



PLANNING BOARD AGENDA

Monday, May 17, 2021 – 10AM | Council Chambers, City Hall

1. **Call meeting to order** | Pledge of Allegiance.
2. **Approval of Minutes:**
 - a. Regular Meeting: April 26, 2021
3. **Public Comment Non-Agenda Items** – Members of the audience may comment on any non-agenda item. State Statute prohibits the City Council from discussing any introduced item. The Council limits each person to three minutes to ensure there is sufficient time for all comments. The Council respects all comments and will have staff follow up any questions.
4. **Public Hearing:(s)**
 - a. Vonnie-Louise Inn CUP
 - b. B-3 Rezoning
5. **Reports:**
 - a. Economic Growth and Development
 - b. Downtown Historic Preservation
 - c. Chamber of Commerce
6. **New Business:** - The Board accepts public comment at the end of each item.
 - a. Vonnie-Louise Inn CUP – CAO Green
 - b. B-3 Rezoning – CAO Green
 - c. Housing Discussion – CAO Green
 - d. Zoning Regulation Discussion – CAO Green
7. **Old Business:** None
8. **Staff or Committee Comments:**
9. **Announcement of the next meeting:**
 - a. June 21, 2021 at 10AM.
10. **Adjournment**

Planning Board for the City of Deer Lodge meets in the Council Chambers.
300 Main Street, Deer Lodge, MT 59722

For Further Information Contact

CAO | Jordan Green
jgreen@cityofdeerlodgemt.gov | 406.846.2238

CITY OF DEER LODGE

PLANNING BOARD MINUTES

Tuesday, April 26, 2021 – 10:00 AM | Council Chambers, City Hall.

- Members Present:** Kathy Bair, Dan Sager, Julie Schroder, Amber Brown, Scott Hazelton, & Rand Dickson
- Member Absent:** None
- Mayor:** Diana Solle
- CAO:** Jordan Green
- Council Member:** Dick Bauman (Absent)
- Staff:** Cyndi Thompson
- Guests:** See sign in sheet

1. Call Meeting to Order | P l e d g e of Allegiance

CAO Jordan Green called the meeting to order at 10:00AM, all present recited the Pledge of Allegiance.

2. Approval of Minutes

- a. Regular Meeting – March 23, 2021 – (Typo Corrections noted to City Clerk)
Member Schroder motioned to approve the minutes as amended, Member Sager seconded the motion. Unanimous vote passed.

3. Public Hearings:

- a. 802 4th Street – Rezone Application
CAO Green opened the public hearing outlining the Planning Board the Rezone Application.

Chiminh and Rian King-Chavez submitted a Rezoning Application on March 31, 2021 to rezone the property located at 802 4th Street in Deer Lodge in Section 04 of Township 07N, Range 09W, Block 47, Lots 17 through 20 from the R-2 Residential Single-Family and Manufactured Home Zoning District to the B-1 Business District to construct a small greenhouse that will serve as a retail storefront to the petitioners' business, King's Eastside Greenhouse. The home on the property houses the Vonnie Louise Inn. It will need to be classified as a Conditional Use, which is allowable under the B-1 Zoning Code.

The proposed structure would be a pre-built, non-permanent, 10x20 ft. wooden-framed greenhouse that would sit on an existing 18x30 ft. concrete pad at the Northwest corner of the property. The concrete pad currently holds a metal shed, which will be removed.

The proposed greenhouse would serve as a storefront for the applicant's business, and most of the growing and propagating would be done offsite at King's Eastside Greenhouse.

The single-family residence also on the property is being used as an Inn, which is owned and operated by the applicants for this zoning change. Both the greenhouse and the Inn are allowable in the B-1 Zoning Code, but the Inn will be classified as a Conditional Use.

Recommendation: Based on the above requirements and the positive impacts the rezoning would have on the economic development of Deer Lodge, the City Administration recommends the Planning Board recommend the Rezoning Application and the classification of the Vonnie Louise Inn as a Conditional Use to the City Council.

Public Hearing was closed at 10:07AM

4. Public Comment: None

5. Reports:

a. Economic Growth & Development

None

b. Downtown Historic Preservation

Member Bair stated the next meeting is May 18th. We acquired a new member, Cole Newbauer. We have filed all our reports with SHPO. Working on restoring the Yellowstone Trail sign.

c. Chamber of Commerce

Member Schroder stated, we are working on Territorial Days June 18th is registration. June 19th is the parade. Street dance will be 3-7pm. Deer Lodge tourism brochure is almost complete. Chamber after hours meeting will be held at 5:30 at Mt Music.

6. New Business | The Board accepts public comment at the end of each item.

a. 802 4th Street-Rezone Application

Member Hazelton motioned to approve the Rezoning Application to City Council with a favorable recommendation. Member Sager seconded the motion. The vote was unanimous.

7. Old Business:

a. JC Park 5.7acre project – Trent Freeman

CAO Green – This was discussed last meeting, as noted in the minutes. We had a Surveyor out to look at the boundaries to see if we could change the boundary of the parcel. Surveyors saw PINS out there back from 1980's. We haven't been able to identify those PINS and what they represented. We cannot change the boundaries and sell the plat to an individual. We have that lot open for anyone that wants to

come in and purchase that lot, but they will have to pay for the survey research to be done as we went over budget on our project for doing that.

b. ByLaw Review Changes/Discussion – CAO Jordan Green
Committee unanimously agreed no changes to the Planning Board Bylaws. CAO Green stated these have been approved by City Council and Council Ops.

c. B-3 Neighborhood Commercial District-Jordan Green
CAO Green – The B-3 Neighborhood Commercial District was passed, had 2 public hearings, and was passed by City Council. The reason it was not on the Zoning Map as there were no B-3 Districts that needed to be on the Zoning Map. An ordinance will be created to adopt the new B-3 Commercial District to the Zoning Map and will be discussed at the next City Council meeting. So that will be our first B-3 District.

8. City Planner & Staff Comments:

a. None

9. Announcement of the next meeting:

a. May 17, 2021 at 10:00 AM was confirmed by consensus. Member Scott Hazelton will be absent.

10. Adjournment:

The meeting was adjourned, by consensus at 10:20AM.

Prepared by Cyndi Thompson, City Clerk

Amber Brown, Chairperson

Date

CONDITIONAL USE PERMIT STAFF REPORT

Jordan Green – May 3, 2021

Introduction –

Chiminh and Rian King-Chavez submitted a Conditional Use Permit application on May 1, 2021 to classify their property, the Vonnie-Louise Inn as a Conditional Use under the B-1 Central Business District Zoning.

The property is located at 802 4th Street in Deer Lodge in Section 04 of Township 07N, Range 09W, Block 47, Lots 17 through 20.

The property is currently under the process of applying for rezoning from the R-2 Single Family and Manufactured Home District to the B-1 Central Business District, to allow a small retail greenhouse to operate on the property. Under the provisions of Chapter 19, Section 2-E(3)i of the City of Deer Lodge Zoning Ordinance, hotels and inns must be approved as Conditional Uses pursuant to the requirements of Chapter 12 of the Zoning Ordinance.

The Planning Board held a public hearing on April 26, 2021 to consider the rezoning application. Following a presentation of the proposed use of the property that warranted the rezoning, and after a time set aside for public comment, the Planning Board voted unanimously to recommend the Rezoning to go before the City Council for a second public hearing.

The date and time of the Rezoning public hearing and decision by the Council will be May 17, 2021.

At the Planning Board meeting on April 26, 2021, it was brought to my attention that the Inn would need to be formally classified as a Conditional Use under the proposed rezoning. I sent the application to the applicants and waived the associated fee.

Analysis of Application –

The analysis of this application followed the requirements specified in Chapter 12 of the City of Deer Lodge Zoning Ordinance. The requirements and staff comments used in this analysis follow.

Chapter 12, Section 2-1: The use conforms with the objectives of the Growth Policy and the intent of this Code

This use conforms with the objectives of the Growth Policy by aiding the economic development of a local business. The rezoning of the property to allow the greenhouse and classification of the Inn as a Conditional Use will allow the property to operate at the highest and best use for the benefit of the property owners and the community at large.

Chapter 12, Section 2-2: Such use will not adversely affect nearby properties or their occupants

The proposed Conditional Use will not adversely affect nearby properties. As the Inn is currently operational, this application simply classifies the current use as legal under the proposed zoning change. There were no unfavorable responses to the rezoning presented at the Planning Board public hearing by nearby properties, and no complaints concerning the use of the property as an Inn.

Chapter 12, Section 2-3: Such use meets density, coverage, yard, height and all other regulations of the district in which it is to be located, unless otherwise provided for in this Code

The property meets density, coverage, yard, height and all other regulations for the B-1 Central Business District Zoning.

Chapter 12, Section 2-4: Public hearings have been held, after the required legal notices have been given and the public has been given a chance to be heard upon the matter

The City Administrator sent out 37 letters to adjacent property owners for both the rezoning public hearing and the Conditional Use public hearing. There was one supportive response for the rezoning from an adjacent property owner. There have been no responses at the time of this staff report to the Conditional Use application letters.

A public hearing for the rezoning of the property was held for the Planning Board on April 26, 2021. The second public hearing for City Council will be held May 17, 2021. The Conditional Use permit application Planning Board public hearing will also be held May 17, 2021 and should the Planning Board vote to recommend the Conditional Use application to the City Council, the second public hearing for that application will be held June 7, 2021 at 6 PM.

Recommendation –

Based on the above information, the City Administration recommends the Planning Board send a favorable recommendation of the CUP application subject to the following considerations:

- The property remains adherent to the provisions of the City of Deer Lodge Zoning Ordinance addressing the B-1 Central Business District Zoning and the requirements for a Conditional Use
- The property owners contact the City Administration for any future changes to the use of the property so that all required actions can be taken to ensure adherence to the Zoning Ordinance.



Chief Administrator/ City Planner

5-3-21

Date

Mayor
Diana Solle
Chief Administrative Officer
Jordan Green
City Attorney
Peter Elverum
City Clerk
Cyndi Thompson
Compliance Officer
Thomas Malcomb
Public Works Superintendent
Trent Freeman
Treasurer
Judi Whitney
Utility Billing Clerk
Gena Micu



City Council
Dick Bauman
Amanda Bohrer
Mary Hathaway
John Henderson
Robert Kersch
John J. Molendyke
John Skibsrud
Anthony Savalla

RE: Conditional Use Permit Application Hearing Notification

Property Owner:

The City of Deer Lodge Planning Board will hold a public hearing at 10 AM on Monday, May 17, 2021 in the City Hall Chambers at 300 Main Street in Deer Lodge to consider a Conditional Use Permit request submitted by Chimin and Rian King-Chavez. The petitioners are seeking permission to classify the Vonnie-Louise Inn as a Conditional Use under the B-1 Central Business District Zoning. The property is located at 802 4th Street in Deer Lodge in Section 04 of Township 07N, Range 09W, Block 47, Lots 17 through 20. The property will have another public hearing at City Council on May 17, 2021 to approve or deny the rezoning of the property from R-2 Single-Family and Manufactured Home District to the B-1 zoning. Per Chapter 19, Section 2-E(3)i of the City of Deer Lodge Zoning Ordinance, hotels and inns must be approved as Conditional Uses pursuant to the requirements of Chapter 12 of the Zoning Ordinance.

Being an adjacent property owner, you are receiving notice in accordance with City of Deer Lodge Zoning & Development Regulations. You may submit comments to the Administrative Office prior to the hearing or you may attend the public hearing on May 17, 2021 at 10 AM at City Hall in the Council Chambers, 300 Main St., Deer Lodge, MT.

The Planning Board has the authority to recommend the Rezoning request for the benefit of the City Council. Should the Planning Board vote to recommend the Rezoning request at the May 17th meeting, the City Council will vote on acceptance of the request following a second public hearing. The City Council public hearing will be held at 6 PM on Monday, June 7th, 2021 in the PC Community Center at 416 Cottonwood Ave in Deer Lodge only if the Planning Board recommends acceptance.

The petition and all supporting materials are available for viewing at City Hall, 300 Main St., Deer Lodge, MT.

Sincerely,


Jordan Green
Chief Administrative Officer

REZONING STAFF REPORT

Jordan Green – May 17, 2021

Introduction –

During their meeting on October 27, 2020, the Planning Board of the City of Deer Lodge agreed to have a public hearing to discuss the rezoning of several areas around Deer Lodge from the B-1 Central Business District to the B-3 Neighborhood Commercial District. The B-3 Neighborhood Commercial District had been created and passed through ordinance on January 21, 2020 by the City of Deer Lodge City Council. However, the zoning map was never amended to include any B-3 Districts in Deer Lodge.

The intent of the B-3 Neighborhood Commercial District is to “establish and preserve areas accommodating modestly scaled commercial activities adjacent to residential uses.” The B-3 District is intended to provide professional services, personal services, and retail sales which have less impact on the surrounding neighborhood and are more suitable for proximity to residential uses. This is in contrast with the B-1 Central Business District, which allows more intensive, downtown-style uses that would be more intrusive in a neighborhood.

As the properties in question are not downtown, and tend to be located near residential uses, the Planning Board and City Council saw it appropriate to create a new District which would allow uses that are more accommodating to residential neighborhoods. The properties in question are 1027 Texas Ave, 1100 Texas Ave, 1205 Texas Ave, 1101 Maryland Ave, 1010 Carter St, 604 Mitchell St, and seven lots on Park St owned by the City of Deer Lodge. These lots currently house the old hospital and its surrounding commercial and civic uses, Circle H Growers LLC, the old KOA Campground, and several vacant lots. *See attached map for locations.*

Current uses will not be impacted as they are all permitted within the B-3 district; the intent of the rezoning is to preserve these areas for future commercial uses that are complimentary to the adjacent residential uses. *See attached copy of the B-3 Zoning Ordinance for permitted uses.*

Analysis of Application –

The analysis of this rezoning followed the requirements specified in Chapter 28 of the City of Deer Lodge Zoning Ordinance. The requirements and staff comments used in this analysis follow.

The zoning amendment is made in accordance with the Growth Policy

As the Growth Policy only addresses downtown revitalization, the Cottonwood Creek corridor, brownfields, housing, parks and trails, and annexation, there is nothing specifically addressing this rezoning. However, the City Administrator feels this rezoning is in the spirit of the Growth Policy because it supports the responsible growth of the city by specifying uses that are compatible with residential neighborhoods and restricting uses which are less complimentary to these residences.

The zoning amendment is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements

The proposed rezoning will not impact any of the above provisions. There would be no changes to the current use of the properties, as they are all allowed in the B-3 District. Potential future uses would have

less of an impact on the provision of transportation, water, sewerage, schools, parks, and other public requirements, as the uses allowed in the B-3 District are less intensive than uses allowed in B-1. They would generate less traffic, use less infrastructure, and have less of an impact on the surrounding neighborhood.

The zoning amendment considers the promotion of compatible urban growth

The intent of the rezoning from B-1 to B-3 is to promote future urban growth that is more compatible with adjacent residential uses.

The zoning amendment is designed to promote public health, public safety, and the general welfare

The rezoning would promote public health, safety, and welfare by allowing uses that are more compatible with adjacent residential uses. The uses allowed in B-3 are more neighborhood-focused, allowing for modestly scaled retail and services such as clothing stores, schools, clinics, laundromats, and restaurants which would be a benefit to the public. It also restricts uses such as manufacturing, contracting, and drive-thrus, which are allowed in the current zoning of B-1 and which could potentially have a negative impact on public health, safety, and welfare if located in a residential neighborhood.

The zoning amendment considers the reasonable provision of adequate light and air

The B-3 Zoning District allows for reasonable provision of adequate light and air.

The zoning amendment conserves the value of buildings and encourages the most appropriate use of the land throughout the jurisdictional area


The rezoning will have no impact on the value of current buildings and was initially created and passed to encourage the most appropriate use of the land as it relates to adjacent residential neighborhoods.

The zoning amendment considers the character of the district and its peculiar suitability for particular uses

The intent of the rezoning is to consider the character of the adjacent residential districts and to provide commercial and professional activities that have a neighborhood orientation and character.

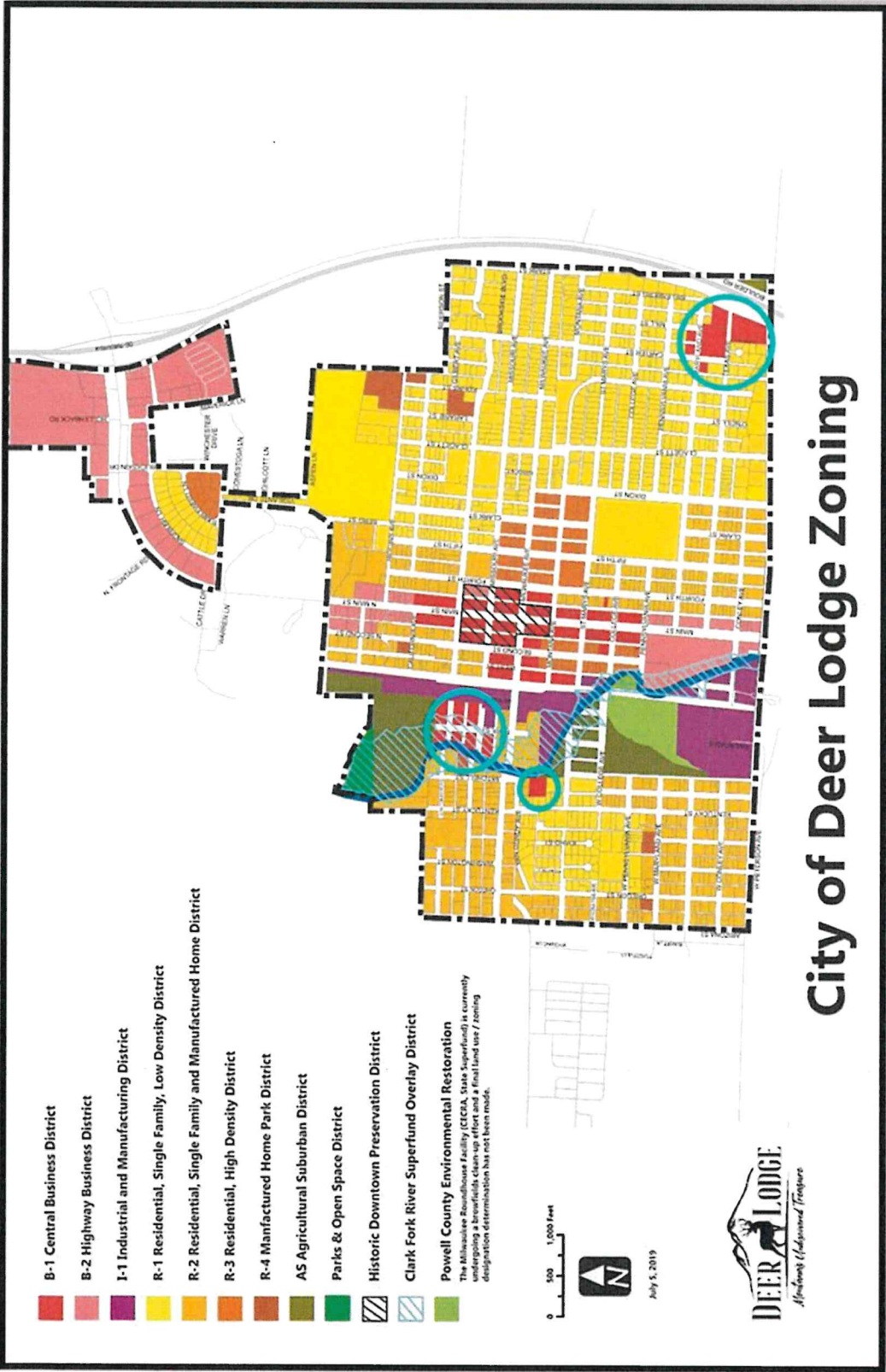
Recommendation –

Based on the above requirements and the positive impacts the rezoning would have on the future development of commercial districts near residential neighborhoods in Deer Lodge, the City Administration recommends the Planning Board recommend the rezoning of the subject properties from B-1 to B-3 to the City Council.



Chief Administrator/ City Planner

5/17/21
Date



- B-1 Central Business District
- B-2 Highway Business District
- I-1 Industrial and Manufacturing District
- R-1 Residential, Single Family, Low Density District
- R-2 Residential, Single Family and Manufactured Home District
- R-3 Residential, High Density District
- R-4 Manufactured Home Park District
- AS Agricultural Suburban District
- Parks & Open Space District
- Historic Downtown Preservation District
- Clark Fork River Superfund Overlay District
- Powell County Environmental Restoration

Powell County Environmental Restoration
 The Millersville Roundhouse Facility (CCECA, State Superfund) is currently undergoing a brownfields clean-up effort and a final land use / zoning designation determination has not been made.



July 5, 2019



City of Deer Lodge Zoning

Mayor
Diana Solle
Chief Administrative Officer
Jordan Green
City Attorney
Peter Elverum
City Clerk
Cyndi Thompson
Compliance Officer
Thomas Malcomb
Public Works Superintendent
Trent Freeman
Treasurer
Judi Whitney
Utility Billing Clerk
Gena Micu



City Council
Dick Bauman
Amanda Bohrer
Mary Hathaway
John Henderson
Robert Kersch
John J. Molendyke
John Skibrud
Anthony Savalla

RE: Rezoning Public Hearing Notification

Property Owner:

The Planning Board for the City of Deer Lodge is holding a public hearing on May 17th at 10 AM in the City Council Chambers at 300 Main Street in Deer Lodge to consider the rezoning of several B-1 Business District lots located around the City to B-3 Neighborhood Commercial District. The lots in question are 1027 Texas Ave, 1100 Texas Ave, 1205 Texas Ave, 1101 Maryland Ave, 1010 Carter St, 604 Mitchell St, and seven lots on Park St owned by the City of Deer Lodge. These lots currently house the old hospital and its surrounding commercial and civic uses, Circle H Growers LLC, the old KOA Campground, and several vacant lots. Current uses will not be impacted as they are all permitted within the B-3 district; the intent of the rezoning is to preserve these areas for future commercial uses that are complimentary to the adjacent residential uses.

Being an adjacent property owner, you are receiving notice in accordance with City of Deer Lodge Zoning & Development Regulations. You may submit comments to the Administrative Office prior to the hearing or you may attend the public hearing on May 17, 2021 at 10 AM at City Hall in the Council Chambers, 300 Main St., Deer Lodge, MT.

The Planning Board has the authority to recommend the Rezoning request for the benefit of the City Council. Should the Planning Board vote to recommend the Rezoning request at the May 17 meeting, the City Council will vote on acceptance of the request following a second public hearing. The City Council public hearing will be held at 6 PM on Monday, June 7, 2021 in the PC Community Center at 416 Cottonwood Ave in Deer Lodge only if the Planning Board recommends acceptance.

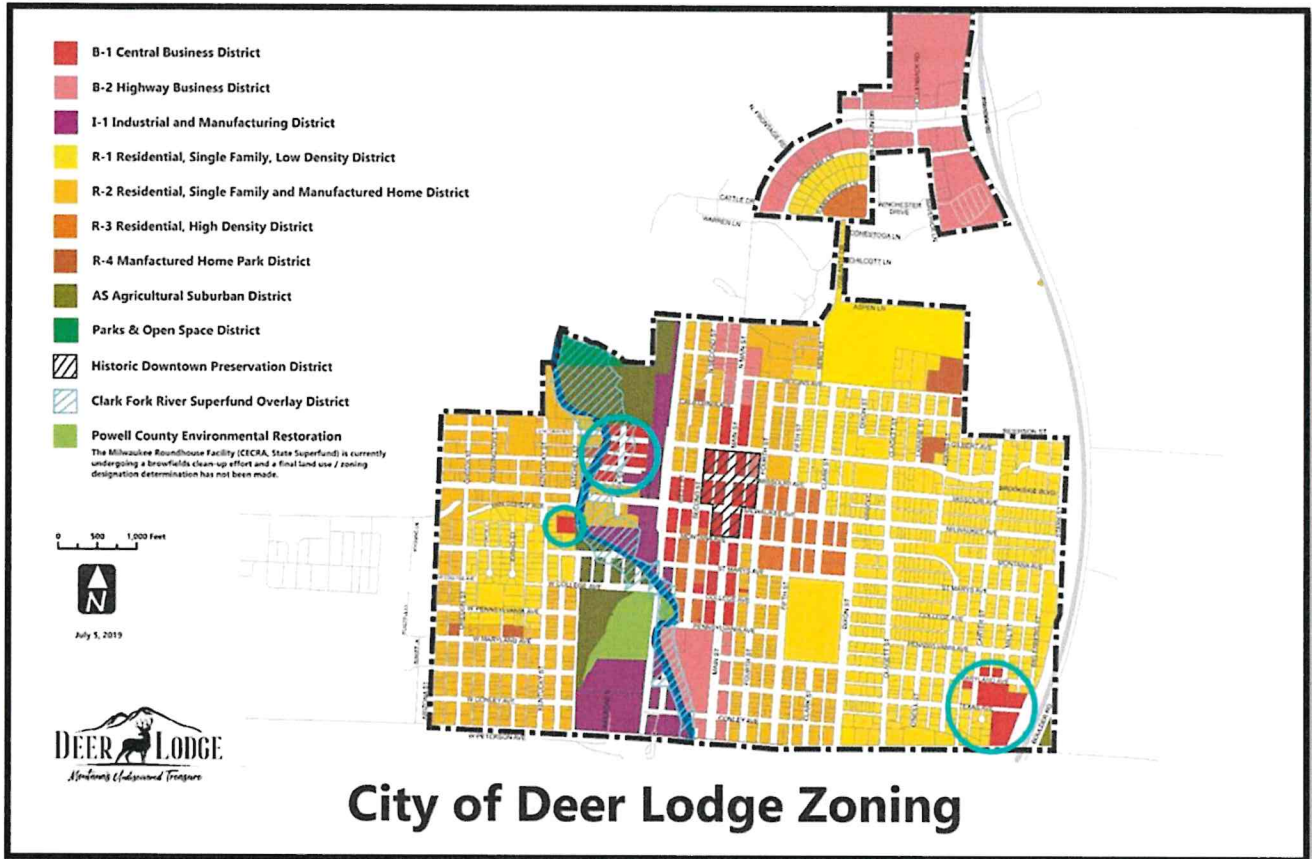
The petition and all supporting materials are available for viewing at City Hall, 300 Main St., Deer Lodge, MT.

See attached document for locations of the proposed rezoned lots.

Sincerely,

Jordan Green
Chief Administrative Officer

Lots under consideration for Rezoning as B-3 Neighborhood Commercial District



Chapter Nineteen - B-1, Business District (04.30.19)

Section 1. Intent

The intent of this district is to provide a central area for the community's business, government, service, and cultural activities. Uses within this district should be appropriate to such a focal center with inappropriate uses being excluded. Room should be provided in appropriate areas for logical and planned expansion of the present district.

Section 2. Uses

- A. Accessory Uses: A category not permitted to serve as the principal use. These uses are incidental to and customary in connection with the principal building or use and located on the same lot with such principal building or use.
- (1) Outdoor Seating Permitted
 - (2) Major Home Occupation Conditional Use
- B. Civic Uses: A category related to fulfilling the needs of day-to-day community life, congregation, and social interaction. Retail space shall be in the front of the building and shall occupy a minimum of 25-percent of the gross floor area.
- (1) Assembly Permitted
 - (2) Fire / Police Permitted
 - (3) Houses of worship Permitted
 - (4) Library / Museum Permitted
 - (5) Post Office Permitted
 - (6) Schools Permitted
 - (7) Uses requiring more than 5,000 square feet of gross floor area Conditional Use
- C. Craftsman: A category involving small scale manufacturing, production, assembly, and/ or repair with little to no noxious by-products that includes a showroom or small retail outlet.
- (1) Brewery / Distillery Permitted
 - (2) Fabrication Permitted
 - (3) Galleries Permitted
 - (4) Woodworking Permitted
 - (5) Contractor shop / yard Conditional Use
 - (6) Uses requiring more than 5,000 square feet of gross floor area Conditional Use
- D. Infrastructure Uses: A category for the provision of public and private infrastructure to support other uses. Infrastructure uses typically do not include a principal building.
- (1) Park/Playground Conditional Use
 - (2) Public / Private utility & services Conditional Use
 - (3) Surface Parking as a principal use Conditional Use
 - (4) Telecommunications towers and antennas Conditional Use
- E. Office Uses: A category of businesses that involve the transaction of affairs of a profession, service, industry, or government.
- (1) Uses requiring more than 5,000 square feet of gross floor area Conditional Use
 - (2) Uses with drive-thru windows and/or service windows Conditional Use
 - (3) Residential & Lodging: A category that include several residence types.
 - i. Hotel / Inn Conditional Use
 - ii. Residential Conditional Use
 - iii. Residential Care Conditional Use
- F. Retail Uses: A category involving the sale of goods or merchandise to the public for personal or household consumption.
- (1) Taverns and Eateries (less than 5,000 square feet of gross floor area) Permitted
 - (2) Uses typically found & associated with downtown Permitted
 - (3) Uses requiring more than 5,000 square feet of gross floor area Conditional Use
 - (4) Uses with drive-thru windows and/or service windows Conditional Use

G. Service Uses: A category that provide patrons services and limited retail products related to those services.

- | | |
|--|-----------------|
| (1) Daycare for Children | Permitted |
| (2) General Services | Permitted |
| (3) Outpatient Services | Permitted |
| (4) Tattoo / Piercing Parlor | Permitted |
| (5) Vehicle Refueling / Services | Conditional Use |
| (6) Uses requiring more than 5,000 square feet of gross floor area | Conditional Use |
| (7) Uses with drive-thru windows and/or service windows | Conditional Use |

H. Prohibited uses.

- (1) Adult care / Assisted living facility.
- (2) Adult entertainment establishment with goods or services that are predominately sexual in nature.
- (3) billboards / off-site advertising and signage.
- (4) Chemical manufacturing, storage, or distribution.
- (5) Drug and alcohol rehab center (outpatient only).
- (6) Heavy manufacturing.
- (7) Manufactured home park.
- (8) Manufacture, storage, or disposal of hazardous waste materials.
- (9) Mini-storage / self-storage warehouses.

Section 3. Outdoor Retail & Storage (09.18.18)

Subject to the following restrictions.

- (a) Items shall not obstruct ingress and egress to a building, obstruct fire lanes, or interfere with vehicular circulation.
- (b) The maximum area of display cannot exceed 60-percent of the lot size.
- (c) Items shall not exceed a height of twenty feet.
- (d) Storage and display of hazardous materials is prohibited.
- (e) The site shall be kept in a condition that is not a hazard to the public health or safety as applied by the following measures:
 - i. Free from the accumulation of garbage, rubbish, and/or debris.
 - ii. Maintain trees, lawns, or shrubs in a trim and neat appearance.
 - iii. Elimination of any noxious weeds or vegetation.
 - iv. No storage of inoperable or dismantled vehicles, vehicle parts, or components of trailers, boats, and/or equipment regardless of whether licensed or registered.

Section 4. Lot Area and Width

No minimum lot area or width is prescribed.

Section 5. Lot Coverage

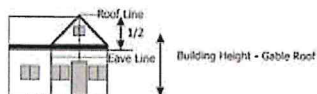
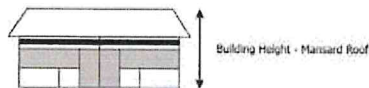
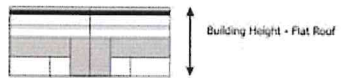
Buildings may cover the entire lot provided other requirements are met.

Section 6. Property Line Setbacks

No minimum setbacks are prescribed except a 15-foot front setback shall be required on all streets except on Main Street.

Section 7. Building Height

Maximum building height in this district shall not be any higher than the existing buildings.



Section 8. Off-Street Parking

No off-street parking is prescribed for this district.

Section 9. Off-Street Loading

No off-street loading is prescribed for this district.

Chapter Twenty-One - B-3, Neighborhood Commercial District (02.19.20)

Section 1. Intent

The intent of this district is to establish and preserve areas accommodating modestly scaled commercial activities adjacent to residential uses. These activities are intended to be those which provide professional and personal services, and general retail sales which attract a smaller number of people and generate less traffic volumes. These commercial and professional activities have a neighborhood orientation and character.

Section 2. Permitted Uses

- (1) Accessory uses.
- (2) Art and music supply stores.
- (3) Bakeries.
- (4) Barber and beauty shops.
- (5) Campgrounds: public and private.
- (6) Clinics.
- (7) Conditional uses as provided in Chapter Nineteen, Section 9 of this Ordinance and subject to conditions and requirements prescribed.
- (8) Dressmaking.
- (9) Equipment sales and services.
- (10) Financial institutions.
- (11) Food and drug stores.
- (12) Furniture stores.
- (13) Hospitals.
- (14) Laundries and dry-cleaning establishments.
- (15) Liquor stores.
- (16) Meeting and lodge halls.
- (17) Mortuaries.
- (18) Museums, libraries and galleries.
- (19) Newspaper office.
- (20) Nursing homes.
- (21) Open Space.
- (22) Parking lots.
- (23) Place of worship.
- (24) Printing offices.
- (25) Private and public business schools.
- (26) Private and public dance schools.
- (27) Private and public secretarial schools.
- (28) Private and public technical schools.
- (29) Professional and business offices.
- (30) Public buildings and uses.
- (31) Repair services for clothes, dolls, small appliances, watches, glasses and other such items.
- (32) Research and development institutions.
- (33) Restaurants, cafes, and drive-in eating establishments.
- (34) Retail sales, such as clothing, candy, furniture, and jewelry; but excluding heavy machinery.
- (35) Shopping centers.
- (36) Signs.
- (37) Sporting goods stores.
- (38) Temporary buildings for and during constructions only.
- (39) Theaters, except drive-ins.
- (40) Uses customarily accessory to those listed.
- (41) Veterinary clinics-small animal hospitals.

Section 3. Lot Area and Width

No minimum lot area or width is prescribed.

Section 4. Lot Coverage

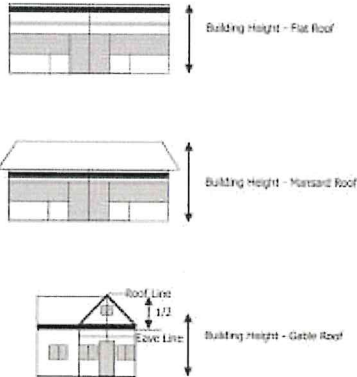
Buildings may cover the entire lot provided other requirements are met.

Section 5. Property Line Setbacks

The B-3 District only requires a 10-foot front setback from the lot lines.

Section 6. Building Height

Maximum building height in the B-3 District is 75 feet.



Section 7. Off-Street Parking

No off-street parking is prescribed for this district.

Section 8. Off-Street Loading

No off-street loading is prescribed for this district.

Section 9. Permitted Conditional Uses

The following uses may be permitted as conditional uses in the B-3 Neighborhood Commercial District:

- (1) Amusement and recreational activities.
- (2) Apartments.
- (3) Auction rooms.
- (4) Bars, taverns, and cocktail lounges.
- (5) Car washes.
- (6) Drive-in banks.
- (7) Light manufacturing.
- (8) Restaurants and cafes with drive-in service windows.
- (9) Single use family dwelling.
- (10) Utility stations.