

CHAPTER 1167

B-3 General Business District

1167.01 Intent.

1167.02 Principal uses permitted.

1167.03 Principal uses permitted subject to special conditions.

CROSS REFERENCES

Nonconforming uses - see P.& Z. Ch. 1179

Accessory buildings - see P.& Z. Ch. 1181

Off-street parking and loading - see P.& Z. Ch. 1183

Signs - see P.& Z. 1187.03

Exterior lighting - see P.& Z. 1187.04

Walls - see P.& Z. 1187.07

Site Plan Review - see P.& Z. 1187.09

1167.01 INTENT.

The B-3 General Business District is designed to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the Local Business District or the Central Business District.

(Ord. 82-1970. Passed 11-2-70.)

1167.02 PRINCIPAL USES PERMITTED.

In a General Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in the Zoning Ordinance:

- (a) Any retail business or service establishment permitted in B-1 and B-2 Districts as Principal Uses Permitted and Uses Permitted Subject to Special Conditions.
- (b) Auto laundries (car wash) when completely enclosed in a building.
- (c) Bus passenger stations.
- (d) New and used car salesroom, showroom or office.
- (e) Other uses similar to the above uses.
- (f) Other structures and uses customarily incidental to the above permitted uses. (Ord. 82-1970. Passed 11-2-70.)

1167.03 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.

The following uses shall be permitted subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

- (a) Outdoor sales space for exclusive sale of new or secondhand automobiles, house trailers, or rental of trailers and/or automobiles, all subject to the following:
 - (1) The lot or area shall be provided with a permanent, durable and dustless surface, and shall be graded and drained as to dispose of all surface water accumulated within the area.
 - (2) Access to the outdoor sales area shall be at least sixty feet from the intersection of any two streets.
 - (3) No major repair or major refinishing shall be done on the lot.
 - (4) All lighting shall be shielded from adjacent residential districts.
- (b) Hotel or motel, subject to the following conditions:
 - (1) Access shall be provided so as not to conflict with adjacent business uses or adversely affect traffic flow on a major thoroughfare.
 - (2) Each unit shall contain not less than 250 square feet of floor area.
- (c) Business in the character of a drive-in or open front store, subject to the following conditions:
 - (1) A setback of at least sixty feet from the right-of-way line of any existing or proposed street must be maintained.
 - (2) Access points shall be located at least sixty feet from the intersection of any two streets (measured from the street right-of-way line extended to the curb or pavement).
 - (3) All lighting shall be shielded from adjacent residential districts.
 - (4) A six foot high completely obscuring wall shall be provided when abutting or adjacent districts are zoned for R, O-1, O-2, B-1, B-2 or B-3 Districts. The height of the wall shall be measured from the surface of the ground. Such wall shall further meet the requirements of Section 1187.07.
- (d) Veterinary hospitals or clinics, provided all activities are conducted within a totally enclosed main building and provided further that all buildings are set back at least 200 feet from abutting residential districts on the same side of the street.
- (e) Plant Materials Nursery for the retail sale of plant materials not grown on the site, and sales of lawn furniture, playground equipment and garden supplies subject to the following conditions:
 - (1) The storage and/or display of any materials and/or products shall meet all setback requirements of a structure.
 - (2) All loading and parking shall be provided off-street.
 - (3) The storage of any soil, fertilizer, or other loose, unpackaged materials shall be contained so as to prevent any affects on adjacent uses.

(Ord. 82-1970. Passed 11-2-70.)

- (f) Outdoor Theaters. Because outdoor theaters possess the unique characteristics of being used only after darkness and since they develop a concentration of vehicular traffic in terms of ingress and egress from their parking area, they shall be permitted in B-3 General Business Districts only. Outdoor theaters shall further be subject to the following conditions:

(1) The proposed internal design shall receive approval from the Building Inspector and the City Engineer as to adequacy of drainage, lighting and other technical aspects.

(2) Outdoor theaters shall abut a major thoroughfare and points of ingress and egress shall be available only from such major thoroughfare.

(3) All vehicles, waiting or standing to enter the facility, shall be provided off-street waiting space. No vehicle shall be permitted to wait or stand within a dedicated right of way.

(4) The area shall be so laid out as to prevent the movie screen from being viewed from residential areas or adjacent major thoroughfares. All lighting used to illuminate the area shall be so installed as to be confined within, and directed onto, the premises of the outdoor theater site.

(Ord. 57-76. Passed 6-7-76.)