SECTION 47-13 B-3 GENERAL BUSINESS DISTRICT

The purpose of this District is to provide for certain commercial, wholesale and light industrial uses that are transportation oriented. Proximity to high capacity transportation ways combined with fairly level sites are important. These permitted uses are not usually reliant on neighborhood convenience, but tend to be region serving.

47-13.1 PERMITTED PRINCIPAL USES

No land shall be used or occupied and no building or structure shall be designed, erected, enlarged, occupied or used other than for one of the following uses:

A. Those uses permitted as of right pursuant to Section 47-10.1, Section 47-11.1 and Section 47-12.1;*

* Ordinance #16738; 12/7/10

B. The following uses, provided no part of a building occupied by such uses shall have any openings other than stationary windows or required fire exits within one hundred (100) feet of any single family or one and two family residential zoning districts:

1. Animal hospital, veterinary clinic or kennel.

2. Bowling alley, pool hall or billiard parlor, dance hall, bar or cocktail lounge, night club, microbrewery, brew pub, and similar enterprises.

3. Carpenter shop, electrical, heating, ventilating, sheet metal or plumbing shop, furniture upholstering shop, printing, publishing, engraving or lithographing plant, laundry and dry cleaning shop, sign painting shop, canvas tenting and awning repair and assembly shop and similar establishments.

4. Laundries, clothes cleaning or dyeing establishments.

C. Automobile service stations and mini-marts, subject to the provisions of Section 47-17.26;

D. SEE SECTION 47-13.2A(G)*

* Ordinance # 12154; 12/15/98

E. Outdoor advertising signs, subject to the variation and other provisions of Section 47-17.21;

F. Bottling of soft drinks or milk, or distribution stations, provided no part of a building where bottling is done shall have any openings other than stationary windows or required fire exits within three-hundred (300) feet of any residential zoning district;

G. Building material sales yards, if enclosed on all sides by a solid wall or fence not less than six (6) feet in height;

H. Unlighted baseball field, bathhouse, or boathouse, golf driving range, skating rink, swimming pool, or similar unlighted open air recreational uses and facilities, but not within two-hundred (200) feet of any single family or one and two family residential zoning district. Pedestrian lighting and security lighting shall not be considered “lighting” for the purpose of this provision;

I. Commercial greenhouses, including accessory outdoor sales of seasonal stock in trade, but only if such items are sold and stored more than one hundred (100) feet from a residential zoning district;

J. Commercial parking lots, subject to the provisions of Section 47-17.17;

K. Motels or motor hotels, subject to the provisions of Section 47-17.17;

L. Theaters, including outdoor theaters, provided the latter are at a distance of at least two hundred (200) feet from any public right-of-way and four hundred (400) feet from any residential zoning district;

M. Wholesale business; *

* Ordinance #12745; 4/18/00

N. Any other use of the same general character as the foregoing permitted uses, but not including any use which may become noxious or offensive in a B-3 District.**

** Ordinance #11215; 7/16/96

O. Firearms dealers and gunsmiths (e.g. firearms repair shops/any person who provides a service of designing, manufacturing and/or repairing firearms) provided:

1. Shall not be located in the same structure or building with any other business of any type unless the shared walls separating the businesses are of masonry construction.

2. The exterior walls of the structure are to be of masonry construction. Alternative construction materials which afford equivalent protection may be permitted if approved by the building inspector.

3. All exterior entrance points and window points of the building shall be gated and/or barred when the building is unoccupied. No gating, baring, or other security devices used shall be mounted to the exterior of the building. The use of gating and security devices on exit doors will need emergency override devices to allow for exit in case of an emergency inside the building. If the emergency override devices require electricity to operate, they shall be served by an alternate 12-hour power supply that automatically activates in the event of a power failure.

4. The entire interior of the building (except bathrooms) must be covered with video surveillance cameras. The video surveillance camera recorders must be located in a secure location. Parking lots as well as any exterior wall breach, such as doorways or windows must be maintained under video surveillance as well. Lighting must be supplied to ensure that the installed cameras are capable of recording all activity at such lumens that will allow easy identification of any persons coming into their view, and such light must be maintained 24 hours a day.

5. No firearms shall be displayed in any manner which would cause such exhibit or display to be visible to persons outside of the premises during hours the business is not open.

6. A safe must be provided on site that is of sufficient size to accommodate all firearms and firearms parts on site at any given time. All firearms and firearms parts must be

kept in the safe or securely locked so as to render the firearm inaccessible and unusable when the business is not open.

7. Shall not be located within a minimum of 500 feet from any residential zoning district and a minimum of 1,000 feet from any school, church, day care, park or playground, library, and other firearms dealers and gunsmiths. This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the firearms dealers and gunsmiths, or, the nearest exterior business signage for the firearms dealers and gunsmiths, whichever is closest, measured at ground level.

8. Firearms dealers and gunsmiths may not utilize amplified music outdoors.

9. Exterior signage shall comply with Section 47-17.21 of the Zoning Ordinance, except that signs or exterior building surfaces depicting violent scenes shall not be permitted.*

* Ordinance #17880; 12/4/18

47-13.2 PERMITTED ACCESSORY USES

Accessory uses customarily incidental to a permitted principal use.

47-13.2A SPECIAL USES

The following uses may be allowed as special uses by the Mayor and City Council, with the advice of the Board of Appeals, in accordance with Section 47-5.2:

A. Those uses permitted as of right pursuant to Section 47-9.1, provided the uses conform to the area, bulk and other district regulations in which the uses are typically located;

B. Those uses allowed as special uses under Section 10.3;

C. Telephone, television, radio and other wireless broadcasting stations or studios, and receiving and transmitting towers, provided such towers are at least one hundred (100) feet from any residential zoning district;

D. Lighted baseball fields, bathhouse or boathouse, golf driving range, skating rink, swimming pool or similar lighted open air recreational uses and facilities, but not within four hundred (400) feet of any single family or one and two family residential zoning district;

E. Carting, express, hauling establishments, but not within three hundred (300) feet of a residential or restricted business zoning district. *

* Ordinance #11215; 7/16/96

F. Automatic or manual car washing establishments, but not within one hundred (100) feet of a residential zoning district. **

** Ordinance #11507; 6/17/97

G. Automobile, truck, trailer, motorcycle, recreational vehicle, boat, or farm implement establishments for display, hire, sales and minor repair, including outdoor sales lots, provided no part of a building where repairs are conducted shall have any openings other

than permanently sealed windows or required fire exits within one-hundred (100) feet of any residential zoning district.***

*** Ordinance #12154; 12/15/98

H. Tattoo shops, massage parlors.****

**** Ordinance #12563; 12/7/99

1. Tattoo shops must meet minimum spacing requirements: a minimum of 500 feet from any residential zoning district and a minimum of 1,000 feet from any school, church, day care, park or playground, library, and other tattoo businesses.

   This distance shall be measured between the following points: (1) the nearest property line of the protected use and (2) either the nearest boundary of the interior space occupied by the tattoo shop, or, the nearest exterior business signage for the tattoo shop, whichever is closest, measured at ground level. ********

******** Ordinance #16668; 6/5/10

I. Mini-warehouses, indoor storage facilities.*****

J. Resale shops, other businesses principally engaged in the retail sale of previously owned goods and merchandise.*****

***** Ordinance #12745; 4/18/00

K. Pawn shops, payday loan stores (consumer installment licensees), currency exchanges and similar uses, but not including banks. *******

******* Ordinance #12899; 9/19/00
Ordinance #15623; 08/01/06

L. Travel-trailer parks/campgrounds and RV parks may be established and maintained in this district as a special use in accordance with the following regulations:

1. Location and access: No travel-trailer park shall be located except with direct access to a major arterial or state highway, and with appropriate frontage thereon to permit appropriate design of entrances and exits. No entrance or exit from a travel-trailer park shall be permitted through a residential district, nor require movement of traffic from the park through a residential district.

2. Spaces for occupancy-uses permitted and length of stay: Spaces in travel-trailer parks may be used by travel-trailers, equivalent facilities constructed in or on automotive vehicles, tents, or other short-term housing or shelter arrangements or devices. Spaces shall be rented by the day only, and occupant of such space shall remain in the same trailer park not more than seven (7) days.

3. Accessory Uses: Management headquarters, recreational facilities, coin-operated laundry facilities and other uses and structures customarily incidental to operation of a travel-trailer park are permitted as accessory uses in any district in which trailer parks are permitted. In addition, stores, restaurants, beauty parlors, barber shops, and other convenience establishments shall be permitted as accessory uses in trailer parks in

districts where such uses are not permitted as accessory uses, subject to the following restrictions:

a. Such establishments and the parking areas primarily related to their operations shall not occupy more than ten percent (10%) of the area of the park.

b. Such establishments shall be restricted in their use to occupants of the park.

c. Such establishments shall present no visible evidence of their commercial character which would attract customers other than occupants of the park.

4. Toilets, showers, and other essential plumbing fixtures shall conform to the Illinois State Plumbing Code and the Illinois Department of Public Health's Rules and Regulations for Recreational Areas.

5. Site planning and required improvements, general objectives: Site planning and improvements shall provide for:

a. Facilities and amenities appropriate to the needs of the occupants

b. Safe, comfortable, convenient, and sanitary use by occupants under all weather conditions to be expected during periods of occupancy

c. Protection of occupants from adverse environmental influences, and where appropriate, protection of the neighborhood from adverse influences within the park

6. Relation of spaces to exterior streets: In addition to yard requirements applying generally within districts, the following limitations shall apply with respect to travel-trailer parks. No space shall be so located that any part intended for occupancy for sleeping purposes shall be within 50 feet of the right-of-way line of any major or minor arterial street, or within 25 feet of the right-of-way line of any collector or local street as shown on the Official Street Classification Map.

7. Design of access to park: Entrances and exits to travel-trailer parks shall be designed for safe and convenient movement of traffic into and out of the park, and to minimize marginal friction with free movement of traffic on adjacent streets. All traffic into and out of the park shall be through such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavements at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. No material impediment to visibility shall be created or maintained which obscures the view of an approaching driver in the right lane of the street within (1) 100 feet where the speed limit is less than 45 m.p.h. or (2) 150 feet where the speed limit is 45 m.p.h. or more, of any portion of the approach-lane of the accessway within 25 feet of its intersection with the right-hand lane of the street.

8. Off-street parking, loading, and maneuvering space: In connection with use of any travel-trailer park, no parking, loading, or maneuvering incidental to parking or loading shall be permitted on any public street, sidewalk, or right-of-way, or any public grounds, or on any private grounds not part of the trailer park unless the owner has received written permission for such use. Each trailer park shall provide off-street parking, loading, and maneuvering space located and scaled so that the prohibitions above may be observed, and park owners shall be held responsible for violations of these requirements.

9. Sign Control: Signs shall be erected and maintained in conformance with Section 47-17.21 of the Zoning Ordinance of the City of Joliet.

10. External yard requirements: A fifty (50) foot setback with protective screening or fencing shall be required on property boundaries adjacent to a public right-of-way. Those property boundaries adjoining private property shall require a setback of twenty-five (25) feet with protective fencing.*

* Ordinance #13051; Revised 1/17/01

M. Adult-Use Cannabis Dispensing Organization. See Section 47-15I (Adult-Use Cannabis) for requirements.*

* Ordinance #18012; 11/19/19

N. Automobile Service Station.*

* Ordinance #18098; 07/07/20

47-13.3 SPECIAL USES

Travel-trailer parks/campgrounds may be established and maintained in this district as a special use in accordance with the following regulations:

A. Location and access: No travel-trailer park shall be located except with direct access to a major arterial or state highway, and with appropriate frontage thereon to permit appropriate design of entrances and exits. No entrance or exit from a travel-trailer park shall be permitted through a residential district, nor require movement of traffic from the park through a residential district.

B. Spaces for occupancy-uses permitted and length of stay: Spaces in travel-trailer parks may be used by travel-trailers, equivalent facilities constructed in or on automotive vehicles, tents, or other short-term housing or shelter arrangements or devices. Spaces shall be rented by the day only, and occupant of such space shall remain in the same trailer park not more than seven (7) days.

C. Accessory Uses: Management headquarters, recreational facilities, coin-operated laundry facilities and other uses and structures customarily incidental to operation of a travel-trailer park are permitted as accessory uses in any district in which trailer parks are permitted. In addition, stores, restaurants, beauty parlors, barber shops, and other convenience establishments shall be permitted as accessory uses in trailer parks in districts where such uses are not permitted as accessory uses, subject to the following restrictions:

1. Such establishments and the parking areas primarily related to their operations shall not occupy more than ten percent (10%) of the area of the park.

2. Such establishments shall be restricted in their use to occupants of the park.

3. Such establishments shall present no visible evidence of their commercial character which would attract customers other than occupants of the park.

D. Toilets, showers, and other essential plumbing fixtures shall conform to Table 7.21.2 of the Illinois State Plumbing Code and the Illinois Department of Public Health's Rules and Regulations for Recreational Areas, 4.104.

E. Site planning and required improvements, general objectives: Site planning and improvements shall provide for:

1. Facilities and amenities appropriate to the needs of the occupants.

2. Safe, comfortable, convenient, and sanitary use by occupants under all weather conditions to be expected during periods of occupancy.

3. Protection of occupants from adverse environmental influences, and where appropriate, protection of the neighborhood from adverse influences within the park.

F. Relation of spaces to exterior streets: In addition to yard requirements applying generally within districts, the following limitations shall apply with respect to travel-trailer parks. No space shall be so located that any part intended for occupancy for sleeping purposes shall be within 50 feet of the right-of-way line of any major or minor arterial street, or within 25 feet of the right-of-way line of any collector or local street as shown on the Official Street Classification Map.

G. Design of access to park: Entrances and exits to travel-trailer parks shall be designed for safe and convenient movement of traffic into and out of the park, and to minimize marginal friction with free movement of traffic on adjacent streets. All traffic into and out of the park shall be through such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavements at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. No material impediment to visibility shall be created or maintained which obscures the view of an approaching driver in the right lane of the street within (1) 100 feet where the speed limit is less than 45 mph or (2) 150 feet where the speed limit is 45 mph or more, of any portion of the approach-lane of the accessway within 25 feet of its intersection with the right-hand lane of the street.

H. Off-street parking, loading, and maneuvering space: In connection with use of any travel-trailer park, no parking, loading, or maneuvering incidental to parking or loading shall be permitted on any public street, sidewalk, or right-of-way, or any public grounds, or on any private grounds not part of the trailer park unless the owner has received written permission for such use. Each trailer park shall provide off-street parking, loading, and maneuvering space located and scaled so that the prohibitions above may be observed, and park owners shall be held responsible for violations of these requirements.

I. Sign Control: Signs shall be erected and maintained in conformance with Section 47-17.21 of the Revised Zoning Ordinance of the City of Joliet (No. 5285, adopted December 5, 1968 as amended).

J. External yard requirements: A fifty (50) foot setback with protective screening or fencing shall be required on property boundaries adjacent to a public right-of-way. Those property boundaries adjoining private property shall require a setback of twenty-five (25) feet with protective fencing.

47-13.4 REQUIRED YARDS

In a General Business District, the following yard areas shall be provided:

A. Front Yards: No front yard shall be required excepting: Where the frontage on one side of the block is divided between B-3 (General Business District) and a residential district, the

front yard requirements of the residential district shall apply to the area in the General Business District.

B. Side yards: Side yards shall not be required excepting:

1. A yard not less than six (6) feet in width shall be provided where a side lot line of a General Business District abuts a residential zone.

2. In all other cases no side yard shall be required for a business but if such a yard is voluntarily provided, it shall be not less than six (6) feet in width.

C. Rear yards: Rear yards shall not be required excepting where a rear lot line of a General Business District abuts a residential zone. There shall be provided a rear yard of twenty-five (25) feet for a one or two story building. An additional one foot of rear yard shall be provided for each two feet of height over twenty-five (25) feet, such yard may be measured from the center line of an intervening alley.

47-13.5 BUILDING HEIGHT REGULATIONS

No building in this District shall exceed three (3) stories or 50 feet in height.

47-13.6 ACCESSORY PARKING

Space shall be provided in accordance with the provisions of Section 47-17.17.

47-13.7 OFF-STREET LOADING

Spaces shall be provided in accordance with the provisions of Section 47-17.16.

47-13.8 SIGNS

See Section 47-17.21 for size and location of permitted signs.

47-13.9 SCREENING

See Section 47-17.18 for screening regulations for uses adjoining residential districts.

47-13.10 PROHIBITED USES

All uses not expressly permitted as of right by Section 47-13.1 or as a permitted accessory use under Section 47-13.2 or pursuant to Section 47-13.2A are prohibited in B-3 zoning district.*

* Ordinance #11215; 7/16/96

47-13.11 MINIMUM BUILDING DESIGN STANDARDS

All non-residential structures erected within a B-3 zoning district shall conform to the design guidelines set forth in Section 47-15H.*

* Ordinance #15794; 2/20/07