

## Zone District: **B-3 (Highway and Arterial Business District)**

Purpose. The standards of this district (B-3) are intended to provide areas along highways and arterial streets for location of business and services.

Setbacks:                      Front:                      25'                      Side:                      15'\*                      Rear:                      15'\*

\* Does not apply on the portion of the parcel adjacent to another parcel also in a business or Industrial zone. It does apply when the portion of the parcel is adjacent to a residential or special zone (streets and alleys not considered.).

Coverage:                      50%

Floor Area Ratio:                      1.5

Max. Height:                      50'                      (See Section 17-4-6 for additional setbacks required for structures over 35' in height)

Minimum Lot Width:                      50'

Minimum Lot Size:                      5,000 Square Feet

**Performance standards:** § 17-4-5(1).

**Outdoor Lighting**                      § 17-4-52 Outdoor Lighting Performance Standards.

**Off Street Parking**                      § 17-4-43 Off-street parking non-residential.

**Landscape:**                      Required. § 17-4-7

**Public Sidewalks:**                      § 17-4-44

**Permitted Uses** § 17-4-51(c)

### **Uses by right.**

- |  |                                 |                           |
|--|---------------------------------|---------------------------|
| 1. Accessory commissary                  | 17. Blood bank or donor station | 35. General service       |
| 2. Accessory community garden            | 18. Body art studio             | 36. Health club           |
| 3. Accessory dwelling unit, established  | 19. Bowling alley               | 37. Hospital              |
| 4. Accessory heliport, emergency medical | 20. Broadcasting studio         | 38. Hotel (Motel)         |
| 5. Adult day service center              | 21. Butcher shop                | 39. Instructional studio  |
| 6. Ambulance service                     | 22. Car wash                    | 40. Laundromat            |
| 7. Art gallery                           | 23. Catering service            | 41. Laundry service       |
| 8. Auditorium                            | 24. Charitable institution      | 42. Library               |
| 9. Automobile dealership                 | 25. Child care center           | 43. Massage establishment |
| 10. Automobile rental                    | 26. Civic club                  | 44. Mortuary              |
| 11. Bakery, retail                       | 27. Community center            | 45. Museum                |
| 12. Banquet hall                         | 28. Contractor's shop           | 46. Office, general       |
| 13. Bar, tavern                          | 29. Dog care facility           | 47. Office, medical       |
| 14. Beauty salon or barbershop           | 30. Farmers market              | 48. Office, professional  |
| 15. Bed and breakfast home               | 31. Financial drive-up facility | 49. Parking lot           |
| 16. Bed and breakfast inn                | 32. Financial institution       | 50. Parking structure     |
|  | 33. Funeral home                | 51. Pawnshop              |
|  | 34. Gas station                 | 52. Pet shop              |

**Uses by right.**

- |                                   |                                   |                              |
|-----------------------------------|-----------------------------------|------------------------------|
| 53. Pharmacy                      | 62. Restaurant, carry-out         | 70. School, general          |
| 54. Photography studio            | 63. Retail sales, auto parts      | 71. School, preschool        |
| 55. Precious metal purchaser      | 64. Retail sales, big box         | 72. Temporary farmers market |
| 56. Print shop                    | 65. Retail sales, garden center   | 73. Theater, general         |
| 57. Public utilities              | 66. Retail sales, general         | 74. Theater, multiplex       |
| 58. Recreation facilities, indoor | 67. Retail sales, liquor store    | 75. Truck stop               |
| 59. Religious institution         | 68. Retail sales, tires           | 76. Urgent care facility     |
| 60. Residence, established        | 69. School, college or university | 77. Wedding facility         |
| 61. Restaurant                    |                                   |                              |

**Uses by review.**

- |   |                                      |  |
|---|--------------------------------------|--|
| 1. Automobile repair, body shop               | 11. Hospice care facility            | 23. Shooting range                       |
| 2. Commercial, established                    | 12. Kennel (cattery)                 | 24. Storage facility, outdoor            |
| 3. Commissary                                 | 13. Laboratory                       | 25. Storage facility, self-storage       |
| 4. Community correctional facility or program | 14. Microbrewery                     | 26. Student Housing                      |
| 5. Crematory                                  | 15. Mobile home sales                | 27. Temporary retail sales, intermittent |
| 6. Flea market                                | 16. Parks, trails and open space     | 28. Tow service                          |
| 7. Food and drink processing facility, minor  | 17. Pawnshop, automobile             | 29. Transit station                      |
| 8. Food warehousing                           | 18. Payday loan agency               | 30. Truck sales and service              |
| 9. Heliport, emergency medical                | 19. Recreation facilities, general   | 31. Warehousing uses                     |
| 10. Homeless shelter                          | 20. Residence, condominium           | 32. Wholesaling uses                     |
|   | 21. Residence, multifamily           | 33. Wind Turbine                         |
|   | 22. Residence, watchman or caretaker |  |

**Conditional uses:**

- |   |  |                                       |
|---|--|---------------------------------------|
| 1. Accessory antenna                                | 13. Community garden   | 24. Retail sales, building materials  |
| 2. Accessory commercial patio                       | 14. Development in floodplain                                  | 25. Retail sales, retail marijuana    |
| 3. Accessory drive-thru                             | 15. Home based business  | 26. School, trade                     |
| 4. Accessory emergency generator                    | 16. Medical marijuana center (dispensary) (Limited use permit) | 27. Smoking lounge                    |
| 5. Accessory medical marijuana home cultivation     | 17. Mobile food vendor   | 28. Temporary construction yard       |
| 6. Accessory medical marijuana optional cultivation | 18. Recreational vehicle, sales and service                    | 29. Temporary mobile auto repair      |
| 7. Accessory solar array                            | 19. Rental shop, equipment                                     | 30. Temporary outdoor sales, seasonal |
| 8. Artist studio                                    | 20. Rental shop, general                                       | 31. Tower (Antenna)                   |
| 9. Automobile repair, lube shop                     | 21. Repair shop, consumer items                                | 32. Veterinary clinic                 |
| 10. Automobile repair, paintless dent repair        | 22. Repair shop, durable goods                                 | 33. Woodworking                       |
| 11. Automobile repair, repair shop                  | 23. Retail marijuana testing facility                          |                                       |
| 12. Brewpub   |  |                                       |