

Chapter 27.33

Field Code Changed

**B-3 COMMERCIAL DISTRICT**

**Sections:**

- 27.33.010** Scope of Regulations.
- 27.33.020** Permitted Uses.
- 27.33.030** Permitted Conditional Uses.
- 27.33.040** Permitted Special Uses.
- 27.33.050** Accessory Uses.
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- 27.33.070** Sign Regulations.
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- 27.33.080** Height and Area Regulations.
- 27.33.090** **Commercial Corridor Design Standards.**

— This is a district providing for local commercial uses in a redeveloping neighborhood generally located in established retail centers of those neighborhoods. The uses permitted generally are those for neighborhood uses, plus additional limited manufacturing uses that reflect the character of that commercial area.

**27.33.010 Scope of Regulations.**

The regulations set forth in this chapter, or set forth elsewhere in this title when referred to in this chapter, are the regulations in the B-3 Commercial District. (Ord. 12571 §205; May 8, 1979).

**27.33.020 Permitted Uses.**

A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as a permitted use in the B-3 Commercial District. (Ord. 19733 §20; June 25, 2012: prior Ord. 19158 §32; October 20, 2008: Ord. 17734 §1; October 2, 2000: Ord. 16962 §3; March 25, 1996: Ord. 16767 §6; April 10, 1995: Ord. 16253 §2; October 26, 1992: Ord. 16144 §6; July 6, 1992: Ord. 14185 §5; September 3, 1985: Ord. 13736 as amended by Ord. 13745 §3; January 3, 1984: Ord. 12571 §206; May 8, 1979).

**27.33.030 Permitted Conditional Uses.**

A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as a permitted conditional use in the B-3 Commercial District in conformance with the Chapter 27.62 conditions of approval for such use. (Ord. 19733 §20; June 25, 2012: prior Ord. 18977 §4; August 20, 2007: Ord. 18928 §12; June 4, 2007: Ord. 17734 §2; October 2, 2000: Ord. 17262 §1; October 20, 1997: Ord. 16926 §3; February 5, 1996: Ord. 16854 §31; August 14, 1995: Ord. 14185 §6; September 3, 1985: Ord. 13344 §3; March 29, 1982: Ord. 12571 §207; May 8, 1979).

**Comment [CJE1]:** Adds required design standards to all property in this zoning district, both existing and in the future.

**NOTE:** Along with this code change, existing B-1 zoned areas are proposed to be rezoned to B-3. In the future, some B-3 areas will be considered for rezoning to the new B-1 Neighborhood Business District.

**27.33.040 Permitted Special Uses.**

A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as a permitted special use in the B-3 Commercial District in conformance with the conditions of approval under the special permit granted for such use in conformance with the requirements of Chapter 27.63. (Ord. 19733 §20; June 25, 2012: prior Ord. 19158 §32; October 20, 2008: Ord. 18928 §13; June 4, 2007: Ord. 17979 §1; April 1, 2002: Ord. 17265 §2; October 20, 1997: Ord. 16593 §3; April 11, 1994: Ord. 15782 §3; November 26, 1990: 14780 §12; November 2, 1987: Ord. 14378 §11; May 5, 1986: Ord. 13588 §12; May 9, 1983: Ord. 12978 §16; August 25, 1980: Ord. 12894 §17; April 7, 1980: Ord. 12571 §208; May 8, 1979).

**27.33.050 Accessory Uses.**

Accessory uses permitted in the B-3 Commercial District are accessory buildings and uses customarily incident to any of the permitted uses, permitted conditional uses, or permitted special uses in said district. (Ord. 19733 §20; June 25, 2012: prior Ord. 12571 §209; May 8, 1979).

**27.33.060 Parking Regulations.**

All parking within the B-3 Commercial District shall be regulated in conformance with the provisions of Chapter 27.67. (Ord. 12571 §210; May 8, 1979).

**27.33.065 Pedestrian Circulation Regulations.**

Construction of on-site pedestrian circulation sidewalk systems shall be regulated in conformance with the provisions of Section 27.81.010. (Ord. 18687 §8; March 20, 2006).

**27.33.070 Sign Regulations.**

Signs within the B-3 Commercial District shall be regulated in conformance with the provisions of Chapter 27.69. (Ord. 12571 §211; May 8, 1979).

**27.33.075 Grading and Land Disturbance Regulations.**

Grading and land disturbance within the B-3 Commercial District shall be regulated in conformance with the provisions of Chapter 27.81. (Ord. 17618 §18; February 22, 2000.)

**27.33.080 Height and Area Regulations.**

The maximum height and minimum lot requirements within the B-3 Commercial District shall be regulated in conformance with the requirements in Chapter 27.72. (Ord. 19733 §20; June 25, 2012: prior Ord. 18687 §9; March 20, 2006; Ord. 15782 §4; November 26, 1990: Ord. 15724 §3; September 17, 1990: Ord. 14696 §1; July 6, 1987: Ord. 14137 §1; July 1, 1985: Ord. 13134 §2; May 4, 1981: Ord. 12638 §1; July 16, 1979: Ord. 12571 §212; May 8, 1979).

**27.33.090 Commercial Corridor Design Standards.**

Each application for a building permit shall be reviewed for compliance with the Commercial Corridor Design Standards.

**Comment [CJE2]:** Adds required design standards to this zoning district.