

CHAPTER VIII. "B-3" CENTRAL BUSINESS DISTRICT

ARTICLE 1. General Provisions

ARTICLE 1. GENERAL PROVISIONS

8-101. APPLICATION. The regulations set forth in this Article, or set forth elsewhere in these Regulations when referred to in this Article, are the regulations for the "B-3" Central Business District. The purpose of this District is to provide for stores that will retail convenience goods and provide personal services for a neighborhood area. The District is also designed to protect and preserve existing developments of a similar character.

8-102. USE REGULATIONS. In District "B-3", no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, relocated, or altered except for one or more of the following uses:

1. The following retail stores and services: Antique shop; Appliance store; Artist's Material and Supply Studio; Art school, Gallery Museum; Baby Shop; Bank; Book or Stationery store; Camera shop; Candy store; Catering establishment; Curio or Gift shop; Dairy Products or Ice Cream store; Dance Hall; Delicatessen; Department Store; Dress Shop, Clothing or Apparel shop; Florist shop; Funeral Parlor or Mortuary; Furniture Repair and Upholstery; Furniture store; Grocery store; Hardware store; Hotel; Interior Decorating store; Jewelry or Notion store; Key shop; Laundry; Leather goods shop; Lodge Hall; Medical Facility; Messenger or Telegraph service; Musical Instrument sales; Night Club; Office; Optometrist Sales and Service; Pawn shop; Pet shop; Recreation Center; Restaurant; Self-Service Laundry or Dry Cleaning; Sewing Machine sales and instruction; Shoe repair shop; Sporting Good sales; Stock and Bone Broker; Tailor Shop; Tavern; Theater; Toy Shop; and Variety Store.
2. Railroad rights-of-way, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, powerhouses, interlocking towers, and fueling, sanding, and watering stations.
3. Churches and other buildings used for the purpose of religious worship.
4. Public parks, playgrounds, golf courses, recreational community buildings, museums, administrative buildings, libraries, police stations, and fire stations.
5. Accessory uses customarily incident to the above uses and located on the same lot therewith.

- 8-103. PERFORMANCE STANDARDS. The Performance Standards for permitted uses are contained in Chapter 13 of these Regulations.
- 8-104. PARKING REGULATIONS. The Parking Regulations for permitted uses are contained in Chapter 14 of these Regulations.
- 8-105. OFF-STREET LOADING REGULATIONS. The Off-Street Loading Regulations for permitted uses are contained in Chapter 15 of these Regulations.
- 8-106. SIGN REGULATIONS. The Sign Regulations are contained in Chapter 16 of these Regulations.
- 8-107. HEIGHT, AREA, AND BULK REGULATIONS. In the “B-3” Central Business District, the minimum dimensions of lots and yards, and the minimum lot area permitted on any lot shall be as follows:
1. HEIGHT. No restriction
 2. FRONT YARD. No front yard is required.
 3. SIDE YARD. No side yard is required.
 4. REAR YARD. No rear yard is required.
 5. LOT DIMENSIONS. The minimum width of a lot shall be 45 feet. The minimum depth of a lot shall be 125 feet.
 6. LOT AREA PER NEIGHBORHOOD BUSINESS. Every neighborhood business hereafter erected, constructed, reconstructed, moved, or altered shall provide a minimum lot area of 5,625 square feet.

The Area and Bulk Regulations are also set forth in the chart found in Chapter 17. Said chart, and all notations and requirements shown therein, shall have the same force and effect as if all the notations and requirements were fully set forth or described herein.

- 8-108. SUPPLEMENTARY HEIGHT, AREA, AND BULK REGULATIONS. The Supplementary Height, Area, and Bulk Regulations are contained in Chapter 18 of these Regulations.
- 8-109. SUPPLEMENTARY USE REGULATIONS. The Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Chapter 19 of these Regulations.