

### 5.10 B-3 Highway Service District

No building or use shall hereafter be established or enlarged within the B-3 Highway District unless it conforms to the following regulations:

- a. Permitted Uses. None: all uses in this District are conditional uses and must be approved in accordance with the procedures established in Section 6.
- b. Conditional Uses. See Section 6 for specific conditional uses and conditions.
- c. Lot Size Requirements.
  - (1) Minimum lot area: 20,000 square feet, except where the Department of Natural Resources regulations require more.
  - (2) Minimum lot width: 200 feet.
- d. Building Bulk Limitations.
  - (1) A front yard not less than thirty feet (30').
  - (2) A side yard on each side of the lot not less than fifteen feet (15').
  - (3) A rear yard not less than thirty feet (30').
  - (4) Maximum building height: Thirty-five feet (35').
  - (5) Maximum lot coverage: Forty percent (40%).
- e. Standards. All buildings, structures, and uses hereafter established, altered, in the B-3 Highway Service District shall comply with the following conditions and restrictions:
  - (1) No building shall be used for residential purposes, except for the use of the owner or operator of the premises, except that accommodation may be offered to the transient public by motels or hotels, and except that existing dwelling units located above a permitted business use on the first or ground floor of a building may be continued.
  - (2) All outdoor storage, except the storage of automobiles and other motor vehicles in operating condition, and off-street parking and loading spaces, shall be enclosed by a decorative solid fence not less than five nor more than eight feet in height. Off-street parking and loading spaces and the storage of automobiles and other motor vehicles in operating condition shall be so enclosed when such use abuts on a residence district at a side or rear lot line or is separated from a residence district only by an alley.
  - (3) All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold on the premises where produced.
  - (4) Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light upon any property located in a residence district or upon any public street or park.