECS) subject to subsections 166 and 167 of Article VIII. (Added 9/6/2012)

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 feet (50).
- B. Minimum Rear Yard Depth - Twenty-five (25) feet.
- C. Minimum Side Yard Width - Fifty feet (50) when adjacent to a residential district and on the side adjacent to the residential district only.

SECTION 413.5 MAXIMUM BUILDING HEIGHT - None

SECTION 413.6 PARKING AND LOADING REQUIREMENTS - As regulated by Article VI

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 feet (50) of any residential district. Display areas shall be screened from abutting residential uses by landscaping sufficient to minimize undesirable visual effects of such display area; such landscaped buffer shall be maintained in a neat and orderly fashion.

SECTION 413.8 STORAGE OF MANUFACTURED PRODUCTS

May be stored out-of-doors except that no such storage area shall be within Fifty feet (50) of any residential district. Storage areas shall be screened from abutting residential uses by landscaping sufficient to minimize undesirable visual effects of such storage area; such landscaped buffer shall be maintained in a neat and orderly fashion. (Amended 8/13/87)