

Sec. 24-39. - B-3: Commercial-Industrial District.

- (A) *Purpose.* The B-3: Commercial-Industrial District is intended primarily for certain repair and other services, wholesale, storage, light manufacturing, packaging and shipping, although retail and office uses are also permitted. The district serves large sections of the city and adjacent areas rather than nearby residential areas and does not cater to pedestrian trade. B-3 areas should generally be located near arterial roadways. A site plan is required in accordance with article XII.
- (B) *Uses permitted.*
 - (1) Uses as specified for this district in the master business list.
 - (2) Limitation of permitted uses: No operation shall be allowed which emits such quantities of dust, dirt, noise, smoke, odors, fumes, vibrations, radioactive waves or substances or abnormal explosion hazards which present a threat to the public health, welfare and safety of the residents of the surrounding area. Overhead doors shall be located so as to achieve this standard.
- (C) *Building site area.* 100 feet in width and 125 feet in depth except for those lots platted prior to December 29, 1984.
- (D) *Building site coverage and green space.* 20% of the site shall be landscaped or pervious.
- (E) *Residential density.* 16 dwelling units per acre in accordance with sections 24-41(D)(2), Master Business List and 24-72, Reserve Units.
- (F) *Maximum floor area ratio (FAR):* 1.0 FAR.
- (G) *Setbacks and bufferyards.* Except for driveways, sidewalks and rear yards, all setbacks shall be landscaped or pervious.
 - (1) *Front:*
 - (a) 25 feet if 300 feet or more in depth, ten (10) feet if less than 300 feet in depth.
 - (b) 25 feet when a residential district is across the street with the first ten (10) feet landscaped unless the parcel is 300 feet in depth in which case the entire setback shall be landscaped.
 - (c) Fences and walls: Ten (10) feet; hedges or trees: seven (7) feet.
 - (2) *Side:* 15 feet where B-3 District directly abuts a residential district.
 - (3) *Corner:*
 - (a) Ten (10) feet abutting on the side street, alley or waterway.
 - (b) 25 feet when a residential district is across the street with the first ten (10) feet landscaped.
 - (c)

No fence, wall, hedge, tree, structure or parking space shall be erected or allowed to obstruct vision within 30-foot clear sight triangle at the corner of the property.

- (4) *Rear*: 15 feet where a B-3 District is separated by an alley or waterway from a residential district or where a B-3 District abuts a residential district.

(H) *Building height limit.*

- (1) 100 feet.

- (2) Any building over 50 feet:

- (a) The front yard setback must be at least one-half ($\frac{1}{2}$) of building height; side and rear setbacks must be at least one-third ($\frac{1}{3}$) of building height; in no case less than (G) above.

- (b) Where the building site is adjacent to a residential district, the setback shall be at least the height of the building.

- (I) *Other regulations.* See also articles V (Supplemental Regulations), VI (Parking), VIII (Landscaping) and XI (Signs).

(Ord. No. O-90-21, § 10, 10-17-90; Ord. No. O-2008-035, § 2, 11-19-08)