
Sec. 114-195. B-3, Highway Oriented Business District.

(a) *Principal uses.* Principal uses and other substantially similar uses permitted in the B-3, Highway Oriented Business District area as follows:

- (1) Ambulance services; animal hospitals; antennas; antique shops; artist studios; automobile sales and services; automobile service stations; bakeries, retail and wholesale; boat sales; brewpubs; building materials and services; business services and supplies; catering services; climate controlled indoor storage facilities; convenience stores; craft breweries; distilleries; eating and drinking establishments; equipment sales, service and rentals; financial institutions; fitness centers; food and beverage sales; funeral and interment services; hotels and motels; laboratories; maintenance and repair services; major and minor motor vehicle repair; manufactured and mobile home sales; off-premises and on-premises alcohol sales; plant nurseries; offices; open air uses (garden supplies, lawn furniture, plant nurseries, playground equipment); pawn shops; personal improvement services; printing and publishing; recreation vehicle sales; research and development; residential use on the 2nd floor or higher of a building; restaurants; retail sales; shopping centers; wineries.
- (2) Clubs and lodges; cultural institutions; community centers; institutions for human care; day care centers; parking lots and structures; public facilities; meeting centers.
- (3) Commercial recreation and entertainment; park and recreation facilities; public and private campgrounds; RV parks; golf courses; theaters and auditoriums.
- (4) Government uses; religious assembly; schools, public, private, trade.
- (5) Communication facilities.
- (6) Adult oriented establishments: adult bookstores, cabaret, motion picture theater, sexual encounter establishments, provided however, that the property line of such businesses shall not be closer than 1,500 feet from any residential district or residential use; and public amusement or entertainment activity, public gathering place, including but not limited to: arcades, motion picture theaters, bowling alleys, marinas, golf courses, playgrounds, ice-skating or roller skating rinks or arenas, zoos, community centers, and similar amusements offered to the general public; any public recreation, school, library, day care center, park, church, mortuary, hospital or cemetery; or closer than one-half mile from any other adult oriented establishment property line. Measurement for the purpose of this regulation shall be made in a straight line without regard to intervening structures or objects, from the nearest portion of the structure used as part of the adult oriented establishment to the nearest property line or boundary of any restricted area set out herein. Documentation illustrating existing land uses, zoning, and other pertinent features located within one-half mile of the property proposed for use by an adult oriented

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establishment shall be submitted in conjunction with an application for approval for such use, along with site plans, surveys, and other pertinent site information as may reasonably be required by the zoning administrator to make a thorough evaluation of such proposal.

- (b) *Accessory uses.* Accessory uses which are incidental and subordinate to the principal use are as follows:
 - (1) Dwelling unit for owner, operator or employee of principal use.
 - (2) Industry, manufacturing and offices, but only as accessory and incidental to principal use.
 - (3) Telecommunication facilities.
- (c) *Special exceptions.* Special exceptions are permitted only with approval of board of zoning appeals and are as follows:
 - (1) Automobile storage; automobile impoundment yards.
 - (2) Lumberyards.
- (d) *Prohibited uses.* Uses prohibited in the B-3 district are as follows:
 - (1) ~~Residential, except as provided under accessory uses; industry~~ Industry, manufacturing as principal uses; junkyard; auto salvage.
 - (2) Mini-storage warehouses.
- (e) *Locational standards.* Not applicable.
- (f) *Design standards; dimensional requirements.*
 - (1) *Minimum requirements.*
 - a. Lot area, 10,000 square feet.
 - b. Lot frontage, 50 feet.
 - c. Front yard, 20 feet.
 - d. Each side yard, not applicable.
 - e. Rear yard, 30 feet.
 - f. Usable open space, not applicable.
 - (2) *Maximum requirements.*
 - a. Lot coverage, 40 percent.
 - b. Building height, not applicable.
- (g) *Parking.* Parking and loading provisions shall be as required by article VI of this chapter. Parking areas should interconnect with adjacent commercial property.

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- (h) *HVAC Landscaping.* All HVAC units located at ground level shall be landscaped by a vegetative buffer containing the entire unit or units.
 - (i) *Parking lot landscaping.* All parking areas must provide interior landscaping as follows: In addition to all other landscaping requirements, all parking areas shall contain a minimum of one tree per five parking spaces to be located in the interior parking lot area.
 - (j) *Property landscaping.* The sum of all landscaping contained within any one zoning development plan shall be a minimum of ten percent of the entire land area.
 - (k) *Signs.* See article IV of this chapter for sign provisions.
 - (l) *Development plan and building permit.* No building permit for a B-3 district shall be issued by the zoning administrator until a final zoning development plan has been approved by the city planning department. The site plan shall contain (at a minimum) all building footprints (drawn to scale); all proposed landscaping; all proposed driveways, parking spaces, and their dimensions; all proposed HVAC unit locations; location information; property owners name and address; all adjacent public streets; all proposed sign information; and all property lines that contain the tract of land being developed.

(Code 1981, app. A, art. IV, § 9; Code 1998, § 114-204; Ord. No. 4018, § IV(24), 3-21-1995; Ord. No. 4276, § I, 9-3-1996; Ord. No. 4498, § 2, 4-7-1998; Ord. No. 4629, § I, 2-2-1999; Ord. No. 4629, § 1, 2-2-1999; Ord. No. 5050, §§ I, II, 10-1-2002; Ord. No. 5097, § I, 4-1-2003; Ord. No. 5613, § II, 11-6-2007; Ord. No. 6388, § IV, 4-1-2014; Ord. No. 6730, § IX, 6-19-2018)