

- (2) Multiple building placement. Each principal building on a single lot shall maintain the minimum front yard, rear yard, and side yard requirement as established herein. Each such building shall be so placed upon such lot so as to maintain such minimum lot requirements unto itself.
 - (3) Minimum principal building width. 24 feet.
 - (4) All commercial operations and activities of all uses shall be conducted wholly inside a building or structure, except as listed within this district.
- (f) *Off-street parking required.*
- (1) Residential. Minimum two per dwelling unit.
 - (2) Places of public gathering. Minimum one per five seats.
 - (3) All off-street parking must be paved using bituminous or cementitious material. Alternatively, green pavers or hardscaped materials may be approved with permission granted by the zoning administrator.
- (g) *Tree plantings.* All trees planted after February 1, 2004, shall be set back a minimum of six feet from the public right-of-way line.

Sec. 13-1-33 - B-3 highway business district.

(Master Plan Reference: Planned Business)

- (a) *Permitted uses.* The B-3 district is intended to provide for businesses and customer services logically related to vehicular traffic or associated with the mobile population. Areas suitable for this district would be located along highways and major street arteries. These uses include the following:
- (1) Hotels including uses associated with such use that are located within the principal building.
 - (2) Professional and business offices including offices and clinics for doctors and dentists; offices for real estate and insurance business, for architects, engineers, utilities, banks, and building and loan associations.
 - (3) Indoor sales, maintenance, and service (including indoor restaurants not having drive-through food ordering or pick-up) not exceeding 10,000 square feet of floor space for each separate use.
 - (4) Post offices.
 - (5) General business and commercial uses which do not generate noise, smoke or odors that would create a public or private nuisance. These uses generally include:
 - a. Mercantile business establishments including groceries, meat markets, drug stores, hardware stores, and clothing stores.
 - b. Hotels, motels, taverns, and restaurants.

- c. Places of amusement; theaters.
 - d. Personal service; automobile service, sales, and storage; and equipment service establishments.
 - e. Bus depots.
 - f. Accessory uses customarily incident to any of the above uses.
- (6) Museums.
 - (7) Governmental buildings not detrimental to the character of the residential area, not including sewage plants, garbage incinerators, warehouses, garages, shops, and junk or storage yards.
 - (8) Telephone and utility buildings, exchanges, and lines and transformer stations, excepting service garages and storage yards, and excepting microwave radio relay structures.
 - (9) Conversions of existing dwellings to two-family dwellings after approval and recommendation of the plan commission, the holding of a public hearing thereon, notice of which shall be published as a class 1 notice, and upon approval of the common council.
 - (10) Hospitals.
 - (11) Medical and dental clinics.
 - (12) Veterinarian and animal hospitals.
 - (13) Assisted living facilities.
 - (14) Nursing homes.
 - (15) Clubs or lodges.
 - (16) Governmental buildings, office buildings and banking facilities.
 - (17) Shopping centers, malls and other retail business establishments.
 - (18) Automobile sales and service with an associated principal building for transactions.
 - (19) Drive-through facilities for other permitted uses.
 - (20) Restaurants.
 - (21) Gasoline service stations.
 - (22) Residential and nonresidential garage and accessory buildings and accessory uses customarily incident to any of the above uses, provided that no such use generates traffic or noise that would create a public or private nuisance.
 - (23) Temporary special exceptions for outdoor tent, sidewalk, or flower/plant sales that are accessory to a permitted principal retail use of a property, and seasonal sales of produce (i.e., fruits and vegetables), firewood, or Christmas trees.
- (b) *Uses not requiring a principal building.*
- (1)

Public parks, playgrounds, and recreational uses such as nature trails, golf courses, tennis courts, baseball facilities, nature facilities, soccer facilities, picnic grounds, and other uses determined by the plan commission to be similar to such uses.

(c) *Conditional uses.*

- (1) Body repair shops.
- (2) Repair garages without new car sales.
- (3) Multiple-family dwellings.
- (4) Outdoor theaters, summer theaters, or outdoor music facilities with or without a building that is associated with the theater or music facility.
- (5) Amusement parks.
- (6) Storage garages or warehouses as an accessory use to the principal structure.
- (7) Adult-oriented establishments licensed pursuant to section 7-11-1 of this Code provided:

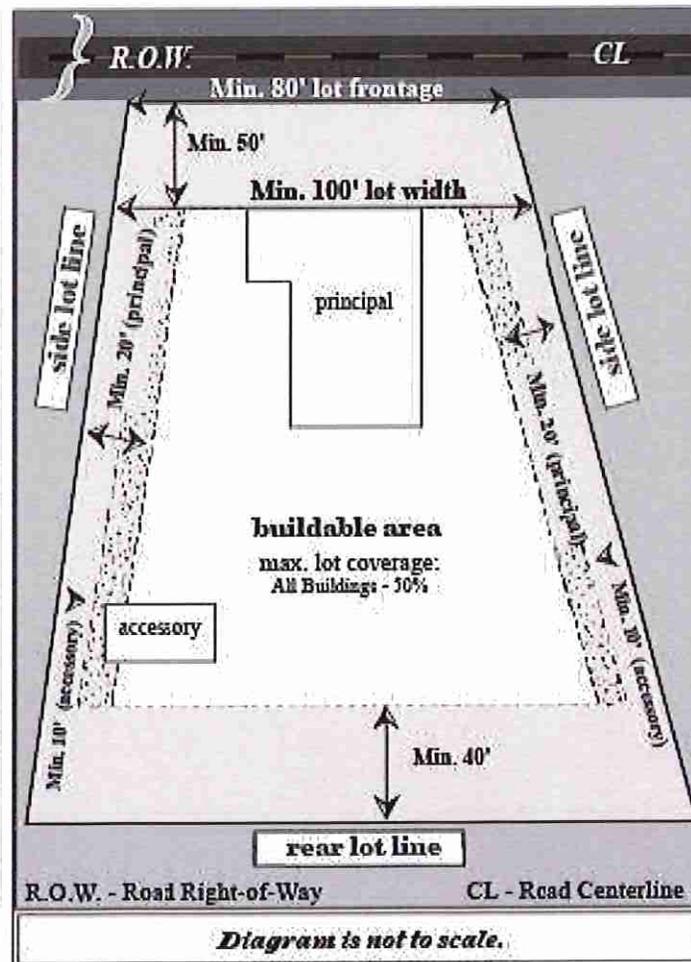
No adult oriented establishments may be located within 500 feet * of a church, synagogue, or regular place of religious worship, a public school, private school, or licensed day care center serving pre-school, kindergarten, elementary, middle school, secondary, or post high school students regardless of age, a public park, or another adult-oriented establishment.

* Such measurement shall be made in a straight line without regard to intervening structures from the nearest portion of the building used as an adult-oriented establishment to the nearest property line of the restricted locations as listed in subsection a. above.

(d) *Yard requirements for permitted principal and conditional uses within the B-3 district:*

Highway Business (B-3)	
Lot Size:	
Minimum lot width at building line	100 feet
Maximum lot coverage of all buildings	50%
Yard Setbacks:	
Minimum front yard:	50 feet
Minimum rear:	40 feet

Minimum side	
Principal use	20 feet
Accessory use	10 feet
Structure Height:	
Maximum Principal:	35 feet
Maximum Principal by Conditional Use Permit:	50 feet
Maximum Accessory:	25 feet



(e) *Building requirements.*

- (1) Minimum principal building width. 24 feet.
- (2) All commercial operations and activities of all uses shall be conducted wholly inside a building or structure, except as listed within this district.

(f) *Off-street parking required.*

- (1) Residential. Minimum two per dwelling unit.
- (2) Places of public gathering. Minimum one per five seats.
- (3) Business. Minimum one per 200 square feet of floor space.

(g) *Tree plantings.* All trees planted after February 1, 2004, shall be set back a minimum of six feet from the public right-of-way line.

(Ord. No. 4-2024, § 1, 3-24-2024)

Editor's note— Former § 13-1-32. See Editor's Note at § 13-1-28.