

SECTION 20 B-3 Highway Business

Intent: By providing space with ready access to major transportation routes, the B-3 Business district is intended to meet the needs of an automobile oriented society. Businesses catering to travelers or to vehicle owners or buyers of various kinds, and businesses requiring large business sites that are not suitable for other business districts, may be located in this district.

Subdivision 1: PERMITTED USES

The following uses shall be permitted in the B-3 Highway Business district:

1. Principal uses permitted in the B-2 District.
2. Automotive accessory sales.
3. Automotive repair shops.
4. Boat and marine sales.
5. Building materials yard.
6. Drive-in establishments such as restaurants, frozen desserts and theaters.
7. Farm equipment sales.
8. Gasoline service stations.
9. Miniature golf courses, golf driving ranges, or archery ranges.
10. Rental storage facilities.
11. Travel trailer, motor homes, and other recreational sales and service.
12. Vehicle washing facilities.

Subdivision 2: CONDITIONAL USES

The following uses require a conditional use permit as provided in Section 3 of this Ordinance.

1. Conditional uses permitted in the B-2 District.

2. Animal hospitals and kennels.
3. Other business activities determined by the Planning Commission to be of similar nature to the listed permitted and conditional uses above and found not to be detrimental to the general health and welfare of the City.

Subdivision 3: PERMITTED ACCESSORY USES

Accessory uses permitted in the B-2 District.

Subdivision 4: YARD AND HEIGHT REQUIREMENTS

Yard and height requirements same as in the B-2 District.

Subdivision 5: PERFORMANCE STANDARDS

Applicants for a permit to develop any Highway Business (B-3) in the municipality shall be required to submit a complete and accurate statement concerning the specific nature of the use to which the property is to be put. This statement shall include detailed information relative to the control of smoke, odors, noise, vibrations or other effects which may be considered by the governing body or the Planning Commission as detrimental to health, safety, or general welfare. The applicant shall also submit a complete plot plan showing the proposed building or buildings and also the proposed use of their balance of the property. The plan should show waste disposal, water supply, drainage, ingress and egress, landscaping, screening and other pertinent data (including when the City deems necessary, distances from surrounding buildings). The plot plan must be accompanied by a signed authorization from the property owner. The City Council may require any additional information, corrections, or control deemed necessary for the protection of the public.