

SECTION 3.20**B-3 COMMUNITY BUSINESS**

3.20.010

Definition.

A business district to provide areas for the development of congregated community shopping areas, to serve the range of a number of neighborhoods of a major segment of the Planning Area. This district should be a business center and not a strip development.

3.20.020

Permitted Uses (B-3).

1. Accessory apartments.
2. Assembly hall, coliseum, stadium.
3. Automobile parking, commercial enterprise.
4. Automobile service station.
5. Car washing and waxing facility.
6. Caretaker apartment (See Chapter VII – Definitions).
7. Cellular communications tower.
8. Church and other place of worship.
9. Clinic, medical and dental.
10. College, business school, trade school, music conservatory, dance school; provided that no students reside on campus.
11. Day care center.
12. Drug store.
13. Food store, super market, delicatessen.
14. Financial institution.
15. Laundromat.
16. Laundry pick-up station.
17. Library, museum, and art gallery.
18. Lodge, fraternal and social organization, provided that any such establishment shall not be conducted primarily for gain.
19. Micro brewery
20. Micro distillery
21. Museum.
22. Offices, public and private.
23. Park and publicly owned recreational facility.
24. Pharmacy.
25. Public transportation shelter station.
26. Public utility service installation. (A minimum of five feet of landscaped area shall surround such building or structure.)
27. Radio and television broadcast station.
28. Restaurant.
29. Recreational facility.
30. Retail sales and service.
31. Shopping mall.
32. Storage, within the building, of goods intended for retail sales on the premises.
33. Theater, housed in permanent indoor structures.

3.20.030

Conditional Uses (B-3).

1. Bowling alley.
2. Commercial caretaker's facility in a detached accessory building in conjunction with a business.*

3. Commercial recreation area.
4. Convention hall facility.
5. Dwelling, duplex and multi-family.
6. Dwelling, resort. (See Chapter V – Performance Standards and Chapter VIII - Definitions)*
7. Dwellings in mixed-use building.
8. Electrical distribution station.
9. Health club.
10. Hotel, motel.
11. Lumber yard.
12. Marina (See Chapter 8 - Definitions)
13. Quasi-public building, non-profit.
14. Recycling drop-off station.
15. Tavern.
16. Taxidermist.
17. Temporary building, structure, or use.*
18. Water storage facility.

*Administrative Conditional Use Permit (See Section 2.06.045).

3.20.040

Bulk and Dimensional Requirements (B-3).

1. Minimum District Area: 5 acres.
2. Minimum Lot Area: Not applicable.
3. Minimum Lot Width: Not applicable.
4. Setbacks:
 - A. Minimum Yard Requirements:

Front:	20 feet
Side:	5 feet each.
Side Corner:	20 feet.
Rear:	15 feet.
 - B. A 20-foot setback is required from streams, rivers and unprotected lakes which do not serve as property boundaries.
 - C. Increase yard requirements as follows when property fronts:

County Road:*	10 feet.
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* Classified as a collector or major/minor arterial as defined in the County Master Plan or City-County Master Plan.
5. Maximum Height: 35 feet.
6. Permitted Lot Coverage: Not applicable.
7. Maximum Fence Height (Except as Otherwise Noted):

Front:	8 feet.
	(for security purposes only).

Side:	6 feet.
Rear:	6 feet.

8. Off-Street Parking: See Chapter VI – Parking and Loading.