

## **§ 150.12 B3 - GENERAL BUSINESS DISTRICT.**

(A) *Purpose.* To provide for the establishment of commercial and service activities which draw from and serve customers from the entire community or region and are located in areas which are well served by collector or arterial street facilities outside the Central Business District.

(B) *Permitted uses.*

- (1) Essential services;
- (2) Accessory structures;
- (3) Identification, day, directional and temporary signs;
- (4) Single-family dwellings and multi-family dwellings with four or less dwelling units;

(C) *Permitted and conditional uses.* The following are permitted uses if only existing buildings are utilized. They are conditional uses if additions or new buildings are needed.

- (1) All of the uses in § 150.10(C), permitted and conditional uses;
- (2) Auto accessory stores;
- (3) Amusement places (such as dance halls or roller rinks);
- (4) Animal clinics (with no over night care);
- (5) Enclosed boat and marine sales;
- (6) Books, office supplies or stationary stores;
- (7) Bowling alleys;
- (8) Carpet, rugs and tile;
- (9) Coin and philatelic stores;
- (10) Commercial recreational stores;
- (11) Copy service and instant offset printing service;
- (12) Costume, clothes rental;
- (13) Department and discount stores;
- (14) Dry cleaning including plant accessory heretofore, pressing and repairing;
- (15) Dry goods store;
- (16) Electrical appliance stores including incidental repair and assembly, but not fabricating or manufacturing;

- (17) Employment agencies;
- (18) Finance companies;
- (19) Furniture stores;
- (20) Furriers when conducted only for retail trade on premises;
- (21) Garden supply stores;
- (22) Government and public utility buildings;
- (23) Haberdasheries and ladies ready-to-wear;
- (24) Insurance sales, claims and branch offices;
- (25) Jewelry stores and watch repair;
- (26) Leather goods and luggage stores;
- (27) Motor vehicles and recreation equipment sales and garages accessory thereto;
- (28) Motels, motor hotels, and hotels provided that the lot contains not less than 500 square feet of lot per unit.

*(D) Conditional uses.*

- (1) Additional signs and larger sign sizes;
- (2) Advertising signs;
- (3) Drive-in and convenience food establishments;
- (4) Car washes;
- (5) Motor fuel stations, auto repair and tire and battery stores;
- (6) Open or outdoor service, sale and rental;
- (7) Additional building height;
- (8) Land alterations of 400 cubic yards or more;
- (9) Bed and breakfast facilities;
- (10) Rental cabins.

*(E) Dimensional standards.*

- (1) Lot width: not less than 100 feet;
- (2) Lot depth: not less than 120 feet;

- (3) Front yard setback: not less than 30 feet;
- (4) Side yard setback: not less than 20 feet;
- (5) All yard setbacks abutting Residential Districts: not less than 50 feet;
- (6) Maximum building height: three stories or 36 feet, whichever is least;
- (7) Maximum sign sizes:
  - (a) Day signs: 12 square feet;
  - (b) Identification signs: 32 square feet;
  - (c) Directional signs: six square feet;
  - (d) Advertising signs: 32 square feet.

(Ord. passed 6-3-1997)