

§ 650-21. B-3 Limited Business District.

A. Permitted uses in the B-3 District shall be as follows:

(1) Retail, office and personal service establishments. **[Amended 1-15-2008 by Ord. No. MC 3366]**

(a) Retail and personal service establishments, such as or similar in nature to:

- [1] Drugstores.
- [2] Household supplies stores.
- [3] Stationery supplies stores.
- [4] Furniture and appliance stores.
- [5] Hardware stores.
- [6] Video rental establishments.
- [7] Barber or beauty shops.
- [8] Dry-cleaning shops, but not including dry-cleaning plants.
- [9] Tailor shops. **[Amended 8-10-2010 by Ord. No. MC 3425]**
- [10] Self-service laundries, subject to the provisions of Article IX.
- [11] Shoe repair shops. **[Amended 8-10-2010 by Ord. No. MC 3425]**
- [12] Business and professional offices.
- [13] Residential dwelling units, provided that they are located above a ground floor office or commercial use, and provided that they do not front on a public street at street level, subject to the provisions of Article IX.
- [14] Financial services firms (without check-cashing services). **[Added 8-10-2010 by Ord. No. MC 3425]**
- [15] Bookstores. **[Added 8-10-2010 by Ord. No. MC 3425]**
- [16] Fitness centers, spas, tanning salons. **[Added 8-10-2010 by Ord. No. MC 3425]**
- [17] Career training centers. **[Added 8-10-2010 by Ord. No. MC 3425]**
- [18] Grocery stores. **[Added 8-10-2010 by Ord. No. MC 3425]**
- [19] Haberdashery, apparel, and jewelry stores. **[Added 8-10-2010 by Ord. No. MC 3425]**
- [20] Personal and business service uses (photocopying, Internet cafes,

mail: bulk, express and regular. **[Added 8-10-2010 by Ord. No. MC 3425]**

- (b) Up to 50% of the building area may be devoted to the processing, manufacture or storing of goods or products to be retailed on the premises, provided that no such area shall front on a public street at street level.
- (2) Restaurants and cafes (sidewalk seating with a conditional use permit, subject to the provisions of Article IX). **[Amended 8-10-2010 by Ord. No. MC 3425]**
- (3) Banks and fiduciary institutions.
- (4) Public garages and parking lots, except within 75 feet of an R-1, R-2, R-3 or R-4 Zone.
- (5) Municipal buildings and other governmental and/or public uses as deemed necessary and approved by the Planning Board and Municipal Council.
- (6) Temporary buildings as provided in § 650-14A(5).
- (7) Business and professional offices. **[Added 8-10-2010 by Ord. No. MC 3425]**
- B. Permitted accessory buildings and structures in the B-3 District shall be as specified for B-1 District in § 650-19B.
- C. Uses permitted with a conditional use permit. The following may be permitted in the B-3 District with a conditional use permit, subject to the provisions of Article IX:
 - (1) Gasoline service stations.
 - (2) Drive-through windows, as accessory uses to restaurants, banks, drugstores, or other similar uses.
 - (3) Public utilities.
 - (4) Child-care centers.
 - (5) Tattoo parlors, piercing parlors, and other body art shops. **[Added 1-15-2008 by Ord. No. MC 3366]**
 - (6) Charter schools. **[Added 8-10-2010 by Ord. No. MC 3425]**
 - (7) Pawnbrokers. **[Added 8-10-2010 by Ord. No. MC 3425]**
 - (8) Check-cashing establishments. **[Added 8-10-2010 by Ord. No. MC 3425]**
- D. Height, area and bulk requirements in the B-3 District shall be as specified in the schedule attached hereto.¹

1. Editor's Note: The Schedule of Area, Yard and Height Requirements is included as an attachment to this chapter.

- E. Uses not permitted in the B-3 District shall be as follows:
- (1) Clinics for the treatment of drug addiction.
 - (2) Bingo halls.
 - (3) Billiard parlors or dance halls.²
 - (4) Any business conducted outside the confines of a building, with the exception of outdoor seating associated with a restaurant or cafe. **[Amended 8-10-2010 by Ord. No. MC 3425]**
 - (5) Bars and taverns.
 - (6) Packaged liquor stores.
 - (7) Automobile repair or body shops.
 - (8) Automobile dealerships.
 - (9) Automobile washes.
 - (10) Adult entertainment establishment.
 - (11) Adult-oriented store.³
 - (12) Live entertainment.

2. Editor's Note: Former § 197-21E(4) of the 1981 Revised Code, Pawnbrokers, which previously followed this subsection, was repealed 8-10-2010 by Ord. No. MC 3425.

3. Editor's Note: Former § 197-21E(13) of the 1981 Revised Code, Check-cashing establishments, which previously followed this subsection, was repealed 8-10-2010 by Ord. No. MC 3425.