

ARTICLE 9

B-3 Commercial - General District

9.1. Purpose

This district is designed to provide for commercial uses which are not pedestrian-oriented but which because of the character of the product or service are more appropriately located along primary highways where more land is available and where special facilities can be provided for the performance of their function.

9.2. Permitted Uses

The following uses and structures are permitted in the B-3 District:

- a. Retail stores and shops.
- b. Personal services, including beauty and barber shops and dry cleaners.
- c. Financial institutions including drive-thru facilities.
- d. Professional and administrative offices.
- e. Low traffic generating restaurants which have no substantial carry-out service, no drive-through service, and no service or consumption outside a fully-enclosed structure.
- f. Indoor movie theatre.

9.3. Special Exception Uses

The following uses and structures are permitted in the B-3 District subject to securing a conditional use permit:

- a. Day Care Centers.
- b. High traffic generating restaurants which have carry-out and drive-in service and no service or consumption outside a fully-enclosed structure.
- c. Motel.
- d. Automobile Service Station.

9.4. Lot Area

The minimum lot area shall be 2 acres.

9.5. Minimum Lot Width

The minimum lot width at the front property line shall be 200 feet and at the required front yard 250 feet.

9.6. Floor Area Ratio

The maximum floor area ratio shall be 0.20.

ARTICLE 9

9.7. Building Height

The maximum building height shall be two stories but in no event greater than 35 feet.

9.8. Yard Requirements

The following minimum yard requirements shall apply in the B-3 District:

- a. Front Yard: 25 feet, except in developed areas where the front yard adjacent shall equal the average front yard of the immediately adjacent properties.
- b. Side Yard: 15 feet.
- c. Rear Yard: 20 feet.