

### **III. CENTRAL BUSINESS DISTRICT B-3**

The purpose of this district is to provide for business activity in the historical downtown business areas. The uses permitted in this district are generally those that offer services for the general public.

#### **A. PERMITTED USES IN B-3 DISTRICTS**

1. Any use permitted and as regulated in the residential district most closely adjoining the B-3 District; if there are adjoining two or more different categories of residential districts, the regulations of the least restrictive residential districts shall apply; also, any use permitted in the B-1 Neighborhood Business District.
2. Retail and personal service outlets as follows:
  - Automotive supply stores
  - Department and junior department stores
  - Discount house
  - Drafting supply house
  - Drug stores of any size
  - Fish markets
  - Floor covering stores
  - Furniture stores
  - Household furnishings
  - Interior decorating stores
  - Libraries-commercial
  - Mail order houses
  - Musical instruments sales and services
  - Office furnishings and equipment
  - Orthopedic and medical appliances
  - Poultry and egg shops
  - Sewing machine stores, sales and service
  - Travel agencies and ticket sales
  - Variety stores of any size.
3. Eating and drinking places; banquet halls, bowling alleys, night clubs, theaters, and other assembly halls, subject to all applicable regulations and such permits and licenses as may be required by law.
4. Commercial Recreation: billiard parlors, pool halls, bowling alleys, night clubs, theaters, and other assembly

halls, subject to all applicable regulations and such permits and licenses as may be required by law provided the maximum seating capacity of any place of public assembly shall not exceed two thousand (2000) square feet.

5. Commercial schools and art studios; including automobile driving schools, business colleges, trade schools, dancing studios, photographic studios, radio, and telecasting studios.
6. Storage facilities; frozen food lockers; icehouses not to exceed five (5) ton capacity.
7. Hotels and motels.
8. Retail and personal services; caters, farm implements, funeral homes, and mortuaries, garden supply and nursery stock stores, glass and mirror shops, pawn shops, public auction rooms, used for second hand merchandise and military surplus stores.
9. Eating and drinking establishments: Provided that all outside food services are located at least fifty (50) feet from any R- District., and provided that the premises shall be enclosed by a solid wall or fence at least six (6) feet high where it abuts, in the rear of or on the sides, any R-District, public park, school or church.
10. Automotive sales and display: sale and retail display of self-propelled and other vehicles of any kind, including automobiles, trucks, buses, motorcycles, bicycles, trailers, airplanes, and boats.
11. Automotive service and repair: automotive service and repair garages of any kind, including engine and transmission shops, body and fender shops, electric and battery shops, tire repair and glass shops, auto upholstery shops, service stations, and car wash establishments, but excluding automobile wrecking yards and salvage operations.
12. Automotive wholesaling: wholesalers and auctioneers of self propelled and other vehicles of any kind, including

storage yards for new and used vehicles, retails or wholesale of auto parts and supplies of any kind.

13. Vehicle storage garages of any kind, including bus and taxi garages, ambulance service garages, movers and motor freight garages.
14. Animal hospitals, veterinary clinics, kennels, display and housing or boarding of pets and other domestic animals, provided that any building in which the animals are kept shall be sound proof and any exercise run shall be enclosed on all sides by a sight obscuring, unpierced wall at least six (6) feet in height.
15. Commercial recreation: any type of commercial recreation, including ball parks, or field, golf driving ranges, skating rinks, swimming pools and similar open-air facilities; provided the premises upon which such open-air commercial use is located shall be enclosed by a solid wall at least six (6) feet high where it abuts, in the rear or on the sides or any R- District.
16. Household services: laundry, dying and dry cleaning establishments, provided no building accommodating any such use shall have any heating or power plant, ventilating device or other opening, except stationary windows and required fire exits, within fifty (50) feet of any R-District; household goods and appliances repair shops, exterminators, Venetian blind and awning shops.
17. Building and related trade: carpenter shops, air conditioning, plumbing and heating shops, furniture and upholstery.
18. Printing and related trades: publishing, job printers, lithographing, blue printing, book binding.
19. Miscellaneous trades and business services: sheet metal shops, sign painting shops, monument service shops.
20. Single-family dwellings.

**B. ACCESSORY USES IN B-3 DISTRICTS**

Accessory uses and structures customarily accessory and incidental to any of the foregoing permitted B-3 uses.

**C. CONDITIONAL USES IN B-3 DISTRICTS**

1. Schools, churches, cemeteries, libraries, parks, recreational facilities, hospitals, funeral homes.
2. Renting of sleeping rooms
3. Home Occupations as approve by the Board of Adjustments.
4. Use of second story floors and above as residential dwellings.
5. Any conditional use as may be approved by the Board of Adjustments as a consistent and compatible use with the above permitted uses.

**D. REQUIRED CONDITIONS FOR USES PERMITTED IN B-3 DISTRICTS**

1. Uses to be enclosed or screened from residential districts: all businesses, service repair, processing, storage and display, except nursery stock, whether principle or accessory, if not conducted wholly within a completely enclosed building, shall be enclosed by a solid wall or fence or by other structure, vegetation, or otherwise as deemed appropriate by the Planning Commission at least six (6) feet high, where such use abuts in the rear or on the sides, either directly or across an alley, any R-District. The premises, all buildings and accessory structures, including walls, fences, and other enclosure, shall be kept in sightly and property conditions and repair.
2. Use must not be objectionable: Processes and equipment employed in goods processed or solid shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas fumes, noises, vibration, refuse matter, or water carried waste.

**E. DIMENSION AND AREA REGULATIONS FOR B-3 DISTRICT**

The regulations on dimension and areas for lots and structures are set forth in the schedule of Dimensions and Area Regulations (SECTION 680)