

**CITY OF RIVERVIEW
ORDINANCE NO. 684**

**AN ORDINANCE TO AMEND THE CITY OF RIVERVIEW’S ZONING
ORDINANCE BY REPEALING SECTION 6.03 (B) “PRINCIPAL USES
AND STRUCTURES” IN A B-3 DISTRICT, OF ARTICLE 6 “B-1, B-2, B-3
AND FS BUSINESS DISTRICTS”, AND RE-ADOPTING SAME TO
REMOVE ADULT REGULATED USES AS PRINCIPAL USES AND
STRUCTURES IN A GENERAL BUSINESS DISTRICT.**

The City of Riverview Ordains:

ARTICLE I. Amendment: That Section 6.03 (B) “Principal Uses and Structures”, of Article 6 “B-1, B-2, B-3 and FS Business Districts”, of the City’s Zoning ordinance is hereby repealed in its entirety and re-adopted to hereafter read as follows:

B. Principal Uses and Structures.

In the B-3 District, no structure or land shall be used, erected, or altered, in whole or in part, except for one (1) or more of the following principal permitted uses:

1. Any retail business whose principal activity is the sale of merchandise in an enclosed building.
2. Banks, credit unions, savings and loan associations, and similar financial-related uses.
3. Barber shops, beauty salons, nail care, and similar personal service establishments.
4. Bus passenger stations.
5. Christmas tree lots and other seasonal sales operations, subject to the standards of Section 8.503 (Temporary Structures and Uses).
6. Indoor sales or showroom for automobiles, trucks, or other motor vehicles, boats, trailers, recreational vehicles or similar items.
7. Medical, dental, osteopathic, chiropractic, and physical therapy offices and clinics. Therapeutic massage shall be permitted as a principal or accessory use, subject to the standards of Section 8.320 (Therapeutic Massage).
8. Offices for professional, executive, governmental, or administrative uses; accountants, writers, attorneys, realtors, architects, engineers, planners, and similar professions and occupations.

9. Pharmacies or apothecary shops, or optical service establishments.
10. Printing and copy centers.
11. Private gymnasiums, health clubs and fitness centers, subject to the standards of Section 8.315 (Recreation, Indoor and Outdoor).
12. Restaurants, bakeries, coffeehouses, delicatessens, and similar places serving food or beverages, subject to the standards of Section 8.316 (Restaurants). Outdoor eating areas and sidewalk cafes may be permitted accessory to a principal restaurant use, subject to the standards of Section 8.313 (Outdoor Eating Areas and Sidewalk Cafes).
13. Self-service laundries and dry-cleaners. Central dry cleaning plants serving more than one (1) retail outlet shall be prohibited.
14. Studios and showrooms for painters, photographers, decorators, dressmakers, artists, upholsterers, tailors, taxidermists, and similar service establishments that require a retail adjunct.
15. Workshops and showrooms for the repair or service of bicycles, electronics, small appliances, furniture, shoes, and similar items.
16. Other uses similar to the above uses, as determined by the Planning Commission.

ARTICLE II. Penalty: A person violating this ordinance shall be guilty of a misdemeanor infraction and punished in accordance with Section 1-8 of the Code of Ordinances of the City of Riverview, unless a different penalty is expressly provided in this ordinance.

ARTICLE III. Severability: Should any word, sentence, phrase or any portion of this Ordinance be held in a manner invalid by any Court of competent jurisdiction or by any agency having authority to do so for any reason whatsoever, such holding shall be construed and limited to such word, sentence, phrase or any portion of the Ordinance held to be invalid and shall not be construed as affecting the validity of any remaining words, sentences, phrases or portions of the Ordinance.

ARTICLE IV. Conflicting Ordinances: All prior existing ordinances adopted by the City of Riverview inconsistent or in conflict with the provisions of this Ordinance are, to the extent of such conflict or inconsistency, hereby expressly repealed.

ARTICLE V. Reading and Publication: This Ordinance shall be given a first reading on June 6, 2016 shall be given a second reading on June 20, 2016, shall be adopted on June 20, 2016, and shall be published and become effective upon publication. The Clerk shall publish a summary of this ordinance and include in the publication notice that a true copy of the Ordinance can be inspected or obtained at the Clerk's office.

ADOPTED, APPROVED AND PASSED by the City Council of the City of Riverview this 20th day of June, 2016.

The undersigned hereby certifies that the foregoing is a true and accurate copy of the ordinance adopted by the City Council of the City of Riverview at a regular meeting held on June 20, 2016.

Cynthia M. Hutchison, City Clerk