

## 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*	45 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)