

3. See Article XXIV for additional sign regulations.

Section 8. Buffers.

When any Permitted or Special Exception Use is located wholly or partially adjacent to a residential district, said use shall provide as a minimum a twelve (12) foot wide buffer on all rear and side property lines which abut said districts. Where an alley separates properties where a buffer is required, a six foot high privacy fence may be substituted for the required buffer along said alley. See Article XXV for Buffer Regulations.

ARTICLE XVI B-3 COMMUNITY BUSINESS DISTRICT

Section 1. Generally.

The regulations set forth in this Article or set forth elsewhere in this Ordinance, when referred to in this Article, are the regulations in the B-3 Community Business District.

Section 2. Intent.

The intent of this district is to provide areas for retail businesses and service establishments which are community-wide in scope.

Section 3. Permitted Uses.

Any use permitted in the B-1 and B-2 districts, except that the limitations of intent, character and size shall not apply.

Automobile dealership, used car lot

Major automobile repair, provided that the storage of all vehicles is screened from view from all public rights-of-way and residential property

Minor automobile repair

Convenience store

Discount and department stores

Funeral home

Gasoline service station

Grocery stores

Home furnishing establishments including, carpet, furniture and appliances

Home improvement centers and retail lumber yards

Hospital

Indoor flea market

Motel

Nursing home

Commercial recreation uses such as miniature golf, par 3 golf, golf driving range, batting cages, bowling alley, skating rink, video arcade and similar uses

Drive-in theater

Off-premise sale of alcoholic beverages
 On-premise sale of alcoholic beverages
 Power equipment sales and service and general rental centers, provided that all service work is done within an enclosed building and all storage is screened from view from all public rights-of-way and residential property
 Public buildings and facilities not listed as a permitted or special exception use in the manufacturing districts
 Radio or television broadcasting studio
 Restaurant, including drive-up restaurant
 Shopping center
 Truck and trailer rental, which shall be the primary business of the premises and shall not be permitted as an accessory use to gasoline service stations or other businesses
 Vehicle towing service, with no vehicle storage on premises
 Veterinarian, not including open kennels
 Other retail and service uses which comply intent of the B-3 District

Section 4. Special Exception Uses.

Utility uses such as: Electric substations, water storage tanks, above-ground pumping stations, and telecommunications facilities, subject to Article XXVI.

Section 5. Area and Dimensional Regulations.

Maximum Building Height: 75 feet

Minimum yards:

Front:	None, except where the frontage between two intersecting streets is located partly in a an "R" district and partly in a "B" district, the front yard requirements of the "R" district shall apply to the "B" district
Rear:	None, except on the rear of a lot abutting a dwelling district, in which case there shall be a rear yard of not less than 20 feet. In addition, any building which exceeds 35 feet in height shall be set back from any residential district boundary, an additional distance of one foot for each foot of building height above 35 feet.
Side:	None, except a side yard which abuts a dwelling district, in which case there shall be a side yard of not less than 6 feet. In addition, any building which exceeds 35 feet in height shall be set back from any residential district boundary, an additional distance of one foot for each foot of building height above 35 feet.

Min. lot area: None specified

Min. lot width: None specified

Section 6. Parking and Loading Regulations.

Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Article XX.

Section 7. Signs.

1. Each retail or service business not located in a shopping center may have building wall signs and canopy signs and one ground sign. Maximum height of the ground sign shall be forty (40) feet. Maximum sign area for a canopy sign shall be thirty-two (32) square feet. Maximum building wall sign area of each building wall shall be twenty-five (25) percent of the building wall area, or portion thereof, which encloses the retail or service business; less the sign area of canopy signs attached to that building wall or portion thereof.
2. Each shopping center may have one ground sign per facing street and each tenant space in a shopping center may have one building wall sign or one canopy sign per facing street. Maximum height of a ground sign shall be fifty (50) feet. Maximum sign area for a canopy sign shall be thirty-two (32) square feet. Maximum sign area of each building wall sign shall be twenty-five (25) percent of the front building wall area of the tenant space.
3. Each tenant space in an enclosed mall may have signage permitted for a tenant space in a shopping center, plus one exterior building wall sign per exterior wall of the tenant space, which shall be twenty-five (25) percent of the exterior building wall area, or portion thereof, which encloses the tenant space.
4. Other uses not located in a shopping center may have one building wall sign or one canopy sign, and one ground sign. Maximum height of the ground sign shall be twenty-four (24) feet. Maximum sign area for a canopy sign shall be thirty-two (32) square feet. Maximum sign area of the building wall sign shall be twenty (20) percent of the front building wall area or portion thereof, which encloses the subject use.
5. Billboard signs which are intended to be viewed from Interstate Highway 59 or Aaron Aronov Drive are permitted, subject to the restrictions of Article XXIV, Section 5(2).
6. See Article XXIV for additional sign regulations.

Section 8. Buffers.

When any Permitted or Special Exception Use is located wholly or partially adjacent to a single family or two-family residential district, said use shall provide as a minimum a twenty (20) foot wide buffer on all rear and side property lines which abut said districts. When any permitted or special exception use is located wholly or partially adjacent to a multi-family residential, institution or office district, said use shall provide as a minimum a twelve (12) foot wide buffer on all rear and side property lines which abut said districts. Where an alley separates properties where a buffer is required, a six foot high privacy fence may be substituted for the required buffer along said alley. See Article XXV for Buffer Regulations.

ARTICLE XVII

B-4 GENERAL BUSINESS DISTRICT

Section 1. Generally.

The regulations set forth in this Article or set forth elsewhere in this Ordinance, when referred to in this Article, are the regulations in the B-4 General Business District.

Section 2. Intent.

It is the intent of this district to provide areas for high density residential use and a variety of heavy commercial, wholesale and light fabricating uses which are attractive and compatible with retail commercial areas. All business activity, fabricating and storage shall be within an enclosed building.

Section 3. Permitted Uses.

Any use permitted in the B-3 District

Multiple dwellings, boarding house, rooming house assisted living facilities and group homes

Major auto and truck repair

Minor auto and truck repair

Contractors such as: heating and cooling, plumbing, electrical, glass, flooring, painting and pest control

Fabricating such as: sign company, wood working shops, machine shop, and similar light fabricating uses

Recycling collection point for household items

Retail and service uses

Taxidermy

Wholesale sales and factory representatives