

- (3) *B3 General Commercial District.* The B3 General Commercial District is intended to accommodate those motorist-oriented commercial activities which may be incompatible with uses in other business districts, and whose service area is not confined to any one neighborhood or community. This district is generally located along major commercial arterials.
- a. *General conditions.*
 1. Dwelling units are permitted only above the first floor, except that in a hotel or motel, lodging rooms are permitted on the first floor.
 2. All business establishments shall be retail or service establishments unless otherwise provided herein.
 - b. *Permitted uses.*
 1. Any use permitted in the B2 District, except as specified in Subsection (b)(3)a of this section;
 2. Amusement establishments within enclosed buildings: Bowling alleys, gymnasiums, swimming pools, skating rinks, handball court, archery lanes, tennis courts and other similar uses;
 3. Animal hospital or veterinary services, provided all kennels are within completely enclosed buildings;
 4. Auction rooms;
 5. Automobile rental;
 6. Automotive repair shops but not body shops;
 7. Bakeries with retail, wholesale and garage facilities;
 8. Boat storage, sales and repairs and uses incidental thereto;
 9. Bus stations;
 10. Exterminating shops;
 11. Furniture refinishing shops;
 12. Hotel;
 13. House and office cleaning service;
 14. Greenhouses, retail sales on-premises;
 15. Golf driving ranges and par three courses;
 16. Lawnmower shops;
 17. Machinery, vehicle and equipment sales all within enclosed buildings;
 18. Cemetery monument sales, including outdoor display of monuments;
 19. Motel;
 20. Motor vehicle sales and automotive equipment sales;
 21. Outdoor cafe/beer garden;
 22. Parking lots and storage garages for motor vehicles;
 23. Railroad passenger stations;
 24. Recreational vehicle sales;
 25. Schools, commercial or trade;
 26. Taverns and cocktail lounges;
 27. Trailer sales;
 28. Truck rental;
 29. Used car lots.
 - c. *Conditional uses.* The following may be allowed in B3 District subject to the provisions of [Section 42-272](#).
 1. Planned unit developments as provided for in [Section 42-273](#) for permitted and conditional uses in the B3 District;
 2. Gasoline service stations in accordance with Subsection (b)(2)c.14 of this section;
 3. Feed stores;

4. Kennels;
 5. Drive-in establishments:
 - (i) Restaurants;
 - (ii) Banks and financial institutions;
 - (iii) Carwashes;
 - (iv) Theaters;
 - (v) Hospitals;
 - (vi) Body shops;
 - (vii) Welding shops;
 - (viii) Wholesale establishments;
 6. Communication towers, including, but not limited to, radio, television, microwave relay, cellular phone and all other towers. Television and radio antennas 30 feet or less in height are not included in this listing;
 7. Storage and warehousing establishments;
 8. Building material sales with accessory outdoor display of merchandise within a screened area as approved by the Plan Commission;
 9. Sheltered workshops;
 10. Private outdoor recreational activity as either the principal or accessory use;
 11. Hatcheries within completely enclosed buildings. No hatchery shall in any manner create or cause any nuisance, including, but not limited to, noise or odor;
 12. Research and development activities;
 13. Miniwarehouses, provided that the following conditions are met:
 - (i) All storage materials shall be kept entirely within the buildings. No outdoor storage is permitted;
 - (ii) The selection of building materials and design shall be compatible with the character of the surrounding neighborhood;
 14. Production of cabinets, countertops, mattresses and other household furnishings for retail sale only, not manufacturing for wholesale;
 15. Microbreweries with or without on-site food sales;
 16. Lodginghouses, roominghouses or boardinghouses located above the first floor;
 17. Large developments as defined by having any one of the following characteristics:
 - (i) Any development containing a building with a ground floor footprint of 25,000 square feet or more, as measured at the building foundation;
 - (ii) Any development on a single site containing five or more acres or the development of multiple sites that collectively total five acres or more when said multiple sites are developed with any common link or nexus, including, but not limited to, shared infrastructure or physical site improvements;
 - (iii) Any development that contains more than one building per site, lot or parcel;
 18. Brewpubs.
- d. *Lot area.* None.
- e. *Lot width.* None.
- f. *Maximum building height.* None.
- g. *Minimum setback requirements:*
1. Front yard: 25 feet;
 2. Corner side yard: 25 feet;
 3. Side yard: Ten feet or none if a common party fire wall is provided;
 4. Rear yard: Ten feet.

Adjoining a residence district: where a building or structure is located on a lot which adjoins a residence district, a side yard setback equal in dimension to the height of the building or structure and a rear yard setback equal in dimension to the height of the building or structure or 25 feet, whichever is greater, shall be provided.

- h. *Green area.* Not less than ten percent of the gross lot area shall be permanently set aside, planted and maintained as green area.
- i. *Off-street parking and loading.* Provided as required in [Sections 42-360](#) and [42-361](#).