

Sec. 63. B-3 Regional Business District.

(a) *B-3 District intent.* This district consists of areas where the widest range of commercial uses are permitted at the highest degree of intensity. The district encourages commercial centers to serve the community or region at-large. Commercial activity may be conducted either indoors or, with few exceptions, outdoors. The B-3 District also allows for institutional uses which are compatible with commercial activities.

(b) *B-3 District use regulations.* Accessory and combined uses and structures may be permitted subject to § 25 *Combined principal and accessory uses*, and similar uses to those listed below may also be permitted subject to § 26 *Interpretation of uses*. All uses listed in this district are defined by § 350 *Uses defined*.

(1) *Permitted uses.* The following uses shall be permitted subject to appropriate permits being issued in accordance with this ordinance:

a. *Agricultural uses.*

- kennel

b. *Residential uses.*

- combination dwelling

b. *Institutional uses.*

- animal shelter
- cemetery
- club
- community center
- community facility
- country club
- day care center
- hospital
- park
- place of worship
- public assembly center
- public utility service
- school

c. *Commercial uses.*

- animal hospital
- bank or financial service
- broadcast studio
- business or professional office
- business support service
- car wash
- clinic
- commercial school
- convenience store
- entertainment, indoor

- entertainment, outdoor
- funeral home
- garden center or nursery
- general retail business, unenclosed
- general retail business, enclosed
- home improvement center
- laundry service
- medical support service
- mini-warehouse, subject to § 113
- open air market
- personal service
- recreation, indoor
- recreation, outdoor
- restaurant, fast food
- restaurant, standard
- shopping center, community or regional
- shopping center, neighborhood
- specialty retail center, subject to § 114
- tourist home
- vehicle repair service
- vehicle sales or rental
- vehicle service station

d. *Industrial uses.*

- construction service
- maintenance service
- transmission tower
- vehicle and equipment sales, major

e. *Temporary uses.*

- seasonal sales
- special event

(2) *Conditional uses.* The following uses shall be permitted subject to a conditional use permit being granted by the Planning and Zoning Commission and further subject to appropriate permits being issued in accordance with this ordinance.

*Institutional uses.*

- public utility facility

(c) *B-3 District dimensional regulations.* Except as provided in Art. III, *Supplemental District Regulations*, the following dimensional standards shall be required:

Minimum lot area:	none
Minimum lot width:	150 feet
Minimum front yard:	35 feet
Minimum side yard:	10 feet
Minimum rear yard:	35 feet
Maximum building height:	35 feet

(d) B-3 District site development regulations. The following additional regulations shall be required:

(1) Off-Street Parking and Loading Regulations, in accordance with §§ 170-189.

(2) Screening and Buffer Yard Regulations, in accordance with §§ 190-209.

(3) Sign Regulations, in accordance with §§ 210-299.

Secs. 64-69. Reserved.