

## B-3 DOWNTOWN COMMERCIAL DISTRICT

### § 156.215 GENERALLY.

This district is designed to provide for a wide range of retail, office, amusement and service uses normally found in a downtown or central business district. Commercial use of the highest density and intensity of use are permitted in this district. The regulations set forth in this subchapter, or set forth elsewhere in this chapter when referred to in this subchapter, are the district regulations in the B-3 Business District.

(Prior Code, § 56-331) (Am. Ord. of 12-4-2001; Am. Ord. 3840, § 1, 4-3-2012)

### § 156.216 PERMITTED USES.

In District B-3, no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for 1 or more of the following uses:

(A) Any retail business or service establishment supplying commodities or performing services such as the following:

- (1) Appliance and television shop;
- (2) Auto sales and service;
- (3) Bakery;
- (4) Barbershop;
- (5) Banks and detached banking facilities (ATM);
- (6) Beauty shop;
- (7) Bowling alley;
- (8) Cafe, enclosed;
- (9) Clothing store;
- (10) Department store;
- (11) Drugstore;
- (12) Furniture store;
- (13) Gift shop;
- (14) Hardware store;
- (15) Hotel and motel;
- (16) Jewelry store;
- (17) Laundry pickup and delivery station;
- (18) Parking garage;
- (19) Parking lots and other off-street parking facilities;
- (20) Plumbing shop;
- (21) Restaurant, enclosed;
- (22) Tavern;
- (23) Telephone exchange;
- (24) Variety store;
- (25) Apartments on floors other than the ground floor of commercial buildings;
- (26) Car wash facilities;
- (27) Detached banking facilities (ATM);
- (28) Child care centers or preschools, provided they meet child care center standards in §156.304(D)(1) through (14);
- (29) Personal and professional services;
- (30) Private schools, including but not limited to business or commercial schools, and dance or music academies;
- (31) Public and private charitable institutions;
- (32) Public parks, buildings and grounds;

(33) Public uses of an administrative, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, police and fire stations and other public buildings, structures and facilities;

(34) Sales and showrooms, including service facilities and rental of equipment, provided all displays and merchandise are within the enclosure walls of the buildings; and

(35) Stores or shops for the sale of goods at retail and/or wholesale.

(B) Any use permitted in the B-2 Business District.

(Prior Code, § 56-332) (Ord. 3253, § 8,9-7-1999; Am. Ord. of 12-4-2001; Am. Ord. 3840, § 1, 4-3-2012)

#### **§ 156.217 CONDITIONAL USES.**

The following conditional uses maybe located in the B-3 District, subject to the provisions hereof:

(A) Any conditional use permitted in the B-2 Commercial District;

(B) Towers, telecommunication facilities, antennas, subject to the provisions of §156.305 pertaining to same; and

(C) Enclosed manufacturing, provided it is not obnoxious or offensive by reason of emission of odor, dust, smoke, gas or noise. In authorizing the conditional use in the district, it shall be required that all storage of materials, products or equipment shall be within an enclosed building.

(Prior Code, § 56-333) (Ord. 3253, § 7, 9-7-1999; Am. Ord. of 12-4-2001; Am. Ord. 3840, § 1, 4-3-2012)

#### **§ 156.218 ACCESSORY USES.**

The following accessory buildings and uses are permitted in the B-3 District: buildings and uses customarily incidental to the permitted and conditional uses.

(Prior Code, § 56-334) (Am. Ord. 3840, § 1, 4-3-2012)

#### **§ 156.219 SETBACK AND HEIGHT REGULATIONS.**

(A) *Height.* No building in the B-3 District shall exceed 10 stories or 100 feet in height.

(B) *Yards.* No front, side or rear yard is required in the B-3 Business District.

(Prior Code, § 56-335) (Am. Ord. 3840, § 1, 4-3-2012)

#### **§ 156.220 PARKING REGULATIONS.**

No off-street parking spaces shall be required in the B-3 District.

(Prior Code, § 56-336) (Am. Ord. 3840, § 1, 4-3-2012)