

SECTION 22
C-3 GENERAL COMMERCIAL DISTRICT

**(As amended by Zoning Ordinance No. 480-UU)
(As amended by Ordinance No. 480-SSSS)**

22.1 PURPOSE AND INTENT - This is a general commercial zoning district normally reserved for areas that provide the greatest number and mix of retail and commercial uses. This district is reserved for areas of adequate size and location so that its broad range of medium to higher intensity land uses will not cause or create nuisances to adjoining zoning districts. It is not anticipated that this district will be placed contiguous to or in direct proximity to residential zoning districts. This zoning district is designed and intended to serve as the commercial support zone of the entire community. It is not based on a service area directed only at immediately surrounding properties. This commercial zoning classification is the most comparable to that traditionally found in central business districts of older communities and is intended to have a clearly commercial pattern. It should be located in such a manner as to have reasonable access to major arterial roadway systems so that ingress and egress to the C-3 area may be managed in a safe and controlled manner.

22.2 PERMITTED USES

1. Any use permitted in the C-2 Local Retail Commercial District.
2. Auditoriums, theaters and cinemas.
3. Cleaning, dyeing and pressing works; laundry and washatories, providing that the floor area does not exceed 3,500 square feet for separate or combined uses.
(As amended by Ordinance No. 480-U.)
4. Coin and stamp shops.
5. Commercial amusement centers and bowling alleys where the activity is for indoor operations and activities only, including indoor driving ranges and indoor miniature golf courses.
6. Commercial art galleries.
7. Conventional golf courses, including outdoor driving ranges accessory thereto, but excluding outdoor miniature golf courses.
8. Department stores.
9. Dry goods and notion stores without size limitation.
10. Electrical and gas appliances and supply sales, electrical and gas repair and installation services.
11. Hardware, paint, wallpaper stores and other home improvement items and activities.

12. Hat shops.
13. Health and physical fitness centers and gymnasiums.
14. Hobby shops.
15. Household and office furniture, furnishings and appliances.
16. Lodges, sororities and/or fraternities
17. Medical care facilities to include nursing and care homes, hospitals with their related facilities and supportive retail and personal service uses operated by or under the control of the hospital primarily for the convenience of patients, staff and visitors.
18. Mortuaries, funeral homes and undertakers.
19. Music or record shops.
20. Nursery buildings for the retail sale of plants and accessory items where the sales operations are conducted entirely within an enclosed structure. Outdoor storage or sale shall be permitted with this use to the extent that the outdoor sales area is completely enclosed by a fence, wall or screening device.
21. Pet shops.
22. Piano stores, musical instruments and supplies.
23. Plumbing and heating appliances, repair and installation services. All storage of materials must be indoors within this zoning district.
24. Printing, lithographing or duplicating jobs without size limitation.
25. Retail stores, businesses or shops for custom work or the manufacturing of articles to be sold at retail on the premises, providing that in such manufacture, the total mechanical power shall not exceed five horsepower for the operation of any one machine and provided that the space occupied by the manufacturing use permitted herein shall not exceed fifty (50) percent of the total floor area of the permitted use and provided further that such manufacturing use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke or fumes, and all activity shall be conducted totally within the same building. It is the intent of this provision that the manufacturing activity be related to the production of small items in a craft-type environment rather than high intensity construction activities.
26. Skating rinks, ice and roller (indoor only).
27. Taverns, clubs, and other comparable establishments under which the on-premises consumption of alcoholic beverages is permitted subject to issuance of a special use permit as required in Section 45 of this ordinance. The mere reference to this

provision within the zoning ordinance does not indicate or imply that the sale or consumption of alcoholic beverages has been or will be permitted under the alcoholic beverage laws of the State of Texas. It is only intended to define a location for this type of use if its existence should be permitted by state law.

- 28. Toy stores.
- 29. Upholstery shops - furniture.
- 30. Variety stores without size limitation.

22.3 ACCESSORY USES - In addition to those accessory uses specifically authorized in Section 34 of this ordinance, any use may be established as an accessory use to a permitted use when it complies with the conditions for an accessory use as defined in this ordinance.

22.4 SPECIFIC USE PERMITS - Specific use permits may be approved by the City Council following a recommendation from the Planning and Zoning Commission as specifically authorized in Section 45 of this ordinance, subject to full and complete compliance with any and all conditions required in Section 45, together with any other conditions as the City Council may impose. Any use accessory to an approved specific use permit shall be permitted without specific approval if it complies with the conditions for an accessory use as defined in this ordinance. (As amended by Ordinance No. 480-C.)

22.5 DEVELOPMENT REGULATIONS - In this district, the following development regulations shall be applicable (As amended by Ordinance No. 480-HH.):

- a. Height: No building or structure shall exceed three (3) stories nor shall it exceed thirty-five (35) feet in height.
- b. Front Yard: There shall be a front yard of not less than thirty (30) feet.
- c. Side Yard: There shall be a side yard of not less than fifteen (15) feet; provided, however, where a C-3 zoned lot abuts on the side of property zoned as single family residential, each portion of a building in excess of fifteen (15) feet in height shall be set back one (1) additional foot for each additional one (1) foot in height.

Zero lot line development may be permitted on a common interior lot line where construction of a party wall is used and when approved by the City Council after a recommendation by the Planning and Zoning Commission. Where zero lot development is utilized, the equivalent open space and plantings (normally provided in adjoining bufferyards along the common lot line) shall be provided elsewhere within the two developing lots. A concept plan meeting the requirements of Section 41 of this ordinance is required to be submitted with a request for zero lot line development. Approval shall be based upon an analysis of the location, the configuration, and the impact and compatibility of the construction with adjacent land uses. (As amended by Ordinance No. 480-U.)

- d. Rear Yard: There shall be a rear yard of not less than ten (10) feet except where the lot abuts property zoned as single-family residential there shall be a rear yard of not less than twenty-five (25) feet.
- e. Maximum Lot Coverage: All buildings or structures shall have a maximum lot coverage not exceeding fifty (50) percent of the lot area. (As amended by Ordinance No. 480-BB).
- f. Floor Area: The minimum size for a separate building or structure existing within this district shall be two thousand (2,000) square feet. The maximum floor area for a single tenant, owner or business occupancy contained within any structure existing in this district shall be sixty thousand (60,000) square feet. Any existing legally conforming single tenant, owner or business occupancies that exceed sixty thousand (60,000) square feet of floor area in the C-3 district prior to adoption of this ordinance shall be permitted to continue operating as legally conforming uses and/or structures.
- g. All commercial uses within this district shall be sales and/or service type uses selling new merchandise only.
- h. All exterior lighting designed for security, illumination, parking lot illumination or advertising and which is placed within this zoning district shall meet the requirements of the current lighting ordinance, as amended. (As amended by Ordinance No. 480-GG.)
- i. Outdoor storage of trash receptacles shall be at the side or rear of the site and shall be totally encircled or screened by fence, planting or other suitable visual barrier.
- j. Off-street vehicle parking spaces may be located within the required front yard of any retail, office or industrial district; however, such off-street parking spaces shall be on a hard surfaced drive or parking area.
- k. Maximum Impervious Coverage: The maximum impervious coverage shall not exceed seventy-five (75%) percent of the total lot area. (As amended by Ordinance No. 480-JJ).

22.6 ADDITIONAL DEVELOPMENT REGULATIONS FOR BUILDINGS OR USES LYING WITHIN FOUR HUNDRED FEET (400') OF SINGLE FAMILY RESIDENTIAL PROPERTY - In addition to the development regulations applicable to this zoning district, the development regulations in *Section 43, Part III, Residential Adjacency Standards*, shall also apply. When any requirements in this section are in conflict with any other requirements for this zoning district, the more stringent requirements shall apply. (As amended by Ordinance No. 480-CC).

22.7 SITE PLAN - A site plan meeting the requirements of Section 40 shall be required prior to the issuance of a building permit for any construction in the C-3 district. (As amended by Ordinance No. 480-M.)

22.8 SPECIAL EXCEPTION USES - Special exception uses may be approved by the Board of Adjustment as specifically authorized in Section 44 of this ordinance subject to full and

complete compliance with any and all conditions required in Section 44, together with any other conditions as the Board of Adjustment may impose. Any use accessory to an approved special exception use shall be permitted without specific approval if it complies with the conditions for an accessory use as defined in this ordinance. (As amended by Ordinance No. 480-M.)