

SECTION 47. - HIGHWAY COMMERCIAL (B-3) DISTRICT

1. - Purpose.

The highway commercial (B-3) district is intended to provide for commercial areas serving the highway traveling public.

2. - Permitted uses.

- A. Motor vehicle service station with minor or major repairs.
- B. Club or lodge.
- C. Day care facility, licensed.
- D. Funeral home.
- E. Garden supply stores and nursery yards.
- F. Health/recreation facility.
- G. Hotel/motel.
- H. Medical uses.
 - I. Office.
- J. Plant nursery, commercial and wholesale.
- K. Restaurant—Fast food and full service.
- L. Retail/office/multi-tenant structure.
- M. Retail sales and services.
- N. School, specialty.
- O. Tavern or bar.
- P. Whole office and showroom.
- Q. Veterinary services.
- R. Recreation—Public.

- S. Financial service.
- T. Essential services—governmental.
- U. Brew pub.
- V. Craft brewery.
- W. Micro distillery.
- X. Food truck.
- Y. Cannabis event.

(Ord. No. 28, Third Series, 6-17-2015; Ord. No. 2024-05, § 12, 12-3-24)

3. - Accessory uses.

- A. Trash enclosure service structure.
- B. Other uses customarily associated with but subordinate to a permitted use as determined by the city.
- C. Radio and television receiving antennas including single satellite dish TVROs, short-wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Section 17 [16]. Telecommunication[s] Facilities.
- D. Lower-potency hemp edible retailer for a business with a valid liquor license issued under City Code Chapter 6.

(Ord. No. 2024-05, § 13, 12-3-24)

4. - Conditional uses.

- A. Essential services—Utility substations.
- B. Retail sale and services—Boat sales.
- C. Residential care facility—Serving seven or more persons.
- D. Car wash.
- E. Hospital services.
- F. School.

- G. Place of worship.
- H. Recreation—Commercial.
 - I. Construction sales and services.
 - J. Agricultural sales and services.
- K. Nursing home.
- L. Research facility.
- M. Crematorium.
- N. Other uses similar to those permitted in this section as determined by the planning commission and city council.
- O. Exterior storage associated with permitted and conditional uses.
- P. Cannabis cultivator.
- Q. Cannabis mezzobusiness.
- R. Cannabis microbusiness.
- S. Cannabis retailer.
- T. Cannabis testing facility.
- U. Lower potency hemp edible retailer.

(Ord. No. 2021-06, 10-11-2021; Ord. No. 2024-05, § 14, 12-3-24)

5. - Interim uses.

- A. Grading activities that move more than 1,000 cubic yards of material per acre.
- B. Drive-thru services.
- C. Communication towers.
- D. Motor vehicle and/or motorcycle internet distribution sales; limited to no more than a two-year permit.
- E. Other uses similar to those permitted in this section as determined by the city council.

6. - Certificate of compliance.

Temporary/seasonal sales as permitted in Section 01. General Provisions of Administration.

7. - Development regulations.

A. *Minimum lot requirements:*

1)	Lot area:		
	a)	With sewer and water	23,000 square feet
	b)	Without sewer and water	10 acres
2)	Lot width		100 feet (with or without sewer)

B. *Setbacks:*

1)	Front yard:		40 feet
	a)	City right-of-way	40 feet
	b)	State/county right-of-way	100 feet
2)	Side yard:		10 feet (or 60 feet when abutting a residential district)
	a)	City ROW	40 feet

	b)	State/county ROW	100 feet
3)		Rear yard	25 feet (or 60 feet when abutting a residential district)

C. *Maximum height*: Measured to the eave, maximum height of three stories or 30 feet, whichever is less.

D. *Maximum lot coverage*: 80 percent.

(Ord. No. 19, Second Series, 5-5-2010; Ord. No. 28, Second Series, 12-1-2010; Ord. No. 36, Second Series, 4-4-2012; Ord. No. 2021-06, 10-11-2021)