

## CHAPTER 1157—"B-3" GENERAL BUSINESS DISTRICT

### 1157.01 PURPOSE

The purpose of the B-3 General Business District is to provide for areas for general retail, personal and household services that target local and regional residents. The

B-3 district should be well landscaped and provide plenty of parking to create an attractive yet safe place to shop and do business.

### 1157.02 PERMITTED USES

Permitted uses in this district shall be as follows:

- A. Clinics;
- B. Clubs;
- C. Convenience Stores;
- D. Fast Food Restaurants;
- E. Financial Institutions;
- F. Funeral Homes;
- G. Government Buildings;
- H. Hotels or Motels;
- I. Offices;
- J. Personal Service Establishments;
- K. Public Recreation Areas;
- L. Rental Halls;
- M. Restaurants;
- N. Retail Businesses;
- O. Taverns;
- P. Theaters.

### 1157.03 CONDITIONAL USES

The following conditional uses shall be permitted only if expressly authorized by the Planning Commission in accordance with Chapter 1195, Conditional Uses.

- A. Animal/Veterinary Hospitals;
- B. Automotive Repairs;
- C. Automotive Sales;
- D. Automotive Service Stations;
- E. Automotive Washing Establishments;
- F. Cellular or Wireless Communications Systems;
- G. Convenience Stores with Gas Pumps and/or Food Service;
- H. Child Day Care Centers;
- I. Drive-Through Facilities;
- J. Hospitals;

- K. Religious Places of Worship;
- L. Type A Family Day Care Homes.

**1157.04 ACCESSORY USES**

The following accessory uses shall be permitted in accordance with Chapter 1181, Supplementary District Regulations, except for signs which shall be regulated by Chapter 1191, Signs.

- A. Accessory Buildings and Uses customarily incidental to the principal use of the lot;
- B. Commercial Garages;
- C. Signs.

**1157.05 MAXIMUM HEIGHT**

The maximum height for all structures within this district shall be 45 feet.

**1157.06 MINIMUM LOT AREA**

The minimum lot size for a permitted structure housing one or more permitted uses shall not be less than 15,000 square feet in area.

**1157.07 MINIMUM LOT WIDTH**

For each permitted use within this district, there shall be a minimum lot width of 50 feet at the public road right-of-way.

**1157.08 MINIMUM FRONT YARD SETBACK**

- A. For properties along State Route 28 east of Service Road, the minimum front yard setback shall be thirty (30) feet from the right-of-way line.
- B. For all other properties located within a B-3 Zoning District, the minimum front yard setback shall be fifteen (15) feet from the right-of-way line.

**1157.09 MINIMUM REAR YARD SETBACK**

The minimum rear yard setback for properties in this district shall be twenty (20) feet from the rear lot line.

**1157.10 MINIMUM SIDE YARD SETBACK**

The minimum side yard setback for properties in this district shall be fifteen (15) feet from each side lot line.

**1157.11 OTHER REQUIREMENTS**

The principal structure shall cover less than 50% of the lot.

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