

**CHAPTER 27.14A
B-3 CORE AREA - BUSINESS**

Sections:

27.14A.010: Intent. A district which is intended to provide a variety of both commercial and residential uses. Commercial uses would typically include a mix of retail, office, restaurant, and other similar uses. This zone is based primarily on the core area plan adopted by the city for the area along the railroad corridor and is intended to further the goals and policies in that plan.

27.14A.020: Permitted Uses.

- (1) Assembly - light
- (2) Athletic club
- (3) Auto parking - structure
- (4) Auto parking – surface
- (5) Auto rental, limo, shuttle (taxi) services
- (6) Auto service station
- (7) Bed and breakfast
- (8) Bakery
- (9) Banks and financial institutions
- (10) Barber and beauty services
- (11) Bus station
- (12) Car wash, auto detailing shop
- (13) Catering establishments
- (14) Church
- (15) Community center
- (16) Day care - home (12 or fewer)
- center (13 or more)
- (17) Dwellings - single family
- duplex
- townhouse (2 attached units)
- townhouse (3 or more attached units)
- multi-family
- (18) Fairgrounds (public)
- (19) Film production studios
- (20) Food bank
- (21) Food processing - light
- (22) Funeral homes and crematoriums
- (23) Home occupations (refer to Section 27.20.060)
- (24) Hotel, motel
- (25) Jail Facilities (public)
- (26) Laboratories, tech research, development, and testing
- (27) Laundromats or dry cleaners
- (28) Libraries, museums, and similar cultural facilities

- (29) Manufacturing – light (no smoke, fumes, odor, dust)
- (30) Media (newspaper, radio, TV)
- (31) Media, towers, and facilities (accessory)
- (32) Microbreweries, wineries, distilleries, and tasting rooms
- (33) Office - professional/governmental
- medical with limited overnight stay
- (34) Parks
- (35) Pack and ship shops
- (36) Photographic studio
- (37) Police and fire stations
- (38) Post office
- (39) Print and copy shops
- (40) Recreation area, indoor
- (41) Repair shops (clothing, electronics)
- (42) Restaurants
- (43) Retail business
- (44) Schools – K-12 (public)
- post secondary (public)
- commercial
- (45) Safe houses
- (46) Tattoo parlors
- (47) Technology – research, design, engineering and telecommunication facilities
- (48) Theaters
- (49) Veterinary clinic - small animals

27.14A.030: Uses Which May Be Permitted By Conditional Use Permit.

- (1) Assembly halls/stadiums/convention hall facilities (includes public fair grounds, auditoriums, and racetracks)
- (2) Auto (RV, boats, motorcycles) sales and/or repair
- (3) Bars, taverns, and clubs (Administrative CUP)
- (4) Casino-accessory (refer to Section 27.34.040)
- (5) Group home - 8 or fewer persons
- 9 or more persons
- (6) Homeless shelters
- (7) HVAC/electrical/plumbing, sales/service
- (8) Recreation area, outdoor
- (9) Repair shops (appliance)
- (10) Residential care home or facility
- (11) Shooting/archery (indoor) (Administrative CUP)
- (12) Small engine sales, service, and repair
- (13) Utilities (primary distribution site)

27.14A.040: Property Development Standards.

- (1) Minimum Lot Area: N/A
- (2) Minimum Lot Width (ft): N/A
- (3) Minimum Yards (ft):
 - Front Yard - N/A
 - Side Yard - N/A
 - Side Corner - N/A
 - Rear Yard - N/A
 - Attached Garage (Front/Side Corner) - 20
 - Accessory Structures – See Section 27.20.020
- (4) Maximum Building Height (ft): 60 (unlimited with CUP)
- (5) Permitted Lot Coverage (%): N/A
- (6) Off-Street Parking (refer to Chapter 27.24)
- (7) Fences (see Section 27.22.040)
 - Maximum Fence Heights (ft):
 - Front - 4
 - Side - 6.5
 - Rear - 6.5
 - Side corner - 6.5
- (8) Signs (refer to Chapter 27.22)