

SECTION 60 B-3 COMMUNITY BUSINESS DISTRICT

60.01 General Description: This business district is intended for the conduct of personal and business services and retail business of the community. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

60.02 Uses Permitted: (all of Section 60.02 numbers were amended by Ord. 2877, sec. 2, 6/21/05)

1. Accessory use
2. Attached accessory dwelling unit occupied by the business owner, caretaker, security guard or other similar person employed by the business establishment. (*Amended by Ord. 2877, sec. 2, 6/21/05*)
3. Ambulance service
4. Amusement facilities
5. Appliance store, and repair
6. Arts & crafts
7. Art gallery or museum
8. Auction house
9. Auditorium
10. Automated teller machine
11. Automobile car wash
12. Automobile filling station, where the primary function is the retail sale of gasoline, accessories, washing, polishing, and tune-up, including tire sales
13. Automobile maintenance service, but not commercial truck maintenance service
14. Bakery, retail
15. Bank
16. Barber shop or beauty shop
17. Bicycle and/or lawn mower sales and repair
18. Blueprinting and Photostatting

19. Book store
20. Bowling alley
21. Business machines store
22. Business college
23. Cabinet shop
24. Care center, kindergarten, or nursery
25. Catering shop
26. Church (*Amended by Ord. 2799, Sec. 1, 9/17/02*)
27. Clinic, medical
28. Convalescent, rest or nursing home
29. Delicatessen
30. Dental or medical offices
31. Drug store
32. Dry cleaning establishment
33. Dry goods store
34. Dwelling in conjunction with uses permitted within the B-2 district, provided that:
(*Added by Ord. 2877, Sec. 2, 6/21/05*)
 - a) Mixed residential and non-residential uses are located within the same structure(s); (*Added by Ord. 2877, Sec. 2, 6/21/05*)
 - b) Dwelling units shall be located on the floor above permitted non-residential uses; no more than 20% of the dwelling units may be located on the ground floor of a building; ground floor dwelling units must comply with the Americans with Disabilities Act of 1990, as amended; and (*Added by Ord. 2877, Sec. 2, 6/21/05*)
 - c) Dwelling density does not exceed one unit per 5,000 square feet of gross development area. (*Added by Ord. 2877, Sec. 2, 6/21/05*)
35. Exterminators

36. Fairgrounds, baseball park and stadium
37. Feed store
38. Florist
39. Food locker plant - renting only individual lockers for home customer storage of food; cutting and packaging of meats and game permitted but not including any slaughtering or eviscerating thereof
40. Funeral home, mortuary, or undertaking establishment
41. Furniture store, retail
42. Fur dyeing, finishing and storage; no tanning
43. Grocery store, retail
44. Group Care Facility
45. Hotel, motel, tourist home, all for transient occupancy except that not more than one-third (1/3) of the gross floor area may be used for apartments for permanent occupancy
46. Interior decorating shop
47. Jewelry store, including repairing of jewelry, watches, and clocks
48. Laboratory, dental or medical
49. Laundry, self-service only
50. Laundry, and/or dry cleaning pickup station
51. Library or reading room
52. Offices, professional and service
53. Package liquor store
54. Parking, see Off-street Parking Regulations, permitted in all setbacks
55. Parking lot
56. Pawn shop
57. Public health center

58. Restaurant or lounge
59. Seafood sales
60. Sign, see Section 95, Sign Regulations
61. Small animal clinic
62. Studio for professional work or teaching of any form of fine arts, photography, music, drama, dance, gymnastics, including commercial gymnasium
63. Theater
64. Variety store limited to the sale of items sold by any other use in this district
65. and other similar uses
66. Parking Garage (*Added by Ord. 2545, Sec. 2, 1/16/96*)

60.03 Uses Permitted on Review by the Planning Commission: See Section 42, Public Hearing Procedure; see Section 78, Buffer Strip Regulations. Additional conditions may be required.

1. RESERVED (*Repealed by Ord. 2545, Sec. 2, 1/16/96*)
2. Utilities
3. Firing Ranges
4. Hospitals
5. Automobile Sales (*Added Ord. 2550, Sec. 1, 4/2/96*)
6. Storage warehouses, renting only to individual lockers for customer storage of dry goods, and household goods permitted, but not including any type of food storage. (*Added by Ord. 2896, Sec. 1, 12/20/05*)
7. RESERVED
8. RESERVED
9. RESERVED
10. RESERVED

60.04 Area and Setback Regulations: Yards:

1. Front: A minimum of thirty (30) feet.

2. Side:

- A. Same as B-2 Neighborhood Business District: A minimum of fifteen (15) feet on one side. No side yard required on the other side. However, the structure cannot have any windows or doors opening on the side unless there is a minimum ten (10) foot side yard setback. All structures must meet the Fire Code.
- B. Zero lot line structures shall be constructed against the lot line on one side of a lot. No overhang, windows, doors, or other openings shall be permitted on this side. Where adjacent zero lot line structures are not constructed against a common lot line, the builder, developer, or owner must provide for a perpetual wall maintenance easement of five (5) feet in width along the adjacent lot and parallel with such wall.
- C. On a corner lot the side yard abutting a street right-of-way shall be minimum of thirty (30) feet.
- D. Where this district abuts an agricultural district, residential district or B-1 District, the landscape requirements shall be met. See Section 78, Buffer Strip Regulations.

3. Rear: None required.

Where this district abuts an agricultural district, residential district or B-1 District, the landscape requirements shall be met. See Section 78, Buffer Strip Regulations.

- 4. Lot Width: Same as B-2 Neighborhood Business District: A minimum of one (100) feet.
- 5. Lot Area: None required.
- 6. Shall be served by public sanitary sewer.
- 7. Height Regulations: No building or structure shall exceed three (3) stories in height. (*Amended by Ord. 2880, Sec. 2, 7/19/05*)