

19.06.040 - B-3 general commercial and office district.

- (a) Statement of Intent. The B-3 general commercial and office district provides for stand-alone buildings housing businesses that satisfy basic shopping and service needs, including those that occur frequently and must, therefore, be located close to residential areas. Compatibility with adjacent uses in site design and use is expected in this district. In addition to commercial uses, a range of personal service establishments and business service uses, office uses, institutional and public uses, parking facilities, public services and utilities are allowed.
- (b) Permitted Uses.
  - (1) Accessory buildings and uses customarily incidental to any of the permitted uses, subject to the provisions of Section 19.10.070 of this Title.
  - (2) See use matrix in Appendix A.
- (c) Special Uses. See use matrix in Appendix A. Please note planned development are special uses in the B-3 district. See Section 19.09.010 of this Title for regulations, standards and application process.
- (d) Lot Requirements.
  - (1) Lot area requirements:
    - (A) In no case shall a lot or tract in the B-3 general commercial and office district be greater than ten acres in size.
    - (B) All lots or tracts shall be of adequate size to meet all the requirements of this Title. The requirements include, but are not limited to minimum building setbacks, provision of adequate parking, lot coverage limits, bufferyards, etc.
  - (2) Maximum lot coverage (all structures): Thirty-five percent.
  - (3) Minimum green space: Twenty-five percent.
- (e) Setbacks, Size and Height Restrictions—Principal Building.

Minimum setback from any street	25 feet or the height of the building, whichever is greater
---------------------------------	---

Minimum rear yard setback	25 feet or the height of the building, whichever is greater
Minimum side yard setback	15 feet or the height of the building, whichever is greater
Minimum setback from any residential lot line	25 feet or the height of the building, whichever is greater
Minimum parking setback, all sides	10 feet
Maximum building height	50 feet, not to exceed four stories

(f) Setbacks and Height Restrictions—Detached Accessory Buildings. All setbacks are the same as for principal buildings.

Maximum building height	20 feet
-------------------------	---------

(Ord. 4220 § A (part), 2007; Ord. 4018 § A (part), 2005)