

ARTICLE XVIII

C-3 GENERAL BUSINESS DISTRICT

18.1 Purpose

The intent of the C-3 General Business District is to accommodate retail and wholesale sales and service uses along major streets, whose service area is not confined to any one neighborhood.

18.2 Permitted Uses

Any permitted use in the C-4 zoning district except dwelling units
Auto parts stores
Automobile sales
Auction rooms
Banks and financial institutions (a special use permit is required for service directly for customers in vehicles)
Offices and showrooms for building and related trades, including but not limited to carpenters, air conditioning, plumbing, heating, painting & wallpapering, electricians, and sign contractors
Dry cleaning and laundry plants
Equipment, trailer, and truck rental
Exterminators
Mortuaries
Nurseries, landscapers, and landscape maintenance equipment sales
Printing, copying, and blueprint services
Parcel delivery services
Recreational vehicle sales, rental, and service
Upholstering, furniture refinishing, and mending establishments

Other Than Main Floor: Dwelling Units (excluding basement level)

Other uses which are of the same general character as the above permitted uses, as determined by the Director of Planning & Economic Development.

18.3 Special Use Permit Required

A special use permit is required for any of the following uses:

Automobile service stations
Automobile repair facilities
Car washes
Convenience filling stations
Fast food and drive-in restaurants

Hotels and motels
Kennels
Movie theaters (indoor)
Bowling alleys
Any use involving sales or service directly to customers in vehicles
Banquet facilities
Schools (Pre-Kindergarten through Eighth Grade), without frontage on an arterial or collector street and having at least a single one hundred percent coterminous property line located across the street from a residentially zoned district line

18.4 Standards The following standards apply to property located in the C-3 zoning district in addition to the general standards contained in Article III:

- A. Outdoor Storage - General. All business, servicing, storage and display of goods shall be conducted within completely enclosed buildings. The following activities and uses are exempt from this requirement:
- Accessory off-street parking and loading
 - Sales and services normally offered at automobile service stations, car washes, and convenience filling stations
 - Outdoor display of automobiles, trucks, trailers, boats, or recreational vehicles for sale or rental
 - Drive-in banking
 - Outdoor seating provided by a restaurant
 - Temporary outdoor storage as permitted in Article 24.12
 - Not more than one DVD vending machine per public entrance at grocery, convenience food store, department or drug store provided they are placed adjacent to the building, do not reduce the width of paved clear space for the passage of pedestrians to less than five (5) feet, and are not located within five (5) feet of a Fire Department connection. A maximum depth of three (3) feet, width of six (6) feet and height of eight (8) feet are permitted for the combined machine and surround.
- B. Exterior lighting fixtures shall be designed or shaded so as to avoid casting direct light or glare towards surrounding properties or streets and to direct illumination downward.
- C. Site plan and architectural approval is required for all new structures, and parking lots.
- D. Exterior masonry construction requirement: All exterior walls of non-residential buildings constructed in this zoning district shall be constructed of one hundred percent (100%) masonry materials, exclusive of windows, doors, roofs, cornices, or awnings. Where a lawful building exists at the effective date of adoption of this requirement June 15, 2009 and said building was not built under the terms of this

requirement, it may continue so long as it remains lawful, subject to the following provision:

- a. If any building is destroyed or damaged by any means to the extent that the cost of restoration will exceed 50% of the cost of replacement of the entire building or structure, said building shall be restored only in conformance with the regulations of this ordinance. The extent of damage and the cost of restoration as a percentage of replacement value shall be determined by a panel consisting of a representative of the municipality, a representative of the owner and a third person acceptable to both.
- b. If any building is remodeled or improved to an extent that the cost of said remodeling or improvement will exceed 50% of the cost of replacement of the entire building or structure, said building be remodeled or improved only in conformance with the regulations of this ordinance. The cost of the remodeling or improvement as a percentage of replacement value shall be determined by a panel consisting of a representative of the municipality, a representative of the owner and a third person acceptable to both.

18.5 Bulk Regulations

- A. Maximum Height A maximum height of 40 feet.
- B. Lot Area There shall be no minimum lot area requirements in the C-3 district except Automobile Sales: New Car Dealers and/or Used Car Dealers, either of which shall have a minimum lot area of four contiguous acres.
- C. Lot Width There are no minimum lot width requirements in the C-3 district.
- D. Yard Requirements The minimum yard requirements for a building in the C-3 District are:
 - a. Front yard: 25 feet.
 - b. Side yard facing a public right-of-way: 25 feet.
 - c. Side yard (interior): 10 feet except that any side yard abutting residential property shall be 15 feet.
 - d. Rear yard: 10 feet except that any rear yard abutting residential property shall be 15 feet.