

**ARTICLE XIV**  
**B-3 -- COMMUNITY BUSINESS DISTRICT**

**Preamble:**

The B-3 Community Business District is established to cater to the needs of a larger consumer population and is generally characterized by an integrated or planned cluster of establishments served by a common parking area and generating large volumes of vehicular and pedestrian traffic.

**Sec. 1400. Principal Uses Permitted:**

In a Community Business District; no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance:

- A. Any retail business or service establishment permitted in B-1 and B-2 Districts, subject to the regulations applicable in the following sections of this Article.
- B. All retail businesses, or service establishments or processing uses as follows:
  - 1. Any retail business whose principal activity is the sale of merchandise in an enclosed building.
  - 2. Any service establishment of an office, showroom, or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer; or an establishment doing radio or home appliance repair, photographic reproduction, and similar service establishments that require a retail adjunct.
  - 3. Fraternal organizations, lodge halls, and clubs.
  - 4. Indoor commercial recreation establishments such as a bowling alley, billiard hall, indoor archery range, indoor tennis court, indoor skating rink or similar establishments.
  - 5. Theaters, assembly halls, concert halls or similar places of assembly when conducted completely within enclosed buildings.
  - 6. Business schools and colleges or private schools operated for profit.
  - 7. Other uses similar to any of the above uses.
  - 8. Accessory buildings and uses customarily incident to the above permitted uses, subject to Article XVIII, Section 1803.
- C. Commercial kennel.

**Sec. 1401. Uses Permitted on Special Approval:**

The following uses shall be permitted subject to the conditions herein imposed, and the provisions of Section 1807:

- A. Open air business uses when developed in planned relationship with the B-3 District as follows:
  - 1. Retail sales of plant material not grown on the site and sales of lawn furniture, playground equipment, and garden supplies.
  - 2. Recreational space providing children's amusement park and other similar

recreation when part of a planned shopping center. Such recreation space shall be fenced on all sides with not less than a four (4) foot chain link type fence.

- B. Automobile service centers, when developed as a part of a larger planned shopping center designed so as to integrate the automobile service center within the site plan and architecture of the total shopping center; and provided further that a building permit shall not be issued separately for the construction of any automobile service center within the B-2 District.
- C. All businesses not listed under B-1, B-2, and B-3, and not concerned with manufacturing or industrial activity.

**Sec. 1402. Required Conditions:**

In the case of planned shopping centers, or extensions thereof, all site plans shall be submitted to the Planning and Zoning Commission for its review and recommendation prior to the issuance of a building permit.

Approval shall be contingent on a finding that (1) The site plan shows a proper relationship between local streets and any proposed service roads, driveways, and parking areas to encourage pedestrian and vehicular traffic safety, and (2) All the development features including the principal building or buildings and any accessory building or uses, open spaces, and any service roads, driveways, or parking areas are so located and related to minimize the possibility of any adverse effects upon adjacent property, such as, but not limited to: channeling excessive traffic onto local residential streets, lack of adequate screening or buffering of parking and service areas, or building groupings and circulation routes located as to interfere with police or fire equipment access.

**Sec. 1403. Area and Bulk Requirements:**

See "SCHEDULE OF REGULATIONS" - Article XVII, limiting height and bulk of buildings, and minimum size of lot by permitted land use.