

175.18 C-3 LIMITED COMMERCIAL DISTRICT STANDARDS.

The following regulations and the "Supplementary Regulations" of Section 175.29 shall apply in the C-3 District. The C-3 District is intended to accommodate the variety of retail stores and related activities which occupy the prime area within the central business district. It is intended that this district not be mapped outside the original business core.

1. Permitted Uses.
 - A. Same uses as permitted and regulated for the R-3 District.
 - B. Stores or establishments for the conducting of any retail business provided that all goods offered for sale shall be kept or stored within a fully enclosed building, but including drive-in places with such uses. (See exception in subsection 11.)
 - C. Shops or establishments for the conducting of any personal or business services provided that such services, where conducted on the premises, are rendered within a fully enclosed building. (See exception in subsection 1.)
 - D. Banks and other financial establishments.
 - E. Business and professional offices.
 - F. Hotels, motels and motor lodges.
 - G. Eating places, restaurants, taverns or any other places serving food or beverages, provided same is conducted within a fully enclosed building.
 - H. Places of amusement or recreation provided all such activity is carried on inside a fully enclosed building, but including places where food and beverages are served to patrons in parked automobiles.
 - I. Gasoline filling station, automobile sales lot, mobile home sales lot, automobile washing facility.
 - J. Cabinet making or carpenter shops; plumbing, heating, ventilating or air conditioning supply shops; electrical shop; printing, binding or publishing shop or firm; tinsmith, sheet metal or ornamental iron shop but not including heavy structural iron or steel fabricating shop; or similar commercial shop not primarily manufacturing in nature.
 - K. Bottling works, automobile body repairs, cleaning and dyeing plant, processing of dairy or egg products, frozen food lockers, laundry or other similar commercial service not primarily manufacturing in nature.
 - L. Wholesale and storage uses conducted entirely within a building but not including outdoor storage or fuel or other combustible material.
 - M. Lumber yard, builders supply yard, machinery storage yard or similar products storage but not including junk yard, salvage or waste material outdoor storage yard.
 - N. Transportation terminals, product transfer facilities.
 - O. Off-street parking and loading areas.
 - P. Any accessory building customarily incidental and subordinate to one of the above main uses.
2. Building Height Limit. For residence buildings, same as for the R-3 District, for any other permitted principal use, no building shall have a height greater than three (3) times the width of the street right-of-way on which it faces.
3. Minimum Lot Area. For residence buildings, same as for the R-3 District; for any other permitted use, no minimum.
4. Minimum Lot Width. For residence buildings, same as for the R-3 District; for any other permitted use, no minimum.
5. Minimum Front Yard Depth. For residence buildings, same as for the R-3 District; for any other permitted use, no minimum.
6. Minimum Side Yard Width (Each Side). For any residence building, same as for the R-3 District; for any other permitted use, no minimum, but if a side yard is provided, then must be at least 5 feet, plus 1 foot for each 2 feet in height above 30 feet. (Exception: Where side yard is adjacent to an "R" District it shall be at least 15 feet.)
7. Minimum Rear Yard Depth. For any residence building, same as for R-3 District; for any other permitted use, no minimum, but if a rear yard is provided then must be at least 5 feet 1 foot for each 2 feet in height above 30 feet. (Exception: Where rear yard is adjacent to an "R" District it shall be at least 15 feet.)
8. Off-Street Parking and Loading. In accordance with Section 175.28.
9. Site Plan Required. To assure that the layout and location of proposed buildings and other improvements will be in conformity with the purposes and standards set forth for the C-3 District, a site plan shall be submitted showing the proposed use and development of the site for approval by the Council after review and recommendation by the Commission. The site plan shall have scale accuracy and shall show the following:
 - A. Location, use and height of buildings.
 - B. Location and improvement of parking and loading areas.
 - C. Location, improvement and grade of all access driveways.

