

## TITLE SEVEN – ZONING DISTRICT USE REGULATIONS

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### CHAPTER 1167 “B-3” Central Business District.

- 1167.01 Permitted Uses.
  - 1167.02 Conditionally Permitted Uses.
  - 1167.03 Building Height.
  - 1167.04 Required Lot Area and Lot Width.
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  - 1167.08 Off-Street Parking and Loading Requirements.
  - 1167.09 General Regulations.
  - 1167.10 Wind Generator(s): Low and High Impact Regulations.
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#### CROSS REFERENCES

- Computation of required yards - See P. & Z. 1133
  - General regulations - See P. & Z. 1133
  - Signs - See P. & Z. 1185
  - Special provisions - See P. & Z. 1187
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#### **1167.01 PERMITTED USES.**

In a “B-3” Central Business District, no land or building shall be used or changed in use and

No building shall be located, erected, or structurally altered,

Unless otherwise provided herein,

Except for one or more of the following:

- A. Automotive repair.
- B. Automotive sales.
- C. Billboards.
- D. Business services.
- E. Commercial schools.
- F. Drive-in commercial uses.

- G. Entertainment facilities.
- H. Food processing.
- I. Mortuaries/Funeral Homes, subject to the conditions listed in Chapter 1159.
- J. Motel.
- K. Offices and banks.
- L. Parking lots.
- M. Personal services.
- N. Professional services.
- O. Public service facility.
- P. Public uses.
- Q. Retail business.
- R. Restaurant.
- S. Semipublic uses.
- T. Service station.
- U. Social activities.
- V. Theatre.
- W. Use of Public Sidewalk(s) for Outdoor Cafes.
- X. Wholesale business.
- Y. Accessory uses.  
(Ord. 5-97. Passed 2-4-97.)

**1167.02 CONDITIONALLY PERMITTED USES.**

In a "B-3" Central Business District, the following uses shall be classed as conditionally permitted uses, and

May be permitted by the Board of Zoning Appeals,

Subject to the general conditions as set forth in Chapter 1137, and

Subject to the conditions noted:

- A. Apartment Unit (see Chapter 1157).
- B. Light Manufacturing.
  - 1. Light manufacturing uses shall consist of the permitted uses as listed in Chapter 1169.
  - 2. The proposed use shall comply with the performance requirements as specified in Chapter 1187.

(Ord. 5-97. Passed 2-4-97.)

**1167.03 BUILDING HEIGHT.**

No building shall hereafter be erected or structurally altered to a height exceeding thirty-five (35') feet.

(Ord. 5-97. Passed 2-4-97.)

**1167.04 REQUIRED LOT AREA AND LOT WIDTH.**

- A. Minimum lot area shall be not less than ten thousand (10,000) square feet.
- B. No minimum lot width requirement.

(Ord. 5-97. Passed 2-4-97.)

**1167.05 YARDS REQUIRED.**

- A. Front Yard: - Minimum of thirty-five (35') feet from the nearest right-of way line.
  - 1. In established business and commercial areas, the building setback line shall be the uniform setback line observed on the same side of the street as the lot in question between two intersecting streets, or  
  
For a distance of one-hundred (100') feet on each side of the lot.
  - 2. In the event of variance of the abutting property, the setback that is nearest to thirty-five (35') feet from the right-of-way line shall prevail as the minimum setback.

B. Side Yard Setback: - A side yard is not required unless the side yard of a "B-3" District abuts a lot in a residential district, then a minimum side yard setback of twenty (20') feet will be required.

C. Rear Yard: - Each lot shall have a minimum rear yard setback of twenty (20') feet.

(Ord. 5-97. Passed 2-4-97.)

**1167.06 PERCENTAGE OF LOT COVERAGE.**

All buildings including accessory buildings shall not cover more than seventy-five (75%) percent of the area of the lot.

(Ord. 5-97. Passed 2-4-97.)

**1167.07 PERMITTED SIGNS.**

The provisions of Chapter 1185 shall apply in this district.

(Ord. 5-97. Passed 2-4-97.)

**1167.08 OFF-STREET PARKING AND LOADING REQUIREMENTS.**

The provisions of Chapter 1183 shall apply to this district.

(Ord. 5-97. Passed 2-4-97.)

**1167.09 GENERAL REGULATIONS.**

The provisions of Chapter 1181 shall apply to this district.

(Ord. 5-97. Passed 2-4-97.)

**1167.10 WIND GENERATOR(S): LOW AND HIGH IMPACT REGULATIONS.**

The provisions of Chapter 1187 shall apply.