

Chapter 120. Zoning

Article VIII. C-3 Regional Destination Center District

§ 120-49. Purpose.

The C-3 Regional Destination Center District provides locations for regional scaled growth and development of commercial and light industrial uses. The C-3 Districts are located on major arterials and, therefore, are accessible to and serve a regional market. Site design and buffering mitigate impacts of traffic, operations and scale on adjacent businesses and residential neighborhoods.

§ 120-50. Permitted uses and structures.

The following uses are permitted in the C-3 District:

- A. Dwelling units when part of a mixed-use development but only on the second story or above.
- B. Live-work space, subject to the additional requirements for specified uses in § **120-142.1**.
[Amended 6-17-2003 by Ord. No. 2003-183]
- C. Mixed uses.
- D. Day-care centers, subject to the additional requirements for specified uses in § **120-135**.
- E. Places of worship.
- F. Public and semipublic uses.
[Amended 7-19-2011 by Ord. No. 2011-247^[1]
^[1] *Editor's Note: This ordinance provided an effective date of 9-1-2011.*
- G. Hospitals.
- H. Animal hospitals and kennels.
- I. Animal day care.
- J. Funeral homes and mortuaries.
- K. Retail sales and service; provided, however, that for retail sales and service establishments licensed by New York State as adult-use cannabis retail dispensaries only if operated entirely within an enclosed building during liquor store hours.
[Amended 9-19-2012 by Ord. No. 2012-363; 8-9-2016 by Ord. No. 2016-263; 11-3-2022 by Ord. No. 2022-322]
- L. ^[2]Health clubs and similar facilities.
^[2] *Editor's Note: Former Subsection L, Retail sales and service, high-impact, Subsection M, Retail sales and service, low-impact, and Subsection N, retail sales and service, specialty, all added 9-19-2012 by Ord. No. 2012-363, were repealed 8-9-2016 by Ord. No. 2016-263, which ordinance also redesignated former Subsections O through BB as Subsections L through Y, respectively.*

- M. ^[3]On-site cannabis consumption lounges operated entirely within an enclosed building during bar hours, but no later than 11:00 p.m.
[Added 11-3-2022 by Ord. No. 2022-322]
^[3] *Editor's Note: Former Subsection M, Theaters, was repealed 9-19-2017 by Ord. No. 2017-299.*
- N. Amusement center.
- O. Outdoor entertainment.
- P. Office.
- Q. Motels and hotels.
- R. Bars, restaurants and banquet facilities, including outdoor seating/assembly and drive-throughs, subject to the additional requirements for specified uses in § **120-136**.
[Amended 6-17-2003 by Ord. No. 2003-183; 9-19-2012 by Ord. No. 2012-363]
- S. Drive-throughs, subject to the additional requirements for specified uses in § **120-136**.
[Amended 6-17-2003 by Ord. No. 2003-183]
- T. Warehouse and wholesale distribution facilities under 15,000 square feet.
- U. Light industrial services when conducted entirely within a completely enclosed building.
- V. Research laboratories including testing facilities.
- W. Automotive-related uses, including car washes, vehicle service stations, vehicle sales, vehicle rental services, vehicle repair stations including commercial vehicle repair, and vehicle sales accessory to vehicle repair stations, subject to the additional requirements for specified uses in Article **XVIII**.
[Amended 6-17-2003 by Ord. No. 2003-183]
- X. Parking lots as a principal use, including ancillary community garages and parking lots , subject to the additional requirements for specified uses in § **120-131**.
[Amended 6-17-2003 by Ord. No. 2003-183]
- Y. Sexually oriented businesses, subject to the additional requirements for specified uses in § **120-148**, including only limited adult retail store, adult retail store and escort agency.
- Z. Pawnbrokers.
[Added 8-9-2016 by Ord. No. 2016-263]
- AA. Secondhand dealers.
[Added 8-9-2016 by Ord. No. 2016-263]
- BB. Public entertainment, not including sexually oriented uses, subject to the additional requirements for public entertainment in § **120-137**.
[Added 11-12-2019 by Ord. No. 2019-325]
- CC. Limited entertainment, not including sexually oriented uses.
[Added 11-12-2019 by Ord. No. 2019-325]

§ 120-51. Special permit uses.

The following uses are allowed as special permit uses in the C-3 District:

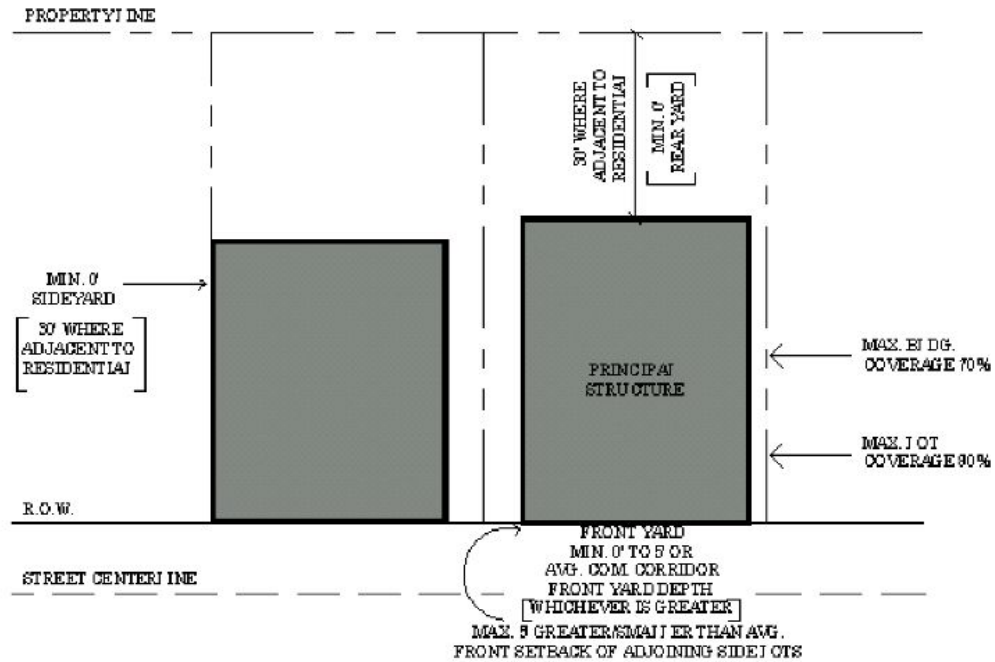
- A. Homeless shelters, subject to the additional requirements for specified uses in § **120-141**.
- B. Recycling centers, subject to the additional requirements for specified uses in § **120-145**.
- C. Rooming houses, subject to the additional requirements for specified uses in § **120-147**.

- D. Homeless residential facilities, subject to the additional requirements for specified uses in § **120-140**.
- E. Private clubs.
- F. ^[1]On-site cannabis consumption lounges operating entirely within an enclosed building and during bar hours, including bar hours extending after 11:00 p.m.
[Added 11-3-2022 by Ord. No. 2022-322]
^[1] *Editor's Note: Former Subsection F, regarding entertainment, not including sexually oriented uses, was repealed 11-12-2019 by Ord. No. 2019-325.*
- G. Public utilities, subject to the additional requirements for specified uses in § **120-144**.
- H. Self-service storage.
- I. Warehouse and wholesale distribution facilities in excess of 15,000 square feet.
- J. Outdoor storage, subject to the additional requirements set forth in § **120-175**.
[Added 9-16-2015 by Ord. No. 2015-297]

§ 120-52. Lot, area and yard requirements.

The following lot, area and yard requirements shall apply to the C-3 District:

- A. Lot frontage requirements.
 - (1) Minimum lot frontage: N/A.
- B. Lot area requirements.
 - (1) Minimum lot area: N/A.^[1]
^[1] *Editor's Note: Former Subsection B(2) and (3), providing maximum building coverage and maximum lot coverage, respectively, which immediately followed this subsection, were repealed 9-21-2010 by Ord. No. 2010-323.*
- C. Yard requirements.
 - (1) Minimum front yard setback: N/A.
 - (2) Side yards.
 - (a) Minimum side yard, principal use or structure: zero feet unless adjacent to a residential district, in which case the side yard shall be 30 feet.
 - (b) Minimum side yard, detached accessory use or structure: N/A.
 - (3) Rear yard.
 - (a) Minimum rear yard, principal use or structure: zero feet unless adjacent to a residential district, in which case the rear yard shall be 30 feet.
 - (b) Minimum rear yard, detached accessory use or structure: N/A.



§ 120-53. Bulk requirements.

The following requirements shall apply to buildings constructed in the C-3 District:

A. Building heights.

(1) Nonresidential uses.

- (a) Minimum building height, principal use or structure: N/A.
- (b) Minimum building height, detached accessory use or structure: N/A.

B. Square footage.

(1) Nonresidential uses.

- (a) Maximum square footage per use, principal use or structure: N/A.
- (b) Maximum square footage per use, detached accessory use or structure: N/A.

§ 120-54. Summary Chart of C-3 Regulations.

[Amended 9-19-2017 by Ord. No. 2017-299]

The following summarizes the requirements for the C-3 District.

Summary Chart of C-3 Regulations	
Requirement	Nonresidential
Minimum lot frontage	N/A
Minimum lot area	N/A
Front Yard	
Minimum front yard setback	N/A
Side Yard	

Summary Chart of C-3 Regulations	
Requirement	Nonresidential
Minimum side yard, principal use or structure	0 feet unless adjacent to a residential district, in which case the side yard shall be 30 feet
Minimum side yard, detached accessory use or structure	N/A
Rear Yard	
Minimum rear yard, principal use or structure	0 feet unless adjacent to a residential district, in which case the side yard shall be 30 feet
Minimum rear yard, detached accessory use or structure	N/A
Bulk	
Minimum building height, principal use or structure	N/A
Minimum building height, detached accessory use or structure	N/A
Maximum square footage per use, principal use or structure	N/A
Maximum square footage per use, detached accessory use or structure	N/A

§ 120-55. Personal wireless telecommunication facilities (PWTF).

Personal wireless telecommunication facilities in the C-3 District shall be regulated as outlined in § 120-143, Personal wireless telecommunication facilities.

§ 120-56. Additional regulations.

The applicable City-Wide Design Guidelines and Standards (Article **XIX**) and Requirements Applying to All Districts (Article **XX**) in this chapter shall apply to all uses in the C-3 District.