

SECTION 1105.11 B-3 CENTRAL BUSINESS DISTRICT.

1105.11 SUBD. 1. PURPOSE.

The purpose of the B-3 District is to provide specifically for the regulation of high intensity commercial uses located within the downtown Central Business District of the City.

1105.11 SUBD. 2. PERMITTED USES.

The following are permitted uses in the B-3 District.

1. Essential services are permitted except those that exceed sixty (60) feet in height or greater than one hundred fifteen (115) kilovolts,
2. Laundromats, self-service washing and drying.
3. Funeral homes and mortuaries.
4. Barber, haircutting and beauty parlors, personal care salons and spas.
5. Furniture stores.
6. Pharmacies and drug stores.
7. Grocery stores and convenience grocery stores without motor fuel facilities.
8. Retail shops such as florist, gift and jewelry.
9. Hardware stores.
10. Medical, professional and commercial offices and services.
11. Photography studios.
12. Printing shops.
13. Theaters.
14. Government and public related utility buildings and structures.
15. Restaurants and bakeries, excluding drive-ins, and convenience type.

1105.11 SUBD. 3. ACCESSORY USES.

The following are permitted accessory uses in a B-3 District:

1. Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed thirty (30) percent of the gross floor space of the principal use.

1105.11 SUBD. 4. CONDITIONAL USES.

The following are conditional uses in a B-3 District requiring a conditional use permit based upon procedures set forth in and regulated by Sections 1103.08 and 1106.03 of this Ordinance.

1. Motels, hotels and bed and breakfast inns.
2. Automobile sales.
3. Liquor establishments.
4. Antique shops.
5. Bicycle sales and repair shops.
6. Residential uses as a principal or accessory use.
7. Pet grooming, not to include overnight boarding of animals.
8. Day care nursery facilities.
9. Other uses determined by the Planning Commission and City Council to be of the same general character as the permitted and conditional uses above and

found not to be detrimental to existing uses and to the general public health, safety, and welfare.

(Ord. 07-10, Section 1105.11, Subd. 4, Adopted October 17, 2007).

1105.11 SUBD. 5. LOT REQUIREMENTS AND SETBACKS.

The following minimum requirements shall be observed in a B-3 District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

1. Lot Area: None.
2. Lot Width: None.
3. Setbacks:
 - a. Front Yard: None.
 - b. Side Yard:
 1. Interior Lot: None.
 2. Corner Lot: None.
 3. Abutting a Residential District: Twenty (20) feet.
 - c. Rear Yard: Twenty (20) feet

1105.11 SUBD. 6. MAXIMUM BUILDING HEIGHT.

The maximum building height shall be thirty-five (35) feet.

1105.11 SUBD. 7. MAXIMUM SITE COVERAGE.

No structure or combination of structures shall occupy more than eighty-five (85) percent of the lot area.

1105.11 SUBD. 8. PRESERVATION OF BELLE PLAINE'S CHARACTER DESIGN STANDARDS.

Preservation of Belle Plaine's Character Design Standards are set forth and regulated in Section 1107.23.