
Sec. 98-40. B-3 Service, Automotive, and Wholesale Business District.

- (a) *Purpose.* The B-3 district is established to provide business use adjacent to arterial streets and designed to accommodate a wide range of retail and service needs for the city and surrounding areas.
- (b) *Permitted uses.* The following uses are permitted:
- (1) Any use permitted in the B-2 General Retail Business District.
 - (2) Agricultural equipment sales and services, exterior storage, and display.
 - (3) Amusement establishments, indoor or outdoor, including permanent carnivals, kiddie parks, golf driving ranges, pitch and putt, miniature golf courses, and other similar outdoor amusement.
 - (4) Animal hospitals, kennels, or pounds.
 - (5) Auto and truck sales, repairs and display, including painting and repairing of automobile and truck bodies or major automobile and truck repair.
 - (6) Bakeries, including the sale of bakery products to restaurants, hotels, clubs, and other similar establishments when conducted as part of the retail business on the premises.
 - (7) Banquet, convention, and exhibition halls.
 - (8) Building materials sales yards and storage.
 - (9) Bus terminals.
 - (10) Car wash.
 - (11) Cartage and express facilities, including buildings in which goods or products are brought by motor carrier for short term storage and delivery at points within a 150-mile radius of the city.
 - (12) Dry cleaning establishments; subject to approval of the local fire district.
 - (13) Greenhouses, wholesale.
 - (14) Linen, towel, diaper and other similar supply service.
 - (15) Live bait stores.
 - (16) Mini warehouse/self-storage facility.
 - (17) Model homes, and trailer sales and display.
 - (18) Monument sales, including the cutting or grinding of stones or other material on an open lot or within a building.
 - (19) Newspaper distribution agencies, for home delivery.
 - (20) Parcel delivery stations.
 - (21) Photo developing and processing.
 - (22) Stadiums, auditoriums and arenas, open or enclosed.
 - (23) Theaters, outdoor.
 - (24) Trailer or automobile or other equipment rentals.
 - (25) Wholesale establishments.
- (c) *Special uses.* The following uses may be permitted in specific situations, in accordance with procedures outlined in section 98-256(d) as appropriate:

-
- (1) Adult-use cannabis craft grower organization.
 - (2) Adult-use cannabis cultivation organization.
 - (3) Adult-use cannabis dispensing organization.
 - (4) Adult-use cannabis infuser organization.
 - (5) Adult-use cannabis processing organization.
 - (6) Adult-use cannabis transporting organization.
 - (7) Any use which may be allowed as a special use in the B-2 General Retail Business District.
 - (8) Blacksmith and welding shops.
 - (9) Ceramic shops.
 - (10) Fairgrounds.
 - (11) Grain elevators and storage.
 - (12) Radio and television towers.
 - (13) Woodworking/cabinet shops.
- (d) *Minimum lot requirements.* Not applicable in the B-3 Service, Automotive, and Wholesale Business District.
- (e) *Yard requirements.* No building or structure shall hereafter be erected, structurally altered, or enlarged unless the following yards are provided and maintained in connection with such building, structure, or enlargement:
- (1) *Front yard.* On every zoning lot, a front yard of not less than 25 feet in depth, or the established setback, shall be provided.
 - (2) *Side yard.* On every zoning lot, a side yard shall be provided along each side lot line of not less than five feet.
 - (3) *Rear yard.* On every zoning lot, a rear yard shall be provided along the rear lot line of not less than five feet.
 - (4) *Transitional yards.* Where a B-3 Service, Automotive, and Wholesale Business District adjoins a residential district, transitional yards shall be provided in accordance with the following regulations:
 - a. When lots in a B-3 Service, Automotive, and Wholesale Business District front on the street and at least 80 percent of the frontage directly across the street between two consecutive intersecting streets is in a residential district, the front yard regulations for the residential district shall apply to the said lots in the business district.
 - b. In a B-3 Service, Automotive, and Wholesale Business District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residence district.
 - c. In a B-3 Service, Automotive, and Wholesale Business District, where a rear lot line coincides with a side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this chapter for a residential use on the adjacent property in the residential district.

- d. In a B-3 Service, Automotive, and Wholesale Business District, where a rear lot line coincides with a rear lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be 20 feet in depth.
 - e. In a B-3 Service, Automotive, and Wholesale Business District, where the extension of a front or side lot line coincides with the front lot line of an adjacent lot located in a residential district, a yard equal in depth to the minimum front yard required by this chapter on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley, from such lot in the residential district.
 - f. Transitional yards shall be unobstructed from lowest level to sky except as allowed in section 98-141(f).
 - g. In a B-3 Service, Automotive, and Wholesale Business District, where residential uses are included, the yard requirements of the R-4 General Residence District shall apply to that portion of the building containing dwelling units.
- (5) *Church Street.* Notwithstanding any of the foregoing regulations of this subsection (e) or any other yard regulations found in this chapter, no building or structure in the service, automotive, and wholesale business district shall hereafter be erected, structurally altered, or enlarged unless there is provided and maintained in connection with such building, structure, or enlargement, a required yard setback from Church Street (U.S. Route 34) of not less than 35 feet in depth.
- (f) *Maximum building height.* No building shall be erected or enlarged to exceed a height of four stories, nor shall it exceed 40 feet.
- (g) *Maximum floor area ratio and lot coverage.* The maximum floor area ratio and the maximum lot coverage, including accessory buildings, shall be permitted in accordance with the following:

Floor Area Ratio	Maximum Lot Coverage
1.5	90%
2.0	80%
2.5	70%
3.0	60%
3.5	50% or less

- (h) *Off-street parking and loading requirements.* Off-street parking and loading requirements shall be provided as required in article III of this chapter.
- (i) *Density.* Not applicable in the B-3 Service, Automotive, and Wholesale Business District.
- (j) *Dwelling standards.* Not applicable in the B-3 Service, Automotive, and Wholesale Business District.
- (k) *Conditions of use.*
 - (1) All retail uses and service establishments shall be conducted wholly within an enclosed building except for off-street parking and loading facilities and except as permitted herein on an open lot.
 - (2) Outdoor display of items intended for direct sale to the public shall be permitted as an accessory use only. Outdoor storage of items not intended for direct sale to the public shall also be allowed as an accessory use as long as the storage area is completely screened from public view and located behind the front building line of the principal building, except that automobiles, recreational vehicles, boats, etc., that have been serviced, or are awaiting service, may be temporarily stored but in no case may any particular vehicle be stored more than 60 days in a calendar year or 30 consecutive days in front of the building line of the principal building.

-
- (3) No property shall be used, absent a used dealer's license from the Secretary of State of the State of Illinois, for the selling or dealing in (on consignment or otherwise) or permitting the exhibiting for sale by others, of four or more used vehicles of any make during a calendar year (except as to used vehicles, house trailers as authorized by law and rebuilt salvage vehicles sold by their rebuilders to persons licensed by the state).
- (l) *Landscaping and buffering requirements.* Where a commercial use abuts a residential use, the abutting property lines shall be effectively screened by a wall, fence, or densely planted compact hedge not less than five feet nor more than seven feet in height.
- (m) *Performance standards.* Any use established shall be so operated as to comply with the current performance standards set forth by the Illinois Environmental Protection Agency.

(Ord. No. 2001-26, § 1(2-2-9), 10-8-2001; Ord. No. 2003-28, § 2(2-2-10), 9-8-2003; Ord. No. 2005-20, § 2(2-2-9), 9-12-2005; Ord. No. 2020-06, § 5, 3-9-2020; Ord. No. 2021-03, § 9, 3-8-2021)