

**D. Minimum Livability Space: .27**

**E. Minimum Setbacks:**

1. Street: 20 feet

2. Interior: 17 feet

**F. Maximum Building Height: 3 stories/40'**

**14.20.04 Occupancy:** One (1) family or up to two (2) unrelated persons (see Section 14.04) per dwelling unit. A dwelling occupied by a family (but not by unrelated persons) may also have one (1) roomer.

(Ord. PL04727-050721, 07-01-2021; Ord. PL05188-100821, 11-18-2021; Ord. PL05168-100621, 12-08-2021; Ord. PL-5272-110121, 12-08-2021; 05-22-2024; Ord. A24-0640, 11-13-2024; Ord. A24-0917, 12-11-2024)

#### **14.21 B3 General Business**

**14.21.01** The B3 General Business District is primarily intended to accommodate a wide range of office, restaurant, retail, service, and multi-family residential uses in a mixed-use environment. The regulations for this district are intended to create a comfortable, healthy, safe, aesthetically pleasing, and pleasant environment for all appropriate uses.

#### **14.21.02 B3 Permissible Uses**

Use #	Use	B3	Reference
<b>1.0 Household Living</b>			
1.14	Multi-Family Dwelling in Mixed Use (up to 30 bedrooms)	L	15.04
1.15	Multi-Family Dwelling in Mixed Use (31-100 bedrooms)	CD	15.04
1.16	Multi-Family Dwelling in Mixed Use (> 100 bedrooms)	CD	15.04
<b>2.0 Group Living</b>			
2.05	Residential Care Facility	P	
2.07	Boarding House	L	15.10
<b>3.0 Transient Living</b>			
3.02	Shelter for Homeless, Category 1	L	15.12
3.03	Shelter for Homeless, Category 2	L	15.12
3.05	Bed and Breakfast, Category 2	L	15.13
3.06	Vacation Rental	L	15.14
3.07	Homestay Rental	L	15.05
3.08	Motel	CD	
3.09	Hotel, Small	P	
3.10	Hotel, Large	CD	
3.11	Hotel, extended stay	CD	
<b>4.0 Institutional</b>			
4.03	Funeral Home Establishment	P	
4.04	Crematorium	CD	
4.05	Cemetery	P	
4.06	Post Office	P	
<b>5.0 Government Uses</b>			
5.01	Government Cultural Facility	P	
5.02	Government Neighborhood Cultural Facility, Indoor Activity Only	P	
5.03	Government Neighborhood Cultural Facility, Includes Outdoor Activity	P	

Use #	Use	B3	Reference
5.04	Recreation Facility, Category 1	P	
5.05	Recreation Facility, Category 2	P	
5.06	Recreation Facility, Category 3	CD	
5.07	Event Venue, Category 1	P	
5.08	Event Venue, Category 2	P	
5.09	Event Venue, Category 3	CD	
5.12	Police Substation	P	
5.13	Utility Facility, Town	L	15.16
5.14	Utility Facility, Government, Neighborhood	L	15.16
5.15	Utility Facility, Government, Regional	L	15.16
5.16	Government Facility	P	
<b>6.0 Non-Government Utility Facility</b>			
6.01	Utility Facility, Neighborhood	L	15.16
6.02	Utility Facility, Regional	CD	15.16
<b>7.0 Wireless Communication</b>			
7.01	Small Wireless Collocation	L	15.18
7.02	Wireless Facility Collocation on Existing Wireless Support Structure or Utility Pole	L	15.17
7.03	Stealth Wireless Facility Attached to Existing Building or Structure	L	15.17
7.05	Non-stealth Wireless Facility Collocation on Electrical Transmission Towers	L	15.17
7.06	Stealth Wireless Support Structure	L	15.17
7.07	Non-stealth Wireless Support Structure	L	15.17
7.08	Emergency Response Communication Antenna	P	
<b>8.0 Assembly</b>			
8.01	Religious Assembly, Category 1	P	
8.02	Religious Assembly, Category 2	P	
8.03	Religious Assembly, Category 3	CD	
8.04	Club/Lodge	CD	
<b>10.0 Daycare</b>			
10.01	Child Daycare, Large	L	15.19
10.02	Child Daycare Center	L	15.19
10.03	Adult Daycare, Large	L	15.19
10.04	Adult Daycare Center	L	15.19
10.05	All Other Daycare	CD	
<b>11.0 General Sales and Service</b>			
11.01	Kennel	CD	15.20
11.02	Veterinary Office/Hospital with Outdoor Kennels	CD	15.20
11.03	Veterinary Office/Hospital without Outdoor Kennels	P	
11.04	Financial Institution $\leq 5,000 \text{ ft}^2$	P	
11.05	Financial Institution $> 5,000 \text{ ft}^2$	P	
11.06	Restaurants $\leq 3,500 \text{ ft}^2$	P	
11.07	Restaurant $> 3,500 \text{ ft}^2$ open to the public during 10 pm – 6 am	P	
11.08	Other Restaurants $> 3,500 \text{ ft}^2$	P	
11.09	ABC Store	P	15.66
11.10	Personal Service Establishments	P	
11.11	Retail Store up to $5,000 \text{ ft}^2$	P	
11.12	Retail Store more than $5,000$ but less than $25,000 \text{ ft}^2$	P	
11.13	Retail Store $25,000 \text{ ft}^2$ and greater	L	15.21
11.14	Business or Professional Office	P	
11.15	Medical Office, Category 1	P	
11.16	Medical Office, Category 2	P	
11.17	Medical Office, Category 3	P	
11.18	Medical Office, Category 4	P	
11.20	Medical Emergency Response	P	
11.21	Open Air Market, Recurring	L	15.22
11.22	Vehicle Sales and Service	L	15.23

Use #	Use	B3	Reference
11.23	Equipment Sales and Service	L	15.24
11.24	Moped Sales and Service	P	
11.25	Boat or Marine Craft Sales and Service	L	15.25
11.26	Impound Lot/Towing Service	L	15.26
11.27	Gas Station	CD	
11.28	Car Wash	CD	
11.29	Seasonal Retail Activities and Amusements	P	
11.30	Electric-Vehicle Charging Station	CD	15.65
<b>12.0 Recreation &amp; Entertainment Uses</b>			
12.01	Indoor Shooting Range	S	15.27
12.03	Indoor Theater	P	
12.04	Outdoor Theater	CD	
12.05	Event Venue, Category 1	P	
12.06	Event Venue, Category 2	P	
12.07	Event Venue, Category 3	P	
12.08	Campground and Recreational Vehicle Park	L	15.28
12.09	Coliseum	CD	
12.10	Recreation Facility, Category 1	P	
12.11	Recreation Facility, Category 2	P	
12.12	Recreation Facility, Category 3	CD	
<b>13.0 Agriculture</b>			
13.01	Garden, Community	L	15.29
13.02	Garden, Residential	L	15.30
13.09	Forestry	L	15.31
<b>14.0 Manufacturing</b>			
14.01	Microbrewery/Microdistillery	L	15.32
14.02	Brewpub	L	15.32
14.03	Brewery/Distillery	L	15.33
14.06	Winery	L	15.35
14.09	Machine/Welding Shop	L	15.37
<b>15.0 Parking</b>			
15.01	Parking Lot	L	15.39
15.02	Parking Structure	L	15.40
15.03	Park and Ride Lots	L	15.39
<b>16.0 Storage</b>			
16.01	Self-Storage Facilities	CD	15.41
16.04	Fuel Storage Facility	L	15.67
<b>17.0 Transportation</b>			
17.01	Passenger Terminals	CD	
17.02	Trucking or freight terminal $\leq 10,000 \text{ ft}^2$	CD	
<b>19.0 Particular Activities Which Pose Particular Concern About Public Health</b>			
19.01	Electronic and Internet Gaming	S	15.43
19.02	Adult Establishments	S	15.44
<b>Allowable Accessory Uses</b>			
A-1	Secondary suite	L	15.45
A-2	Home occupation	L	15.46
A-3	Accessory dwelling unit	L	15.47
A-4	Drive-through	CD	15.48
A-5	Outdoor display	L	15.49
A-6	Outdoor storage	L	15.50
A-7	Outdoor dining	L	15.51
A-8	Automated teller machine (ATM)	P	
A-9	Automated teller machine (ATM), freestanding	L	15.52
A-11	Poultry	L	15.54
A-12	Livestock, small	L	15.55

Use #	Use	B3	Reference
A-14	Bees	L	15.57
A-15	Garden, residential	L	15.58
A-16	Satellite receiving antennas less than 1 meter in diameter	P	
A-17	Satellite receiving antennas less than 2 meters in diameter	P	
A-18	Satellite receiving antennas 2 meters and greater in diameter	S	
A-19	Helistop	S	
A-20	Swimming pools, spas, and hot tubs	L	15.59
A-21	Caretaker's residence	L	15.60
A-22	Vehicular gate	L	15.61
A-24	Chemical storage facility	CD	
A-25	Open air market, accessory	L	15.22
A-26	Daycare, small	P	
A-27	Limited structure to enable recreational use of open rooftops	CD	14.03.07(F) 14.19.06(H)(8)(d)
A-28	Solar Energy System	L	15.64
A-29	Electric-Vehicle Charging Station	L	15.65
<b>Allowable Temporary Uses</b>			
T-1	Temporary family care structure	L	15.62
T-2	Temporary construction or repair dwelling	L	15.62
T-3	Temporary construction trailer	L	15.62
T-4	Temporary mobile medical unit	L	15.62
T-5	Temporary classroom	L	15.62
T-6	Temporary portable storage containers	L	15.62
T-7	Temporary staging	L	15.62
T-8	Temporary non-fixed site event venue	L	15.62
T-9	Carrier on wheels (cow)	L	15.62
T-10	Yard sales	L	15.62
T-11	Itinerant merchant/peddler	L	15.62
T-12	Open air market, temporary	L	15.62
T-13	Temporary Use 9.01 Public Colleges and Universities	L	15.62
T-14	Temporary Disaster Relief	L	15.62

#### **14.21.03 B3 Development Standards**

- A.** Minimum Gross Land Area: 5,000 square feet (see Subsection 14.03.02)
- B.** Minimum Lot Width: 50 feet (see Subsection 14.03.03)
- C.** Minimum Street Frontage: 40 feet (see Subsection 14.03.04)
- D.** Minimum Livability Space: .27 (see Subsection 14.03.05)
- E.** Minimum Setbacks: (see subsection 14.03.06)
  - 1. Street: 20 feet
  - 2. Interior: 17 feet
- F.** Maximum Building Height: 3 stories/45 feet (primary) – 4 stories/56 feet (secondary) (see subsection 14.03.07)

**14.21.04 Occupancy:** One (1) family or up to four (4) unrelated persons (see Section 14.04) per dwelling unit. A dwelling occupied by a family (but not by unrelated persons) may also have two (2) roomers.

(Ord. PL04727-050721, 07-01-2021; Ord. PL03370-112019, 10-21-2021; Ord. PL05188-100821, 11-18-2021; Ord. PL05168-100621, 12-08-2021; Ord. PL05272-110121, 12-08-2021; Ord. A24-0070, 05-22-2024; 05-22-2024; Ord. A24-0640, 11-13-2024; Ord. A24-0917, 12-11-2024)

## **14.22 OI Office/Institutional District**

**14.22.01** The OI Office/Institutional District is established to provide a zoning district which promotes the development of moderately intensive office and institutional uses which are oriented toward the provision of services versus the sale of products. Appropriate small-scale residential uses are allowed in this district to the point they support allowable office and institutional uses. The regulations for this district are intended to create a comfortable, healthy, safe, aesthetically pleasing, and pleasant environment for all appropriate uses.

### **14.22.02 OI Permissible Uses**

Use #	Use	OI	Reference
<b>2.0 Group Living</b>			
2.02	Family Care Institutions	L	15.07
2.03	Residential Reentry, Category 1	L	15.07
2.04	Residential Reentry, Category 2	L	15.07
2.05	Residential Care Facility	P	
<b>3.0 Transient Living</b>			
3.01	Home for Survivors of Domestic Violence	L	15.11
3.02	Shelter for Homeless, Category 1	L	15.12
3.03	Shelter for Homeless, Category 2	L	15.12
3.07	Homestay Rental	L	15.05
<b>4.0 Institutional</b>			
4.03	Funeral Home Establishment	P	
4.04	Crematorium	CD	
4.05	Cemetery	P	
4.06	Post Office	P	
<b>5.0 Government Uses</b>			
5.01	Government Cultural Facility	P	
5.02	Government Neighborhood Cultural Facility, Indoor Activity Only	P	
5.03	Government Neighborhood Cultural Facility, Includes Outdoor Activity	P	
5.04	Recreation Facility, Category 1	P	
5.05	Recreation Facility, Category 2	P	
5.06	Recreation Facility, Category 3	CD	
5.07	Event Venue, Category 1	P	
5.08	Event Venue, Category 2	P	
5.09	Event Venue, Category 3	CD	
5.12	Police Substation	P	
5.13	Utility Facility, Town	L	15.16
5.14	Utility Facility, Government, Neighborhood	L	15.16
5.15	Utility Facility, Government, Regional	L	15.16
5.16	Government Facility	P	
<b>6.0 Non-Government Utility Facility</b>			
6.01	Utility Facility, Neighborhood	L	15.16
6.02	Utility Facility, Regional	CD	15.16