

## SECTION 64

### B-3, BUSINESS PARK DISTRICT

#### SECTION

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**10-64-1: PURPOSE.** The purpose of the B-3, Business Park District is to provide for a mix of compatible commercial, light industrial, and similar uses that are ideally situated near the periphery of primary commercial areas or in transitional areas. The uses in the District are limited to exclude the more intensive industrial uses and uses that require significant outdoor storage. The types of uses contemplated by this District include office and meeting space, warehousing, wholesaling, destination retail, light manufacturing, and other uses compatible and complementary to the District. (Ord 206, SS 11/23/15)

**10-64-2: PERMITTED USES.** Subject to applicable provisions of this Ordinance, the following are permitted uses in a B-3 District:

- A. Building material sales.
- B. Chemical dependency treatment center.
- C. Club or lodge.
- D. Commercial printing establishments.
- E. Conference centers and reception halls.
- F. Garden supply store.
- G. Hospital.
- H. Hotels.
- I. Liquor sales, on-Sale.
- J. Mortuaries and funeral parlors.

- K. Nursery, commercial.
- L. Nursing home.
- M. Office business, clinic.
- N. Office business, general.
- O. Personal service.
- P. Personal wireless service antennas located on a public structure or existing tower as regulated by Chapter 22 of this Ordinance.
- Q. Pet shop.
- R. Public buildings, uses, or utilities.
- S. Recreational business.
- T. Research, experimental, or testing laboratories.
- U. Restaurant.
- V. Retail business.
- W. Service business, off-Site.
- X. Service business, on-Site.
- Y. Temporary/seasonal outdoor sales as regulated by Section 10-17-13 of this Ordinance.
- Z. Veterinary clinic.
- AA. Wholesale showrooms/warehousing.
- BB. Clubs & Lodges
- CC. Hospitality Business
- DD. Religious Institution
- EE. Theater
- FF. Brewery with Taproom

GG. Microdistillery with Cocktail Room

**10-64-3: ACCESSORY USES.** Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in a B-3 District:

- A. Accessory and secondary use antennas as regulated by Chapter 18 of this Ordinance.
- B. Off-street parking and loading as regulated by Chapter 19 of this Ordinance.
- C. Structures for a use accessory to the principal use provided such structure shall not exceed thirty (30) percent of the gross floor space of the principal use.

**10-64-4: CONDITIONAL USES.** Subject to applicable provisions of this Ordinance, the following are conditional uses in the B-3 District and require a conditional use permit based upon procedures set forth in Chapter 6 of this Ordinance:

- A. Automobile repair, major.
- B. Automobile repair, Minor.
- C. Automobile sales.
- D. Automobile service station.
- E. Commercial, private, and public satellite dish transmitting or receiving antennas greater than two (2) meters in diameter as regulated by Chapter 22 of this Ordinance.
- F. Essential services involving transmission pipelines and transmission or substation lines in excess of 35 kv and up to 100 kv, provided that the applicable provisions of Chapter 25 of this Ordinance are determined to be satisfied.
- G. Garage, public.
- H. Motor fuel station.
- I. Outdoor sale and rental as an accessory use provided that:
  - 1. The outside sales areas meet principal building setback requirements.
  - 2. Outside sales areas are landscaped and fenced or screened from view of neighboring residential uses or an abutting residential district.

3. All lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences.
  4. Areas are asphalt or concrete surfaced.
  5. The use does not take up parking space or loading areas as required for conformity to this Ordinance.
  6. Additional parking, pursuant to Chapter 19 of this Ordinance is provided for said space.
- J. Parking ramp.
- K. Personal wireless service antennas not located upon a public structure or existing tower as regulated by Chapter 22 of this Ordinance.
- L. Satellite antennas greater than two (2) meters in diameter as regulated by Chapter 22 of this Ordinance.
- M. Truck stop.

**10-64-5: INTERIM USES.** Subject to applicable provisions of this Ordinance, the following are interim uses in the B-3 District and require an interim use permit based upon procedures set forth in and regulated by Chapter 7 of this Ordinance:

- A. Excavation, filling, or grading of more than one hundred (100) cubic yards not related to an approved subdivision or site plan, provided that:
1. The use will be in compliance with the provisions of Chapter 31 of this Ordinance and other provisions of the City Code.
  2. The interim use permit shall terminate at a date determined by the City Council to be adequate to allow for completion of the operation based upon:
    - a. The quantity of material to be removed and the plan of operation
    - b. Compatibility with present and future land uses in the area.
    - c. Compliance with the requirements of the Zoning Ordinance and conditions specific to the interim use permit approval.
- B. Farms, farmsteads and farming.

**10-64-6: LOT AREA AND SETBACK REQUIREMENTS.** The following minimum requirements shall be observed in a B-3 District, subject to additional requirements, exceptions and modifications set forth in this Ordinance:

- A. Lot Area: Twenty-five thousand (25,000) square feet.
- B. Lot Width: One hundred (150) feet.
- C. Setbacks:
  - 1. From Streets:
    - a. Collector or Arterial Streets: Fifty (50) feet.
    - b. Local Streets: Thirty-five (35) feet.
  - 2. Side Yards: Twenty (20) feet, except that side yards abutting a residential district shall be no less than twenty-five (25) feet.
  - 3. Rear Yards: Twenty-five (25) feet.
- D. Wetland setback for all structures: Thirty (30) feet from the delineated edge.

**10-64-8: BUILDING HEIGHT / LOT COVERAGE**

- A. Structures shall not exceed forty (40) feet in height.
- B. Impervious surfaces shall not exceed eighty (80) percent of the lot area.