

Section 4-12 HIGHWAY BUSINESS DISTRICTS - B-3

4-12.1 INTENT

The B-3 Highway Business District is intended to accommodate and promote strip commercial developments and other compatible uses. Because these businesses generally draw their patrons from the motoring public, they require direct access to major streets and large lots for off-street parking and loading. These businesses are usually frequented by many people who often stay for extended periods of time.

4-12.2 PERMITTED USES

Any use listed under the PERMITTED USES section for the B-2 district would be permitted in the B-3 zone.

AUTOMOTIVE SALES - Used and new

COMMERCIAL ESTABLISHMENTS such as those which generate a substantial number of customers whose visits last for a varying length of time. Warehousing and wholesaling of any goods except explosives, flammable gases and/or liquids, and live animals.

HEALTH CARE/SERVICE ESTABLISHMENTS

TAVERNS/LOUNGES/NIGHT CLUBS

4-12.3 SPECIAL USES

CHURCHES and other places of formal worship

COMMERCIAL establishments or organizations having temporary or occasional exterior activities, such as food sales, wholesale distributions, craft sales, etc.

PAYDAY LOAN STORES (Ord 07-07)

4-12.4 LOT & STRUCTURE REQUIREMENTS

Every principal building erected in the B-3 district shall conform to the following requirements:

- | | |
|--|----------------|
| A) Minimum Lot Area | 20,000 Sq. Ft. |
| B) Minimum Lot Width | |
| 1) At the established building line | 125 Feet |
| C) Minimum Lot Depth | None |
| D) Minimum Set Backs | |
| 1) From front lot line | 50 Feet |
| 2) From any side lot line | 25 Feet |
| 3) From rear lot line | 25 Feet |
| 4) From principal structure on adjacent lot | 50 Feet |
| 5) From corner lot line on both street frontages | 50 Feet |
| 6) Accessory Buildings | |
| a) From principal building | 10 Feet |
| b) From rear lot line | 8 Feet |

c) From side lot line	5 Feet
d) Maximum structure height	25 Feet
E) Maximum Structure Height	35 Feet
F) Maximum Floor Area Ratio	1.5
G) Maximum Percentage of Lot Coverage	50%

4-12.5 OFF-STREET PARKING & LOADING SPACE REQUIREMENTS

4-12.5(A) Location:

A) Parking lots accessory to any commercial uses located in any Business district shall be located within five-hundred feet of the use serviced; provided that no portion of any such parking lot shall extend into any residential district.

B) In any Business district, off-street parking facilities for different buildings or uses may be provided collectively. The total number of spaces located together must equal or exceed the total sum of the spaces required for each individual use. All regulations governing the location of parking spaces in relation to the uses served must be observed.

C) No commercial vehicle exceeding five ton cargo capacity shall be parked, stored, or staged anywhere in this district except for normal loading, unloading, and service calls upon businesses.

D) Any access way (driveway) to any off-street parking lot or loading berth shall be located at least ten feet from any side lot line.

4-12.5(B) Minimum Required Number of Spaces:

All uses located within this district shall provide the minimum number of parking spaces and loading space as required in Article 6.