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.

(21) Pet 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; Ord. No. 23-030, § I, 9-12-2023)