

Sec. 47-6.13. - List of permitted and conditional uses, Heavy Commercial/Light Industrial (B-3) District.

District Categories—Automotive, Boats, Watercraft and Marinas, Commercial Recreation, Food and Beverage Sales and Service, Light Manufacturing, Lodging, Public Purpose Facilities, Retail Sales, Services/Office Facilities, Wholesale Trade, Storage and Warehousing, and Accessory Uses, Buildings and Structures.

EXPAND

A.	REQUIRED USES
1.	The portion of property fronting a navigable waterway must be used for marina or hotel marina, or shipyard use, see Section 47-23.8 , Specific Lot Uses.

EXPAND

B.	PERMITTED USES	C.	CONDITIONAL USES: See Section 47-24.3 .
1.	<i>Automotive</i>		
a.	Automotive Detailing and Alarm Systems.	a.	Car Wash, Outdoor Hand-wash.
b.	Automotive Sales, Rental, new or used vehicles, see Section 47-18.3 .	b.	Communication Towers, Structures, Station, se
c.	Automotive Parts & Supplies Store, including installation in wholly enclosed buildings, permitting wholesale sales.		
d.	Automotive Repair Shop, including major repair, see Section 47-18.4 .		
e.	Automotive Service Station, see Section 47-18.5 .		
f.	Car Wash, automatic, see Section 47-18.7 .		
g.	Motorcycle/Moped Sale, wholesale sales permitted.		
h.	Recreation Camper and Trailers, Sales and Rental, new or used, wholesale sales permitted, see Section 47-18.27 .		
i.	Taxi Lot/Operations.		
j.	Tire sales, including Retreading and Service, wholesale sales permitted.		
2.	<i>Boats, Watercraft and Marinas</i>		
a.	Marine Parts and Supplies Store.	a.	Charter and Sightseeing Boat, see Section 47-23.8 .
b.	Sailmaking.	b.	Hotel Marina, see Section 47-23.8 .
c.	Watercraft Repair, major repair, see Section 47-18.37 .	c.	Marina, see Section 47-23.8 .
d.	Watercraft Sales and Rental, new or used, see Section 47-18.36 .	d.	Marine Service Station see Section 47-18.20 .
		e.	Shipyard, see Section 47-23.8 .
		f.	Watercraft Sales, Rental, new or used, see Section 47-18
3.	<i>Commercial Recreation</i>		
a.	Billiard Parlor.	a.	Indoor Firearms Range, see Section 47-18.18 .
b.	Bingo Hall.		
c.	Bowling Alley.		
d.	Indoor Motion Picture Theater.		
e.	Performing Arts Theater.		
4.	<i>Food and Beverage Service, Retail and Wholesale</i>		
a.	Bakery.		
b.	Bar, Cocktail Lounge, Nightclub.		
c.	Cafeteria.		
d.	Candy, Nuts.		
e.	Catering Operation.		
f.	Convenience Kiosk. See Sec. 47-18.43 .		
g.	Convenience Store. See Sec. 47-18.43 .		
h.	Convenience Store, Multi-Purpose. See Sec. 47-18.43 .		
i.	Delicatessen.		
j.	Food and Beverage, Drive-Thru and Carry-Out.		
k.	Fruit and Produce Store.		
l.	Grocery/Food Store.		
m.	Ice Cream/Yogurt Store.		
n.	Liquor Store. See Sec. 47-18.43 .		
o.	Meat and Poultry Store.		
p.	Package Liquor Store. See Sec. 47-18.43 .		
q.	Restaurant.		
r.	Seafood Store.		
s.	Supermarket.		
5.	<i>Light Manufacturing</i>		
a.	Apparel, Textile, Canvas and related uses.		
b.	Contractors Yards.		
c.	Processing and Assembly of Previously Prepared Materials.		
6.	<i>Lodging</i>		

a.	Hotel, see Section 47-18.16.		
7.	<i>Public Purpose Facilities</i>		
a.	Bus Terminal, Railroad Station.	a.	Social Service Facility, see Section 47-18.31.
b.	Hospital.	b.	Communication Towers, Structures, and Stations, see Sec
c.	Civic and Private Clubs Facility.	c.	Addiction Treatment Center, see Section 47-18.31.
d.	Government Administration.	d.	Social Service Facility—General, see Section 47-18.31.
e.	Active and Passive Park, see Section 47-18.44.	e.	Radio Broadcast Facility, Production Facility, Radio, Televi
f.	Public/Private Recreation.		
g.	Police and Fire Substation.		
h.	Post Office Substation.		
i.	Railroad Freight and Passenger Depot.		
8.	<i>Retail and Wholesale Sales</i>		
a.	Antiques Store.	a.	Pain Management Clinic.
b.	Apparel/Accessories.		
c.	Arts & Crafts Supplies.		
d.	Art Studio.		
e.	Bait and Tackle.		
f.	Bicycles.		
g.	Books.		
h.	Camera, Photographic Supplies.		
i.	Card & Stationery.		
j.	Cigars, Tobacco.		
k.	Computers/Software.		
l.	Consignment, Thrift.		
m.	Cosmetics, Sundries.		
n.	Department Store.		
o.	[Reserved.]		
p.	Fabric, Needlework, Yarn.		
q.	Firearms Store.		
r.	Florist.		
s.	Flooring Store.		
t.	Furniture Store.		
u.	Gifts, Novelties, Souvenirs.		
v.	Glassware, China, Pottery.		
w.	Hardware.		
x.	Hobby Items, Toys, Games.		
y.	Holiday-Related Merchandise, Outdoor Sales, see Section 47-18.15.		
z.	Home Improvement Center.		
aa.	Household Appliances.		
bb.	Jewelry.		
cc.	Lawn and Garden Supplies, Furniture.		
dd.	Linen, Bath, Bedding.		
ee.	Luggage, Handbags, Leather Goods.		
ff.	Lumber Yards.		
gg.	Medical Supplies.		
hh.	Mobile Vendor, see Section 47-18.22.		
ii.	Music, Musical Instruments.		
jj.	Newspapers, Magazines.		
kk.	Nursery, Plants, Flowers.		
ll.	Office Supplies, Office Equipment.		
mm.	Optical Store.		
nn.	Paint, Wallpaper.		
oo.	Party Supply.		
pp.	Pawn Shop.		
qq.	Pet Store.		
qq-1.	Pharmacy.		
rr.	Shoe Store.		
ss.	Sporting Goods Store.		
tt.	Swimming Pools, Hot Tubs & Spas, supplies and service.		
uu.	Tapes, Videos, Music CD's.		
9.	<i>Services/Office Facilities</i>		
a.	Auction House.	a.	Adult Gaming Center, see Section 47-18.42.
b.	Check Cashing Store.		
c.	Child Day Care Facilities, Corporate/Employee Sponsors, see Section 47-18.8.	b.	Child Day Care Facilities, Large, see Section 4
d.	Contractors yards.	c.	Medical Cannabis Dispensing Facilities, see Se
e.	Copy Center.		

f.	Dry Cleaning, Laundering Plant.
g.	Equipment Rental.
h.	Film Processing Plant, including wholesale sales.
i.	Financial Institution, including Drive-Thru Banks.
j.	Fortunetellers and Psychic Readers.
k.	Funeral Home.
l.	Health and Fitness Center.
m.	Instruction: Fine Arts, Sports, Recreation, Dance, Music, Theater.
n.	Interior Decorator.
o.	Mail, Postage, Fax Service.
p.	Massage Therapist.
q.	Medical Clinic.
r.	Medical, Dental Office.
s.	Mover, Moving Van Service.
t.	Parking Facility, see Section 47-20 .
u.	Pest Control.
v.	Pet Boarding Facility, Domestic Animals Only.
w.	Personnel Services, including Labor Pools.
x.	Professional Office.
y.	Photographic Studio.
z.	Publishing Plant.
aa.	Security Systems.
bb.	Shoe Repair.
cc.	Swimming Pools.
dd.	Tailor, Dressmaking Store.
ee.	Tanning Salon.
ff.	Tattoo Artist.
gg.	Taxidermist.
hh.	Trade/Business School.
ii.	Travel Agency.
jj.	Veterinary Clinic, see Section 47-18.35 .
kk.	Watch and Jewelry Repair.
10.	<i>Storage Facilities</i>
a.	Self Storage Facility, see Section 47-18.29 .
b.	Warehouse Facility.
11.	<i>Accessory Uses, Buildings and Structures</i> (See also Section 47-19 .)
a.	Accessory uses to Hotels, see Section 47-19.8 .
b.	Catering Services.
c.	Child Day Care Facility, Corporate/Employee Sponsor, when accessory to a Professional Office, see Section 47-18.8 .
d.	Film Processing, when accessory to a permitted use.
e.	Outdoor Dining and Sidewalk Café, see Section 47-19.9 .
f.	Outdoor storage, see Section 47-19.9 .
g.	Video Games Arcade, when accessory to a shopping center.
h.	Warehouse Facilities.
i.	Outdoor Television and Motion Picture Production when Ancillary to Television and Motion Picture Production.
12.	<i>Urban Agriculture</i> See Section 47-18.41 .

(Ord. No. C-97-19, § 1(47-6.3.4), 6-18-97; Ord. No. C-97-26, § 2, 7-15-97; [Ord. No. C-11-14, §§ 3, 7, 6-21-11](#); [Ord. No. C-12-24, § 4, 7-10-12](#); [Ord. No. C-12-45, § 5, 12-4-12](#); [Ord. No. C-13-29, § 1, 8-20-13](#); [Ord. No. C-14-42, § 2, 10-21-14](#); [Ord. No. C-15-36, § 2, 10-20-15](#); Ord. No. [C-17-09](#), § 3, 5-16-17; Ord. No. [C-17-44](#), § 3, 11-7-17; [Ord. No. C-22-46](#), § 3, 10-18-22)

Secs. 47-6.14—47-6.19. - Reserved.

Sec. 47-6.20. - Table of dimensional requirements. (Note A)

EXPAND

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Sec. 47-19.9. - Outdoor uses.

- A. All uses, including sale, display, preparation and storage, shall be conducted within a completely enclosed building, except as follows:
1. *Garden center.* Outdoor retail sales of plant materials not grown on the site, home garden supplies and related garden merchandise, may be permitted as an accessory use only to a garden center.
 2. *Outdoor storage of goods and materials.* Outdoor storage of goods and materials including but not limited to machinery, supplies, inventory products, equipment and the like when permitted as an accessory use shall be subject to the following conditions:
 - a. Outdoor storage of goods and materials must be completely screened from abutting residential property and all public rights-of-way by a wall constructed in accordance with the requirements of [Section 47-19.5](#), Fences, Walls and Hedges. Such wall shall be a minimum of six and one-half (6½) feet in height and a maximum of ten (10) feet in height.
 - b. Outdoor storage of goods and materials must be completely screened from abutting nonresidential property by a wall in accordance with the requirements of [Section 47-19.5](#), Fences, Walls and Hedges. Such wall shall be a minimum of six and one-half (6½) feet in height and a maximum of ten (10) feet in height.
 - c. No machines, supplies, inventory products, equipment or materials other than landscaping exceeding the height of the wall shall be allowed in such permitted outdoor storage area.
 - d. All outdoor storage areas shall be required to meet the paving and drainage requirements for parking lots as provided in [Section 47-20](#), Parking and Loading.
 - e. Such walls in outdoor storage areas in an Industrial (I) district may be permitted to a maximum height of fifteen (15) feet, except where such wall is abutting residential property.
 - f. *Surface.* All outdoor storage areas shall have an adequately drained asphaltic concrete surface.
 3. *Outdoor display of vehicles or watercraft for sale or rental.*
 - a. Outdoor display of vehicles or watercraft for sale or rental shall be used exclusively for the display of new or used motor vehicles or watercraft for the purpose of sale or rental, but shall not be used for service of vehicles or parking of vehicles used by customers, visitors, and employees of such use.
 - b. All outdoor display areas shall be required to meet the paving and drainage requirements for parking lots as provided in [Section 47-20](#), Parking and Loading Requirements.
 - c. Outdoor display areas shall be considered a vehicular use area for purposes of [Section 47-21](#), Landscaping and Tree Preservation, however no outdoor storage area shall be permitted in a required yard.
 - d. *Surface.* All outdoor storage areas shall have an adequately drained asphaltic concrete surface.
 4. *Outdoor storage of vehicles or watercraft for sale, rental, service or repair.*
 - a. Outdoor storage of vehicles or watercraft for sale, rental, service or repair, is permitted as an accessory use to an automotive or watercraft sales or rental use and shall be used exclusively for the storage of new or used vehicles or watercraft, for the purpose of sale, service, rental but not for parking of vehicles used by the customers, visitors, and employees of the principal use.
 - b. All outdoor storage areas shall be required to meet the paving and drainage requirements for parking lots as provided in [Section 47-20](#), Parking and Loading Requirements.
 - c. Outdoor storage areas shall be considered a vehicular use area for purposes of [Section 47-21](#), Landscaping and Tree Preservation, however no outdoor storage area shall be permitted in a required yard.
 - d. *Surface.* All outdoor storage areas shall have an adequately drained asphaltic concrete surface.
 5. *Outdoor dining.*
 - a. *Outdoor dining areas.* Outdoor seating areas used for outdoor dining as an accessory use to a restaurant where permitted by the zoning district.
 - b. *Sidewalk café.* Outdoor seating areas used for sidewalk cafés may be permitted within the public right-of-way, as an accessory use to restaurants where permitted by the zoning district, subject to the requirements of Chapter 25, Article VII, of Volume I of the Code. Awnings located over a sidewalk café may be permitted in accordance with Section 25-22 of Volume I of the Code.
 6. *Drive-thru business.* Drive-thru businesses are permitted as an outdoor use as defined in [Section 47-35](#), Definitions.
 7. *Automotive service station.* Automotive service station refueling is permitted as an outdoor use as an accessory to an Automotive Service Station as provided in [Section 47-18.5](#).
 8. *Heliports and helistops and airports.* Heliports, helistops and airports are permitted as outdoor uses, as provided by [Section 47-18.14](#).
 9. *Holiday-related merchandise, outdoor sales.* See [Section 47-18.15](#).
 10. *Outdoor television and motion picture production when ancillary to television and motion picture production.* Outdoor filming and production activities are permitted as ancillary to an operating television and motion production facility, subject to the following:
 - a. Outdoor filming and production shall take place no closer than one hundred (100) feet to the nearest residential property.
 - b. Outdoor placement of materials and equipment shall be no closer than one hundred (100) feet to the nearest residential property.
 - c. All outdoor filming and production activity is subject to the Code of Ordinances Chapter 17, Noise Control.

(Ord. No. C-97-19, § 1(47-19.9), 6-18-97; [Ord. No. C-22-46](#), § 4, 10-18-22)

Sec. 47-19.10. - Pedestrian bridges.

Any elevated structure, the lower limit of which is more than sixteen (16) feet in height above grade, which is intended primarily for pedestrian use and bridges a city street, and which passes through airspace above city-owned property or rights-of-way when such airspace has been leased to the owner of the structure by the city, shall not be required to comply with the setback requirements contained in this section. Furthermore, such structures shall not be required to comply with the yard or setback requirements of the ULDR provided the plans for the bridges have been approved by the city commission.

(Ord. No. C-97-19, § 1(47-19.10), 6-18-97)

Sec. 47-19.11. - Watercraft rental concession.

A hotel may have one (1) or more watercraft rental concessions when operated in conformance with the pr