

Differences between the H-3 to B-3 (all other uses are the same):

| Uses | H3 | B3 | Uses | H3 | B3 |
|--|----|----|---|----|----|
| Greenhouses | P | | Cabinet shops or stores | P | C |
| Apartment hotels | | C | Lumber yards | P | |
| Dwellings for caretakers, resident watchmen, and supervisory personnel employed and residing on premises | P | | Mini-warehouses | P | |
| Elderly and Retirement Housing | | S | Truck stops | P | |
| Housing for the Handicapped | | S | Truck terminals | P | |
| Multiple family dwellings | | C | Truck wash facilities | C | |
| Single-family dwellings | | C | All other uses in this Use Group Heavy Commercial | P | |
| Townhouses | | C | Assembly Facilities | C | |
| Two-family dwellings | | C | Bakeries (wholesale) | P | |
| Domestic shelters | P | | Bottling works | P | |
| Healthcare facilities, Residential | | S | Coal yard | P | |
| Marinas for sale, service, and storage of motorboats and related water craft | | P | Concrete dispensing units (small batch) | S | |
| Motorized vehicle repair/service | P | C | Concrete paving plants (temporary) | C | C |
| Motorized vehicle sales | C | C | Creameries | P | |
| Motorized vehicle wash facilities | C | C | Enclosed disassembly operations | P | |
| Off-sale alcoholic beverages | S | S | Fuel oil storage tanks and all bulk storage of oils, petroleum and similar flammable liquids and chemicals | S | |
| Outdoor retail sales | P | | Liquefied petroleum, gas and similar gas used for fuel stored above ground | S | |
| Retail sales | C | P | Outdoor vehicle storage | C | |
| Service and repair facilities | P | C | Petroleum and petroleum products, bulk storage | S | |
| Recreational uses, outdoor | P | S | Warehouses | P | |
| Sexually oriented live entertainment establishments | S | | Excavation and Stone Milling including: Extraction of sand, gravel, soil and mining, quarrying, stone mills | S | |
| Theaters (outdoor) | P | | Landfills, Limited | S | |
| Contractor services | P | C | | | |

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|--------------------------------|
| P= Permitted by Right |
| C= Permitted with Conditions |
| S= Special Permit Required |
| blank= Not Permitted |
| red letters= changed by reFORM |

Height: Changes from 55' in existing H-3 to 50' in B-3 unless adjacent to R-1 to R-4: Buildings abutting the R-1 through R-4 zoning districts shall be required to have one additional foot of setback to any required side and/or rear yard for each one foot of building height in excess of the lesser height of the district (45' in H-3; 35' in B-3).

Setbacks: 20' in existing H-3 down to 0' in B-3. Side yards in H-3 are 15' or 10% of the width, minimum 5'; 20' if abutting residential. B-3 side yards are 0' unless abutting residential, then 10'. Rear yard of H-3 is smaller of 30' or 20% of lot depth. Rear yard of B-3 is 30' when abutting residential; 0' if commercial.

Parking: Reduced from 1/300 sq. ft. to 1/600 sq. ft. and increased distance from 300 feet to 600 feet.

Signs:

| | | | Today | | | reForm | |
|------------|-----------------|----------------------------------|-------------------------|-------------------------|--------------------------------|-------------------|-------------------------|
| | | | Inside Front Yard | Outside Front Yard | | Inside Front Yard | Outside Front Yard |
| H-3 to B-3 | Freestanding | 1 per business per frontage OR | 50 sq. ft./15 ft. tall | 100 sq. ft./25 ft. tall | 1 per business per frontage OR | N/A | 100 sq. ft./25 ft. tall |
| | Center | 1 per frontage | N/A | 150 sq. ft./35 ft. tall | | N/A | 150 sq. ft./35 ft. tall |
| | Interstate sign | 1 if within 660 ft of interstate | 150 sq. ft./15 ft. tall | 300 sq. ft./80 ft. tall | | N/A | N/A |