

CHAPTER 1159  
B-3 Road Service District

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1159.1 PURPOSE.

It is the purpose of the B-3 Road Service District to allow the development of highway oriented commercial uses along the community's major thoroughfares. Both the intensity and the potential impact on residential uses are mitigated through lot width, setback and supplemental landscape standards.

1159.2 PRINCIPAL PERMITTED USES.

- A) Large Retail Establishments, as specified in CHAPTER 1174. (Ord. 2006-81, passed August 28, 2006)
- B) Specialty retail and commercial uses, including drug stores with or without drive-throughs. (Ord. 99-132, passed October 11, 1999)
- C) General merchandise and grocery stores.
- D) Specialty food stores.
- E) Home furnishings.
- F) Nursery and garden supply.
- G) Personal services.
- H) Business and cleaning services.
- I) Art Studios.
- J) Financial establishments with drive-through facilities subject to the additional standards in Section 1172.8.

- K) Restaurants, standard, with drive-through facilities subject to the additional standards in Section 1172.8.
- L) Convenience food stores, carryouts and mini-markets subject to the additional standards in Section 1172.8.
- M) Restaurant, fast food, with drive-through facilities subject to the additional standards in Section 1172.8.
- N) Taverns, bars and nightclubs.
- O) Fraternal and social associations.
- P) Motels and hotels.
- Q) Commercial entertainment, indoor, and commercial recreation, indoor.
- R) Theaters and concert halls, meeting and banquet halls.
- S) Commercial entertainment, outdoor, with structures set back at least 200 feet from any residential property.
- T) Vehicle sales, rental and services, not including farm equipment, semi tractor trailers and construction equipment.
- U) Automobile service stations, not including major repair, paint spraying or body work subject to the additional standards in Section 1172.6.
- V) Auto repair, body shops, automobile accessories subject to the additional standards in Section 1172.6.
- W) Automobile washing facilities subject to the additional standards in Section 1172.7. (Ord. 99-132, passed October 11, 1999)
- X) Vehicle storage.
- Y) Cellular or wireless communication systems. See Chapter 1188 for additional requirements.
- Z) Bakeries. (Ord. 99-132, passed October 11, 1999)
- AA) Publishing, printing, and blueprinting shops. (Ord. 99-132, passed October 11, 1999)
- BB) Child day-care centers subject to the additional standards in Section 1172.4. (Ord. 04-15, passed March 8, 2004)

- CC) Offices. (Ord. 04-155, passed January 10, 2005)
- 1) Business, professional and administrative offices.
  - 2) Offices of business and professional associations.
  - 3) Medical offices and clinics.
- DD) Sweepstakes/Internet Café with no more than five (5) Computerized Sweepstakes Devices per establishment. In a multi-tenant shopping center, an establishment shall mean each separate tenant space. (Ord. 11-64, passed August 8, 2011)

### 1159.3 CONDITIONAL USES

Animal hospitals, veterinarian clinics and kennels subject to the additional standards in Section 1172.11 (Ord. 04-155, passed January 10, 2005)

### 1159.4 ACCESSORY USES.

Accessory uses and structures are permitted as regulated by Section 1171.7.

### 1159.5 OBJECTIONABLE USES.

Processes and equipment employed and goods produced or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water-carried waste, and shall comply with the B-1 District standards in Chapter 1155. Objectionable noise shall be any noise prohibited by the Noise Ordinance.

### 1159.6 ENCLOSED BUILDINGS.

All businesses, services or processing shall be conducted wholly within a completely enclosed building, except for incidental display of merchandise, the sale of automotive fuel, lubricants and fluids at service stations, loading and unloading operations, parking, the outdoor display or storage of vehicles, materials and equipment.

### 1159.7 NIGHT OPERATION.

No building customarily used for night operation shall have any openings, other than stationary windows or required fire exits, within 200 feet of any residence district, and any space used for loading or unloading of commercial vehicles in connection with such operation shall not be within 100 feet of any residence district.

## 1159.8 DEVELOPMENT STANDARDS.

A) The following standards shall apply to all uses in B-3 Districts:

Table 1159: B-3 Development Standards  
(Ord. 99-132, passed October 11, 1999)

Minimum Lot Area	40,000 square feet
Minimum Lot Width	200 feet
Minimum Setbacks	
From any residential district	100 feet <sup>(a)</sup>
Front and Side	25 feet <sup>(a, b)</sup>
Rear	40 feet <sup>(a)</sup>
Maximum Impervious Surface Ratio	.90
Minimum Setback for Accessory Structures	
From any residential district	100 feet <sup>(a)</sup>
Front	(see note c)
Side	25 feet
Rear	40 feet
Maximum Height of Accessory Buildings	20 feet
(a) Minimum setback for all structures, uses, and parking, except where specifically stated otherwise.	
(b) For lots fronting on two streets, the principal building shall be set back from both streets according to the front setback of the district in which it is located.	
(c) Accessory structures are not permitted in a front yard.	

B) Landscaping. Landscaping shall be provided as specified in the Landscape Ordinance.

C) Site Plan. A site plan shall be submitted prior to obtaining a building permit as specified in Chapter 1135.

D) Height Regulations. No principal or accessory structures shall exceed three stories or forty feet in height, except as provided in Chapter 1181.

E) Parking And Driveway Structures. If the parking and/or driveway structure is located adjacent to a residential district, the setback requirements shall be as set forth in Table 1159. Parking and driveway structures not adjacent to any residential use or district shall (Ord. 99-132, passed October 11, 1999):

- 1) In the case of parking structures be set back from the front lot line not less than twenty-five feet.
- 2) Be set back from the side lot line not less than ten feet.
- 3) Be set back from the rear lot line not less than ten feet.