

C-3 Commercial High Intensity District

The purpose of Carroll County's **C-3** District is to provide locations for **high-intensity, large-scale retail businesses and destinations of a regional nature, planned business parks, clusters of commercial development, wholesale businesses, offices, and certain light processing operations.** This district is also intended to provide locations for compatible institutional and recreational uses and some of the medium-intensity uses associated with the C-2 District. Uses in this district should be located in proximity to transportation infrastructure and major corridors. Developments in the **C-3** District should, where possible and appropriate, facilitate pedestrian circulation.

Carroll County C-3 Zoned Land

Zoning



C-3 High Intensity District



All other districts



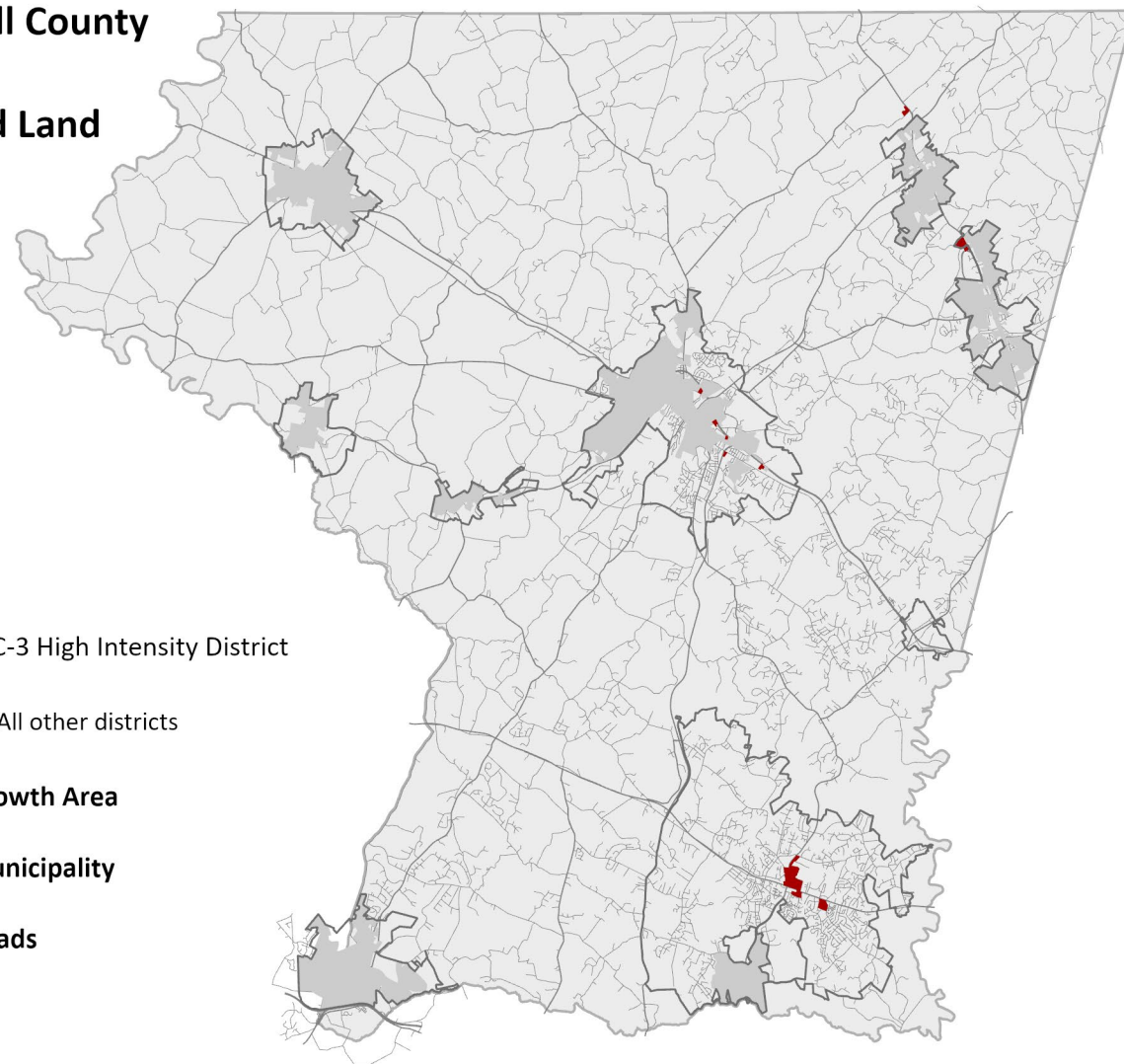
Growth Area



Municipality



Roads



Not an official map

C-3 District Permitted uses

Listed in the table to the right are the typical uses allowed on a property in Carroll County's C-3 Commercial District by right of owning the property.

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met to be a permitted use.

Principal use	Accessory use (see next page)
The primary activities or structures for which a site is used.	A use of land or all or part of a building which is customarily incidental and secondary to the principal use of the property, and which is located on the same lot with the principal use.
Nonconforming use	
Is not currently a permitted use, but it was a lawful use at the time a zoning regulation prohibiting it went into effect and is permitted to continue for a determined amount of time.	

C-3 High Intensity Commercial District Typical Permitted Uses

Principal			Accessory
<ul style="list-style-type: none"> ▪ Agriculture ▪ Amusement park ▪ Artisan manufacturing ▪ Assisted-living facility; Continuing care retirement community; Nursing home ▪ Automobile service center ▪ Bar; Tavern ▪ Business park ▪ Car wash ▪ Catering establishment; Banquet facility ▪ Commercial parking lot or garage ▪ Community meeting hall; Social club; Fraternal organization ▪ Contractor's Office; Contractor's equipment storage facility ▪ Communications tower or tower complex ▪ Conference center ▪ Day care center; Nursery school ▪ Dwelling (single-family constructed prior to November 1, 2019; in a Business park, all types) 	<ul style="list-style-type: none"> ▪ Feed or grain sales, may include storage ▪ Fuel station ▪ Funeral establishment; Crematorium ▪ Hospital ▪ Hotel; Motel ▪ Laboratory (chemical, physical, or biological; not agricultural) ▪ Light Manufacturing ▪ Medical cannabis (dispensing facility) ▪ Medical or dental center ▪ Museum ▪ Planned Commercial Center ▪ Professional or business office ▪ Public facility ▪ Recreational facility; Recreational area ▪ Religious establishment ▪ Rental of vehicles/goods with outdoor equipment storage ▪ Restaurant ▪ Retail or service (general) 	<ul style="list-style-type: none"> ▪ School (Art, business, dance, music or similar; Private; Trade) ▪ Self-service storage facility ▪ Shooting ranges— Indoor trap, skeet rifle, or archery, including gun clubs ▪ Shop (Welding, sheet metal, machine, carpentry, or similar; Butcher; Farm equipment service, repair, or sale; Vehicle repair; Printing ▪ Solar energy conversion facility, ground-mounted ▪ Theater (indoor or outdoor) ▪ Trade school or professional training center ▪ Use-off-the premises signs ▪ Utility equipment, all others not listed as Conditional Uses ▪ Vehicle sales lot ▪ Veterinary facility, without runways ▪ Warehouse or distribution facility ▪ Winery; Brewery; Distillery 	<p>See next page for list of typical Accessory Uses permitted in the C-3 High Intensity Commercial Zoning District.</p>
<p>Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.078.01, §158.082, & §158.083</p>			

C-3

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Nonconforming use	
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C-3 High Intensity Commercial District Typical Permitted Uses

Principal	Accessory
See previous page for list of typical Principal Uses allowed in the C-3 High Intensity District.	<ul style="list-style-type: none"> ▪ Car wash ▪ Drive-thru service ▪ Dwellings accessory to a Planned Commercial Center; Dwelling directly related to commercial use ▪ Fertilizer storage or sales, not in prepared packing ▪ Petroleum product storage not greater than 2,000 gallons ▪ Signs pertaining to "use on the premises" business ▪ Solar energy conversion facility ▪ Storage (equipment, vehicle, and material) accessory to general service or office ▪ Storage modules ▪ Vehicle storage (outdoor) accessory to self-service storage ▪ Winery, micro-brewery, and limited distillery accessory to restaurant or tavern
Uses may be subject to Zoning Administrator approval and/or additional conditions. See §158.078.01, §158.082, & §158.083	

C-3 District Conditional uses

The **Conditional Uses** listed in the table to the right are uses that may be allowed in the **C-3 District** if approved by Carroll County's Board of Zoning Appeals (BZA).

The BZA hears and decides requests for conditional uses and variances. Like a court, the Board hears evidence, takes testimony under oath, accepts exhibits, and makes decisions based on all the evidence presented at the hearing.

After public hearing, the use may be

- approved,
- approved with conditions, or
- disapproved.

Conditional use means the same as "special exception".

All applicable permits and approvals must still be obtained, and all applicable requirements must still be met and maintained to be an allowed conditional use.

C-3 High Intensity Commercial District Conditional Uses

Require BZA approval

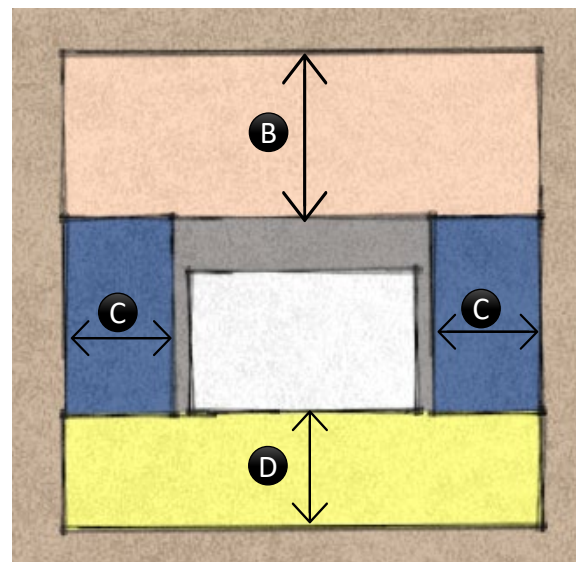
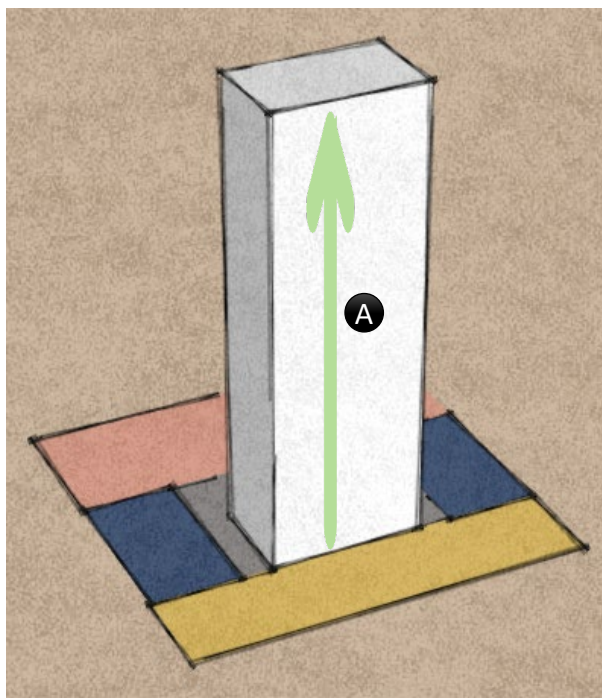
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|---|---|
| • Agricultural research laboratories and facilities | • Radio Studio |
| • Building supplies sales and storage yard | • Television studio |
| • Cemetery, mausoleum, or memorial garden | • Towing service |
| • Commercial kennel | • Utility equipment building, yard, above-ground station or substation, or telephone exchange |
| • Conveyor system | • Veterinary facility, with runways |
| • Fertilizer (liquid or dry) sales and storage | |
| • Landscaping supplies sales and storage yard | |

**Uses may be subject to Zoning Administrator approval and/or additional conditions.
See §158.078.01, §158.082, & §158.083**

C-3 District Bulk Requirements*

* Bulk requirements determine size and placement of a building on a lot.

Use	Height Max. ft	Rear Yard Min. feet	Side Yard Min. feet	Front Yard Min. feet
Nonresidential and group living (shown)	50	15	10	10
Dwelling in a Rural Village; Dwellings that were in the B-NR District	Same as in the R-10,000 District, and where adjoining any Residence District, the side yard shall be not less than 25 feet.			
Dwellings that were in the B-G District	Same as in the R-7,500 District, and where adjoining any Residence District, the side yard shall not be less than 15 feet.			
For more information on bulk requirements in Carroll County's C-3 District, See §158.084, §155.094, & §158.130				



C-3 High Intensity Commercial Zoning District		
Typical lot requirements for nonresidential and group living uses		
A	Maximum height	50 feet
B	Rear yard minimum depth	15 feet
C	Side yard minimum depth	10 feet
D	Front yard minimum depth	10 feet