

Sec. 3-102. - B-4 General Commercial Classification.



(a) *Purpose and intent.* The purpose and intent of the B-4 General Commercial Classification is to encourage the development of intensive commercial areas providing a wide range of goods and services, and located adjoining at least one major collector or arterial road. The B-4 classification is intended to be applied to existing or developing strip retail areas which, because of the nature of existing development, are not appropriate for inclusion in the B-3 Shopping Center Classification.

(b) *Permitted principal uses and structures.* In the B-4 General Commercial Classification, no premises shall be used except for the following uses and their customary accessory uses or structures unless a use is found to be substantially similar in nature by the City Manager. Also, reference Article II, Overlay Districts, for any additional applicable regulations.

Any use listed as a permitted use in the B-3 Classification unless the use is listed as a special exception use in this classification.

Art, dance, modeling and music schools.

Auction parlors.

Automobile driving schools.

Automobile service station, Type A.

Barbershops and beauty shops.

Bars and liquor stores.

Bowling alleys.

Catering services.

Communication towers not exceeding 70 feet in height above ground level.

Convenience store with or without gas sales.

Day care centers (refer to [section 3-133 \(9\)](#)).

Drug and sundry stores.

Dental laboratories.

Employment agencies.

Essential utility services.

Excavations only for stormwater retention ponds for which a permit is required by this Code.

Financial institutions.

Funeral homes with crematory as an accessory use.

Game rooms or arcades for pool, billiards, pinball machines, jukeboxes or other coin-operated amusements.

General offices, medical and professional.

Government owned public safety facilities.

Hardware stores.

Hobby and craft stores.

Laundry and dry cleaning establishments.

Luggage shop.

Outdoor display of retail merchandise (refer to [section 3-133\(10\)](#)).

Pest exterminators.

Pet grooming.

Private clubs and lodges.

Publicly owned parks and recreational areas.

Restaurants with outside service of alcoholic beverages. The restaurant must operate under a 4COPSRX license or shall meet similar limitations. Outside service and consumption of alcohol shall be limited to the same hours of operation as interior service and consumption. The establishment's license from Division of Alcoholic Beverages and Tobacco and Bureau of Licensing must include the outside area as part of the licensed premises.

Restaurants, Types A and B.

Retail paints and wallpaper stores.

Retail plant nursery.

Retail sales and services.

Tailors.

Theaters.

Travel agencies.

Veterinary clinics.

(c) *Permitted special exceptions.* Additional regulations/requirements governing permitted special exceptions are located in section 3-134.

Assisted living facilities (ALF) approved by the appropriate state agency (refer to section 3-134(10)).

Bars with outside service and consumption of alcoholic beverages (refer to 3-134(9)).

Bus stations.

Car washes.

Communication towers exceeding 70 feet in height above ground level.

Fireworks sales.

Group homes (refer to section 3-134(10)).

Hotel/motel.

Houses of worship (refer to section 3-134(3)).

Miniwarehouses (refer to section 3-134(4)).

Nightclubs.

Nursing homes approved by the appropriate state agency (refer to section 3-134(10)).

Professional or trade schools related to permitted uses.

Public uses not listed as a permitted principal use.

Public utility uses and structures (refer to section 3-134(1)).

Restaurants and bars with outside entertainment (refer to 3-134(18)).

Schools, parochial or private.

Public uses not specifically allowed as a permitted use.

(d) *Dimensional requirements.*

(1) *Minimum lot size:*

Area: One acre.

Width: 100 feet.

(2) *Minimum yard size:*

Front yard: 35 feet.

Side and rear yard: ten feet unless abutting any residential or mobile home zoned property, then 35 feet.

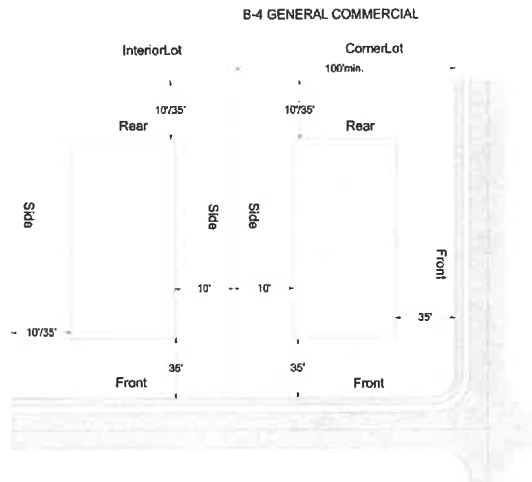
Waterfront yard: 25 feet.

(3) *Maximum building height:* 40 feet.

(4) *Maximum lot coverage:* The total lot area covered with principal and accessory buildings shall not exceed 35 percent.

SEC. 3-102(d)	
DIMENSIONAL REQUIREMENTS	
LOT STANDARDS	
Lot size, min. (acre)	1
Width, min (ft.)	100
Lot coverage, max. (%)	35
SETBACKS, MINIMUM	
Front (ft.)	35
Rear (ft.)	10
Rear, abutting residential or mobile home (ft.)	35
Side(ft.)	10

Side, abutting residential or mobile home (ft.)	35
Waterfront (ft.)	25
BUILDING STANDARDS	
Building height, max. (ft.)	40



(e) *Final site plan requirements.* Final site plan approval meeting the requirements of division 3, article II of chapter 4 is required.

(Ord. No. 01-99, § 1(301.3), 11-3-1999; Ord. No. 22-02, 12-11-2002; Ord. No. 02-04, § 2, 5-5-2004; Ord. No. 02-12, § 2(Exh. A), 9-5-2012; Ord. No. 06-14, § 2(Exh. A), 9-3-2014; Ord. No. 02-2022, § 4, 2-16-2022)