

## Sec. 3-104. - B-6 Highway Interchange Commercial Classification.



(a) *Purpose and intent.* The purpose and intent of the B-6 Highway Interchange Commercial Classification is to provide a specialized classification for hotels, motels and tourist-related retail facilities near major highway interchanges.

(b) *Permitted principal uses and structures.* In the B-6 Highway Interchange Commercial Classification, no premises shall be used except for the following uses and their customary accessory uses or structures unless a use is found to be substantially similar in nature by the City Manager:

Automobile rental agencies.

Automotive service stations, Types A and B.

Bars as accessory uses to hotels and restaurants.

Barbershops and beauty shops.

Car washes.

Communication towers not exceeding 70 feet in height above ground level.

Convenience stores, with or without fuel dispensers.

Excavations only for stormwater retention ponds for which a permit is required by this Code.

Hotels/motels.

Laundry and dry cleaning off-site establishments.

Mobile food dispensing vehicles.

Publicly owned parks and recreational areas.

Restaurants, Types A and B.

Retail sales and service.

Tire sales.

(c) *Permitted special exceptions.* Additional regulations/ requirements governing permitted special exceptions are located in section 3-134.

Fireworks sales.

Houses of worship (refer to section 3-134(3)).

Nightclubs.

Pole/pylon signs within 1,000 linear feet of Interstate 4 (I-4) (refer to section 3-134(12)).

Professional or trade schools related to permitted uses.

Public uses not listed as a permitted principal use.

Public utility uses and structures (refer to [section 3-134\(1\)](#)).

Public uses not specifically allowed as a permitted use.

Schools, parochial, private or public.

(d) *Dimensional requirements.*

(1) *Minimum lot size:*

Area: 20,000 square feet.

Width: 100 feet.

(2) *Minimum yard size:*

Front yard: 40 feet.

Rear yard: 25 feet unless abutting any residential or mobile home zoned property, then 35 feet.

Side yard: ten feet unless abutting any residential or mobile home zoned property, then 35 feet.

Waterfront yard: 25 feet.

(3) *Maximum building height:* 40 feet.

(4) *Maximum lot coverage:* The total lot area covered with principal and accessory buildings shall not exceed 35 percent.

**SEC. 3-104(d)**

**DIMENSIONAL REQUIREMENTS**

**LOT STANDARDS**

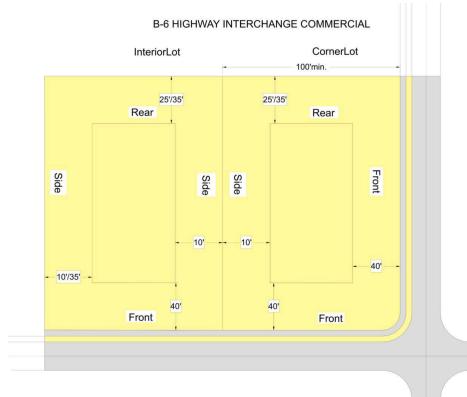
Lot size, min. (sq. ft.)	20,000
Width, min. (ft.)	100
Lot coverage, max. (%)	35

**SETBACKS, MINIMUM**

Front (ft.)	40
Rear (ft.)	25
Rear, abutting residential or mobile home (ft.)	35
Side(ft.)	10
Side, abutting residential or mobile home (ft.)	35
Waterfront (ft.)	25

**BUILDING STANDARDS**

Building height, max. (ft.)	40
-----------------------------	----



(e) *Final site plan requirements.* Final site plan approval meeting the requirements of division 3, article II of chapter 4 is required.

(Ord. No. 01-99, § 1(301.3), 11-3-1999; Ord. No. 22-02, 12-11-2002; Ord. No. 02-04, § 2, 5-5-2004; Ord. No. 02-12, § 2(Exh. A), 9-5-2012; Ord. No. 06-2023, § 5, 7-5-2023)