

C-3 highway commercial district

808.1 *Intent of district:* It is the intent of this section that the C-3 zoning district be developed and reserved for commercial uses which primarily render a service or cater to tourists, vacationers, truckers, and the traveling public in general. The regulations which apply within this district are designed to (a) encourage the formation and continuance of a compatible environment for highway oriented uses; (b) insure adequate and properly designed means of ingress and egress; and (c) discourage any encroachment by industrial, residential or other uses capable of adversely affecting the specialized commercial character of the district.

Furthermore, the intent of the C-3, highway commercial district, is to enhance the public's health and safety by requiring all commercial buildings established in the highway commercial district to be on a permanent foundation, either slab or piers; perimeter skirting shall be required for pier foundations. Minimum building size shall be 250 square feet and it shall be connected to permanent utilities.

808.2 Permitted uses: The following uses shall be permitted in the C-3, highway commercial district, except that modular homes, mobile homes, travel trailers, and portable building units are prohibited for any use except display for sale.

- (a) Any business permitted in the C-1 zoning district, subject to the requirements of that district, unless otherwise permitted in (b) below.
- (b) Retail business involving the sale of merchandise on the premises, limited to:
 - (1) Antique store.
 - (2) Appliance, radio or television store.
 - (3) Automobile, light truck, boat, garden and farm equipment or other vehicles or equipment under seven feet in height (screening not required).
 - (4) Book, magazine, newspaper shop, or art supply store.
 - (5) Candy, fruit, nut and/or vegetable store.
 - (6) Drug store or pharmacy.
 - (7) Furniture store.
 - (8) Gift or curio shop.
 - (9) Grocery store.
 - (10) Music store.
 - (11) Nurseries and greenhouses.
 - (12) Office supply and equipment.
 - (13) Photographic and camera supply store.
 - (14) Restaurants and lounges (see Ord. 453).
 - (15) Shoe service.
 - (16) Sporting goods store.
 - (17) Health center for the purpose of providing sauna and/or steam baths, massages, and related health services.
 - (18) Heavy equipment and/or farm equipment seven feet or more in height provided the lot is one acre or more in size.

(19) Mobile home retail sales, providing a permanent building with all facilities is provided as office and sales office. The use of any mobile home, on the premises, as an office and/or as sleeping quarters shall be prohibited.

(c) Business involving the rendering of a personal service, limited to:

- (1) Bank.
- (2) Barber and/or beauty shop.
- (3) Dry cleaning self-service and/or laundry self-service facility.
- (4) Funeral home and/or mortuary.
- (5) Hotel, motel, tourist home, rooming and/or boarding home.
- (6) Medical, dental or chiropractic office or clinic and/or laboratory.
- (7) Public utility business office.
- (8) Real estate and/or insurance agency.
- (9) Telegraph office or telephone exchange.

(ci) Commercial recreation facility other than a miniature auto racing track.

(cii) Bus station.

(ciii) Church, synagogue, or other house of worship.

(civ) Cold storage facility.

(cv) Club, lodge, union hall or social center.

(cvi) Planned shopping center, under the definition provided in section 201.107.

(cvii) Automobile laundry or washateria provided that (1) an off-street paved parking area capable of accommodating not less than one-half of hourly vehicle washing capacity awaiting entrance to the washing process is suitably located and maintained on the premises (such space to contain at least 200 square feet per waiting vehicle), and (2) no safety hazard or impediment to traffic movement is created by the operation of such an establishment.

(cviii) **Automobile service station provided that (1) operations involving major repairs, body and fender work, painting or the sale or rental of new or used cars, trucks or boats are not conducted on the premises, and (2) all pumps are set back at least 20 feet from any lot line and (3) canopy's shall be no closer than ten feet from property line.**

(cix) Garage for the servicing and repair of motor vehicles provided that: (1) all operations are conducted within a fully enclosed building or buildings, (2) all open storage of wrecked or dismantled vehicles, dismantled parts or supplies are screened in accordance with section 308 of this ordinance, and (3) no sound, vibrations, fumes, light or electrical disturbance created as a result of such repair or service operation is perceptible beyond the premises.

(cx) Truck terminal provided that paved acceleration lanes at least ten feet in width and 100 feet in length respectively, are located and maintained such that no safety hazard or impediment to traffic movement is produced as a result of such operation.

(cxi) Cemetery, provided that the tract of land is at least ten acres in size, that no graves are closer than 150 feet from any property line, and that the property is screened with a permanent fence along any abutting property zoned for residential use.

(p) Temporary use in compliance with the provisions of section 1105.

(q) Any residential dwelling existing as of June 30, 1983, in the C-3, highway commercial district, may be restored, enlarged, repaired or extended and may also be rebuilt, if destroyed or damaged by fire, flood, explosion, wind, earthquake, war, riot or other calamity or act of God, provided reconstruction shall be started within six months of such happening and prosecuted to completion

within one year of such happening. Any new residential dwelling to be built or proposed to be built, other than listed above, shall have the approval of the planning commission and the mayor and council. Approval of the within described permitted uses shall be subject to the review of the planning commission, mayor and council.

- (r) Mini-storage facility.
- (s) Truck management firm.

808.3 Reference to additional regulations:

Article III:	Supplementary Provisions
Article VII:	Off-street Parking and Loading Regulations
Article X:	Sign Regulations
Appendix A:	Lot, Height, and Coverage Requirements

A maximum height requirement of 60 feet and a maximum number of stories of five for a principal use, except that no building shall be erected which cannot be adequately served by existing City of Picayune fire-fighting equipment, and all building plans, more than one story in height, shall be reviewed and certified by both the building inspector and the fire chief that the structure is capable of being served by existing fire-fighting equipment and/or is adequately protected by sprinkling systems.

(Ord. No. 543, § 1, 3-1-1983; Ord. No. 552, § 1, 10-4-1983; Ord. No. 562, § 1, 1-3-1984; Ord. No. 567, § 1, 3-19-1984; Ord. No. 576, §§ 5, 6, 4-2-1985; Ord. No. 624, § 1, 3-6-1990; Ord. No. 639, § 1, 9-3-1991; Ord. No. 865, § 1, 3-3-2009)