



Non-Residential and Mixed Use District

Adoption Date: Final
Print Date: July 1, 2016

Purpose:

The B-3 district accommodates a wide range of commercial uses, along with compatible wholesale, light industrial and outdoor storage and display uses. Development within this district is generally served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village’s neighborhood areas; and (iii) in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan. (Predecessor district: B-3 General Commercial)

Permitted Uses:

Primary Uses:

- Mixed Use Dwelling Unit
- Agricultural-Related Use
- Community Garden
- Passive Outdoor Public Recreation
- Active Outdoor Public Recreation
- Indoor Institutional-General
- Indoor Institutional-Intensive
- Public Service or Utility
- Office
- Personal or Professional Service
- Artisan Studio
- Group Day Care Center
- Indoor Sales or Service
- Outdoor Display
- Indoor Repair and Maintenance
- Outdoor and Vehicle Repair and Maintenance
- Drive-in or Drive-through Sales or Service
- Indoor Commercial Entertainment
- Commercial Animal Establishment
- Commercial Indoor Lodging
- Microbeverage Production Facility
- Communications Tower

Accessory Use:

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential use)
- Company Cafeteria
- Company Provided On-site Recreation or Child Care
- Indoor Sales Incidental to Storage or Light Industrial Use
- Outdoor Display Incidental to Indoor Sales or Service
- Light Industrial Activities Incidental to Indoor Sales or Services
- Small Exterior Communication Device
- Large Exterior Communication Device
- Outdoor Alcohol Area
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System
- Private Lake (pond)
- Donation Drop-off Box or Vending Machine

Conditional Uses:

Primary Uses:

- Outdoor Institutional
- Institutional Residential
- Outdoor Commercial Entertainment
- Large Retail and Commercial Service Development
- Indoor Storage or Wholesaling
- Personal Storage Facility
- Auction Yard
- Off-site Parking
- Light Industrial

Accessory Uses:

- Vehicle Course or Track
- Outdoor Alcohol Area
- Outdoor Solid Fuel Furnace

Temporary Uses:

- Temporary Outdoor Sales
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Seasonal Outdoor Sales of Farm Products
- Temporary Portable Storage Containers
- Temporary Shelter
- Temporary Unscreened Outdoor Storage Accessory to Industrial Use

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

| Minimum Lot Size | Minimum Lot Width (ft) | Minimum Public Street Frontage (ft) | Minimum Landscape Surface Ratio (LSR) | Max Floor Area Ratio (FAR) ^a |
|------------------------|------------------------|-------------------------------------|---------------------------------------|---|
| 30,000 ft ² | 80 | 40 | 20% | 0.5 |

^a Does not include structured parking or underground parking.

| Minimum Setbacks (ft) ^b | | | | | | Minimum Principal Building Separation (ft) | Maximum Building Height | | | |
|------------------------------------|---------------|------|--|---------------------------------------|-----------------------|--|------------------------------|------|--------------------|------|
| Principal Residential Building | | | Detached Accessory Building ^a | Pavement ^d | | | Principal Building | | Accessory Building | |
| Front and Street Side ^a | Interior Side | Rear | | Interior Side and Rear ^{a,d} | Interior Side or Rear | | Front or Street ^a | Feet | Floors | Feet |
| 30 | 12 | 20 | 6 | 15 | 10 | 10 | 45 | 3 | 20 | 1 |

^a See Section 94.4.09(1) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory structures, and other standards associated with detached structures.

^b Additional setbacks may be required along zoning district boundaries for bufferyards, if required for a particular land use in Article 4 or Section 94.11.02(3)(d).

^c Includes all gravel and hard surfaces as defines in Section 94.17.04. This setback excludes intrusions required for driveway entrances and permitted or required for cross access driveways and pedestrian ways; shared driveways; and shared parking lots.

^d Front and street side yard setbacks for accessory structures as the same as the minimum front and street setbacks for the principal structure.

Signs:

| On Building | Freestanding | Maximum Number of Signs |
|---|---|--|
| Type: Wall Sign, Awning or Projecting Max Area: 1 ft ² per linear foot of exterior wall length on that wall, up to maximum of 200 ft ² total per signable wall | Type: Monument or Pylon Max Area: 100 ft ² (200 ft ² within 660ft of Interstate or Highway right-of-way) Max Height: 30 ft (40ft ² within 660ft of Interstate or Highway right-of-way) | ONE On Building sign per signable wall per business. ONE Freestanding sign per public street frontage per lot |

***If any discrepancies exist between this document and Chapter 520 of the Municipal Code (Zoning Code), the language of Chapter 520 of the Municipal Code shall prevail. This document is designed as a convenience and all information shall be corroborated with Chapter 520 of the Municipal Code.**

