

B3 TO T3 USE AND DENSITY COMPARISON

B3 ( General Business District) to T3  
(Traditional Neighborhood District)

USES	B3	T3	USES	B3	T3
<b>RESIDENTIAL USES</b>					
<b>Dwellings</b>					
One-family dwelling		P	Photocopying	P	P/C
Two-family dwelling		P	Post office	P	P
Townhouse		P	Service business	P	P
Multiple-family dwelling		P	Service business with show-room or workshop	P	P/C
Carriage house dwelling		P	Small appliance repair	P	P
Cluster Development			Small engine repair, automotive bench work	P	
Housing for the elderly		P	Tattoo shop	P	P
Reuse of large structures			Tobacco products shop	P	P
<b>Mixed Commercial-Residential Uses</b>					
Home occupation	P	P	<b>Food and Beverages</b>		
Live-work unit		P	Bar	P	P/C
Mixed residential and commercial use	P	P	Brew on premises store	P	P
<b>Congregate Living</b>					
Foster home, freestanding foster care home	P	P	Catering	P	P
Community residential facility, licensed human service	P	P	Coffee kiosk	P	
Community residential facility, licensed correctional	C	C	Coffee shop, tea house	P	P/C
Community residential facility, health department licensed	C	C	Restaurant	P	P/C
Correctional Facility			Restaurant, carry out, deli	P	P/C
Emergency housing facility	C	C	Restaurant, fast food	P/C	P/C
Overnight Shelter			Restaurant, outdoor	P	P
Shelter for battered persons	P	P/C	<b>Commercial Recreation, Entertainment and Lodging</b>		
Transitional housing facility	P	P/C	Bed and breakfast residence	P	P
Sober house	P/C	P/C	Bingo hall, auction hall	P	
Roominghouse, boardinghouse		C	Hotel, inn	P	P
Nursing home, boarding care home, assisted living		P	Health/sports club	P	P
Hospice	P	P	Indoor recreation	P	C
Dormitory		P	Outdoor (drive in) theater		
Fraternity, sorority		P	Race track		
<b>CIVIC &amp; INSTITUTIONAL USES</b>					
<b>Educational Facilities</b>					
Day care	P	P	Reception hall	P	C
School, grades K—12	P	P	Steam room/bathhouse facility	P	
College, university, seminary, etc.	P	P	Theater, assembly hall	P	C
Trade school, arts school, dance school, etc.	P	P	<b>Adult Entertainment</b>		
<b>Social, Cultural, and Recreational Facilities</b>					
Cemetery, mausoleum			Adult uses	C	
Club, fraternal organization, lodge hall	P	P	<b>Automobile Services</b>		
Golf course			Auto body shop		
Museum		P	Auto convenience market	C	C
Public library	P	P	Auto service station	C	C
Public and private park, playground	P	P	Auto specialty store	C	C
Recreation, noncommercial	P	P	Auto repair station	C	
<b>Religious Institutions</b>					
Church, chapel, synagogue, place of worship	P	P	Auto sales, indoor	P	
Rectory, parsonage	P	P	Auto sales and rental, outdoor	C	
Convent, monastery, religious retreat	P	P	Car wash	C	
<b>PUBLIC SERVICES &amp; UTILITIES</b>					
Antenna, cellular telephone	P/C	P/C	<b>Parking Facilities</b>		
Antenna, public utility microwave			Parking facility, commercial		C
Antenna, radio & TV transmit			Shared commercial parking in institutional lots		
Antenna, satellite dish			<b>Transportation</b>		
Electric transformer or gas regulator substation	P		Airport		
Municipal building or use	P	P	Bus or railroad passenger station	P	C
Public utility heating & cooling			Heliport		
Public works yard or maintenance facility			Helistop	C	
Utility or public service building	P	C	Railroad right-of-way	C	C
Water supply plant			Railroad yard or shop		
Yard waste site, municipal			Taxi dispatching, maintenance and storage		
<b>COMMERCIAL USES</b>					
<b>Offices</b>					
Administrative office	P	P	<b>Limited production and processing</b>		
Artist, photographer studio, etc.	P	P	Agriculture		
Insurance office, real estate office, sales office	P	P	Finishing shop	P	
Professional office	P	P	Limited production and processing	P	P/C
<b>Medical Facilities</b>					
Clinic, medical or dental	P	P	Mail order house	P	P
Hospital	P	C	Malt liquor production	P	P/C
Medical laboratory	P	P	Plastic products		
Veterinary clinic	P	P	Printing and publishing	P	P/C
<b>Retail Sales and Services</b>					
General retail	P	P/C	Recycling collection center	P	
Alternative financial establishment	C		Recycling drop-off station	P	
Bank, credit union	P	P	Storage facility, rental		
Business sales and services	P	P	Toiletries & cosmetic mfg		
Drive-through sales and services, primary and accessory	P		Warehousing & storage		
Dry cleaning, commercial laundry	P	P	Wholesale establishment	P	
Florist			<b>Industrial Uses</b>		
Food and related goods sales	P	P/C	Light manufacturing		
Food shelf	P	P	Brewery, micro and regional		
Garden center, outdoor	P	P	Greenhouse, industrial		
Greenhouse	C		Lumber yard		
Gun shop, shooting gallery			Recycling processing center, indoor		
Laundromat, self-service	P	P	Research, development and testing laboratory		
Liquor store	P	P/C	Tire retreading		
Massage center	P	P	<b>Accessory Uses</b>		
Mortuary, funeral home	P	P	Accessory use	P	P
Outdoor uses, commercial	C		Accessory retail service and office		
Outdoor uses, commercial sales of consumer fireworks	C		Solar energy system		
Package delivery service	P		Support services in housing for the elderly		
Pawn shop	C				

P - Permitted Use  
C - Conditional Use



The B3 general business district is intended to provide sites for more diversified types of businesses than those in the B1 and B2 business districts, and is intended for use along major traffic arteries or adjacent to community business districts.



The T3 traditional neighborhood district provides for higher-density pedestrian- and transit-oriented mixed-use development. It is designed for development or redevelopment of land on sites large enough to support:

- (a) A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another;
- (b) A mix of housing styles, types and sizes to accommodate households of varying sizes, ages and incomes;
- (c) A system of interconnected streets and paths that offer multiple routes for motorists, pedestrians and bicyclists, and are connected to existing and future streets;
- (d) A system of open space resources and amenities; and incorporation of environmental features into the design of the neighborhood.

Dimensional Standards Comparison

Building Type by Zoning District	Density	Lot Size Minimum (per unit)		Building Height (feet)		Yard Setbacks (feet)		
		Area (sq. ft.)(a)	Width (feet)	Min.	Max.	Front Min.—Max.	Side Min.	Rear Min.
T3 1-family dwelling	8—12 units/acre(b)	3500(b)	30	25	35(e)	15—25(i)	(k)	15
T3 2-family/townhouse	10—20 units/acre(b)	2000(b)	20	25	35(e)	10—25(i)	(k)	15
T3 Multifamily	0.5—3.0 FAR(d)	n/a	n/a	25	45(e), (g), (l)	10—25(i)	(k)	(k)
T3 Nonresidential or mixed use	0.5—3.0 FAR(d)	n/a	n/a	25	55(e), (g), (l)	0—10(j)	(k)	(k)
B3 General business	2.0 FAR	n/a	n/a	none	30(a)	0(d)	(e)	(e),(f)

Important concepts and features of the T3 and B3 Zoning Districts

- (T3 Standard) In T2 multifamily and mixed use buildings, density is determined by Floor Area Ratios. Floor Area ratio is defined as: The total floor area of all buildings or structures on a zoning lot divided by the area of said lot.
- (T3 Standard) Structures shall be no more than twenty-five (25) feet high along side and rear property lines abutting RL-RT2 residential districts; structures may exceed this twenty-five (25) foot height limit if stepped back from side and rear property lines a distance equal to the additional height
- (B3 Standard) The height of the structure may exceed the maximum building height allowed in the district, provided the structure is set back from all setback lines a distance equal to the height which said structure exceeds the maximum building height allowed in the district.
- (B3 Standard) In B1—B3 business and, dwelling units shall be limited to no more than fifty (50) percent of the first floor and fifty (50) percent of a basement. Entire upper floors may be for residential use. At least fifty (50) percent of the first floor shall be devoted to principal uses permitted in the district, other than residential uses.

