

## **1262.10 C-3 COMMUNITY COMMERCIAL DISTRICT.**

(a) Purpose. The intent of the C-3 Community Commercial District is to provide for shopping center districts within the community so as to serve the general shopping and service needs of the City. Their locations shall accommodate the most intensive commercial and office development and shall reflect organized development activities.

(b) Permitted Uses. The following uses shall be permitted as a use-by-right in the C-3 Community Commercial District:

- (1) Advertising agencies;
- (2) Antique shop;
- (3) Apparel shop;
- (4) Art supplies;
- (5) Auto parts and glass;
- (6) Bakery and bakery goods store, provided the products are sold exclusively on the premises;
- (7) Banks and other financial institutions, including savings, loan and finance companies with drive-in windows;
- (8) Barber shop;
- (9) Beauty shop;
- (10) Bicycle shop;
- (11) Book, stationary or gift shop;
- (12) Business and professional colleges;
- (13) Camera and photographic supplies;
- (14) Candy, soda fountain and ice cream store (excluding drive-ins);
- (15) Carpet and rug store;
- (16) Clinics, medical or dental;
- (17) Clubs, including businessmen's and YMCA-YWCA;
- (17A) Convenience food stores;
- (18) Delicatessen store;
- (19) Department store;
- (20) Drug store;
- (21) Dry cleaners;
- (22) Drying and cleaning work;
- (23) Employment agencies;
- (24) Florist shop;
- (25) Food store and supermarket;
- (26) Funeral home;
- (27) Garden supplies;
- (28) Glass, china or pottery store;
- (29) Glazing and glasswork;
- (30) Haberdashery;
- (31) Hardware store;
- (32) Health clinics and health spas;
- (33) Hobby shop;
- (34) Household appliance store, including incidental repair;
- (35) Interior decorating studio;
- (36) Jewelry store, including repair;
- (37) Laboratories, medical and dental;

- (38) Laundromats, self-service washing and drying;
- (39) Leather goods and luggage store;
- (40) Library;
- (41) Locksmith shop;
- (42) Music, musical instruments and record shop;
- (43) Newspaper office, including printing;
- (44) Office;
- (45) Office appliances and supply;
- (46) Off street parking lots and/or garages;
- (47) Opticians, optometrists and optical supply;
- (48) Paint and wallpaper store;
- (49) Pet shop, excluding boarding and outside run;
- (50) Plumbing sales and repair;
- (51) Police and fire stations;
- (52) Post office and telegraph office;
- (53) Printing establishments;
- (54) Radio and television stores, including repair;
- (55) Shoe store and shoe repair;
- (56) Sporting goods;
- (57) Studios for professional work or teaching of any form of fine arts, photography, music, drama and dance;
- (58) Tailor shop;
- (59) Theaters, excluding drive-in theaters;
- (60) Travel bureau;
- (61) Variety stores, including notions and five and ten-cent stores;
- (62) Furniture and upholstery repair, provided all work is accomplished in a completely enclosed structure.

(c) Conditionally Permitted Uses. The following uses are permitted as conditional uses in the C-3 Community Commercial District, subject to the approval of the Board of Zoning Appeals and the subsequent issuance of a conditional use permit by the Code Enforcement Officer, which procedure is specified in Sections 1266.01 and 1268.05(f):

- (1) Automobile service stations;
- (2) Medical clinics, health centers, hospitals and health spas;
- (3) Public utility substations or exchanges;
- (4) Wholesale establishments;
- (5) Lounges and restaurants (sit-down and carry-out);
- (6) Small tool rental establishments;
- (7) Private clubs;
- (8) Adult uses; (Reserved);
- (9) Indoor amusement centers, teen centers and commercial recreational establishments;
- (10) Drive-through windows ancillary to principally permitted or conditionally permitted uses;
- (11) Automobile upholstery repair;
- (12) Automobile washing establishments;
- (13) Charitable collection bins;
- (14) Automobile convenience service facilities;
- (15) Drive-through businesses for which the floor area devoted to the stocking or sale of alcoholic beverages is less

than 10%;

- (16) Retail establishments selling outdoor recreational items to be permanently installed on residential zoning lots;
- (17) Automobile muffler repair businesses;
- (18) Churches; and

(19) Bingo, as regulated by the State of Ohio, provided that such use is within a shopping center where there is no other bingo operation, and provided there is available automobile parking equal to at least one space per 50 gross square feet of business area devoted to bingo gaming.

(d) Minimum Lot Area and Width. There shall be permitted zoning lots not less than 12,000 square feet in land area. No lot width shall be less than 75 feet.

(e) Maximum Building Height. No commercial structure shall exceed 45 feet in height.

(f) Minimum Yards.

(1) Front. There shall be a minimum setback of not less than 25 feet.

(2) Side. None required if a party wall is agreed to by adjoining property owners, otherwise six feet, except that there shall be a minimum width of twenty-five feet when adjacent to any "A," "R" or "S-PUD" District.

(3) Rear. There shall be a minimum depth of not less than 25 feet.

(4) Abutting residential zones. If there is an abutting residential zone, a 25-foot landscaped perimeter area, in accordance with Section 1266.03(d), shall be provided along common lot lines on all nonresidential abutting zoning lots larger than two acres, and on all other nonresidential zoning lots, unless a six-foot masonry wall or opaque wooden fence separates parking areas from residential lot lines and such parking areas are used only for noncommercial vehicles.

(g) Required Off Street Parking. Off-street parking shall be required in accordance with the requirements specified in Section 1266.05.

(h) Minimum Design Standards. A minimum of 65% of all exterior building elevations facing or visible from a public right-of-way, shall be full-sized standard brick or stone, excluding windows and doors. The remaining 35% of the building shall consist of textured concrete block, masonry product, steel, architectural metal or other similar building material, however, in no case shall plain concrete block, vinyl, wood board or aluminum siding be a suitable building material on any portion of the building. Exterior walls not facing or visible from a public right-of-way must be constructed of a product similar and complementary to materials on other elevations of the building. Additions to existing buildings may continue with similar exterior material to maintain architectural continuity. All exterior building colors shall be of earth tone. Alternate materials will be reviewed and evaluated on the merit of their building design by the Planning Commission at the request of the property owner.

(Ord. 79-56. Passed 11-13-79; Ord. 80-28. Passed 6-10-80; Ord. 80-51. Passed 1-14-80; Ord. 81-42. Passed 11-10-81; Ord. 83-19. Passed 6-14-83; Ord. 85-44. Passed 8-13-85; Ord. 89-1. Passed 1-10-89; Ord. 89-22. Passed 5-23-90; Ord. 90-15. Passed 5-8-90; Ord. 91-3. Passed 2-12-91; Ord. 91-4. Passed 3-12-91; Ord. 95-10. Passed 8-22-95; Ord. 96-1. Passed 2-13-96; Ord. 96-14. Passed 4-23-96; Ord. 99-2 1. Passed 12-28-99; Ord. 04-15. Passed 7-13-04; Ord. 12-6. Passed 8-28-12.)