

Zone District: **B-3 (Highway and Arterial Business District)**

Purpose. The standards of this district (B-3) are intended to provide areas along highways and arterial streets for location of business and services.

Setbacks: Front: 25' Side: 15'* Rear: 15'*

* Does not apply on the portion of the parcel adjacent to another parcel also in a business or Industrial zone. It does apply when the portion of the parcel is adjacent to a residential or special zone (streets and alleys not considered.).

Coverage: 50%
 Floor Area Ratio: 1.5
 Max. Height: 50' (See Section 17-4-6 for additional setbacks required for structures over 35' in height)

Minimum Lot Width: 50'
 Minimum Lot Size: 5,000 Square Feet

Performance standards: § 17-4-5(1).

Outdoor Lighting § 17-4-52 Outdoor Lighting Performance Standards.

Off Street Parking § 17-4-43 Off-street parking non-residential.

Landscape: Required. § 17-4-7

Public Sidewalks: § 17-4-44

Permitted Uses § 17-4-51(c)

Uses by right.

- | | | |
|--|---------------------------------|--------------------------------------|
| 1. Accessory commissary | 17. Blood bank or donor station | 35. General service |
| 2. Accessory community garden | 18. Body art studio | 36. Health club |
| 3. Accessory dwelling unit, established | 19. Bowling alley | 37. Hospital |
| 4. Accessory heliport, emergency medical | 20. Broadcasting studio | 38. Hotel (Motel) |
| 5. Adult day service center | 21. Butcher shop | 39. Instructional studio |
| 6. Ambulance service | 22. Car wash | 40. Laundromat |
| 7. Art gallery | 23. Catering service | 41. Laundry service |
| 8. Auditorium | 24. Charitable institution | 42. Library |
| 9. Automobile dealership | 25. Child care center | 43. Massage establishment |
| 10. Automobile rental | 26. Civic club | 44. Mortuary |
| 11. Bakery, retail | 27. Community center | 45. Museum |
| 12. Banquet hall | 28. Contractor's shop | 46. Natural medicine, healing center |
| 13. Bar, tavern | 29. Dog care facility | 47. Office, general |
| 14. Beauty salon or barbershop | 30. Farmers market | 48. Office, medical |
| 15. Bed and breakfast home | 31. Financial drive-up facility | 49. Office, professional |
| 16. Bed and breakfast inn | 32. Financial institution | 50. Parking lot |
| | 33. Funeral home | 51. Parking structure |
| | 34. Gas station | |

Uses by right.

- | | | |
|-----------------------------------|-----------------------------------|------------------------------|
| 52. Pawnshop | 62. Restaurant | 71. School, general |
| 53. Pet shop | 63. Restaurant, carry-out | 72. School, preschool |
| 54. Pharmacy | 64. Retail sales, auto parts | 73. Temporary farmers market |
| 55. Photography studio | 65. Retail sales, big box | 74. Theater, general |
| 56. Precious metal purchaser | 66. Retail sales, garden center | 75. Theater, multiplex |
| 57. Print shop | 67. Retail sales, general | 76. Truck stop |
| 58. Public utilities | 68. Retail sales, liquor store | 77. Urgent care facility |
| 59. Recreation facilities, indoor | 69. Retail sales, tires | 78. Wedding facility |
| 60. Religious institution | 70. School, college or university | |
| 61. Residence, established | | |

Uses by review.

- | | | |
|---|--------------------------------------|--|
| 1. Automobile repair, body shop | 11. Hospice care facility | 23. Shooting range |
| 2. Commercial, established | 12. Kennel (cattery) | 24. Storage facility, outdoor |
| 3. Commissary | 13. Laboratory | 25. Storage facility, self-storage |
| 4. Community correctional facility or program | 14. Microbrewery | 26. Student Housing |
| 5. Crematory | 15. Mobile home sales | 27. Temporary retail sales, intermittent |
| 6. Flea market | 16. Parks, trails and open space | 28. Tow service |
| 7. Food and drink processing facility, minor | 17. Pawnshop, automobile | 29. Transit station |
| 8. Food warehousing | 18. Payday loan agency | 30. Truck sales and service |
| 9. Heliport, emergency medical | 19. Recreation facilities, general | 31. Warehousing uses |
| 10. Homeless shelter | 20. Residence, condominium | 32. Wholesaling uses |
| | 21. Residence, multifamily | 33. Wind Turbine |
| | 22. Residence, watchman or caretaker | |

Conditional uses:

- | | | |
|---|---|---------------------------------------|
| 1. Accessory antenna | 13. Community garden | 25. Retail sales, building materials |
| 2. Accessory commercial patio | 14. Development in floodplain | 26. Retail sales, retail marijuana |
| 3. Accessory drive-thru | 15. Home based business | 27. School, trade |
| 4. Accessory emergency generator | 16. Medical marijuana center (dispensary) | 28. Temporary construction yard |
| 5. Accessory medical marijuana home cultivation | 17. Medical marijuana testing facility | 29. Temporary mobile auto repair |
| 6. Accessory medical marijuana optional cultivation | 18. Mobile food unit | 30. Temporary outdoor sales, seasonal |
| 7. Accessory solar array | 19. Recreational vehicle, sales and service | 31. Tower (Antenna) |
| 8. Artist studio | 20. Rental shop, equipment | 32. Veterinary clinic |
| 9. Automobile repair, lube shop | 21. Rental shop, general | 33. Woodworking |
| 10. Automobile repair, paintless dent repair | 22. Repair shop, consumer items | |
| 11. Automobile repair, repair shop | 23. Repair shop, durable goods | |
| 12. Brewpub | 24. Retail marijuana testing facility | |