

Sec. 21-45. C-3 Commercial-Highway.

- (a) Permissible Future Land Use classifications. The C-3 zoning district may be assigned to properties designated as Primary Activity Center, Regional Activity Center, **Neighborhood Activity Center**, or Commercial on the City's Future Land Use Map
- (b) The purpose of the C-3, Highway Commercial zoning district is to provide locations for those business establishments which require considerable ground area, a conspicuous and accessible location, and typically have a market area greater than two (2) miles. In support of these businesses, compatible, higher density residential development within areas zoned C-3 is also appropriate. The C-3 zoning district is typically assigned to those parcels with frontages on arterial or collector streets; however, assignment of the C-3 zoning district to parcels fronting local streets may be appropriate where the parcel is in close proximity to an arterial or collector street.
- (c) Permitted Development Intensity.
 - 1. Permitted development densities for residential uses shall be as set forth in Table 21-45A.

Table 21-45A, Permitted Residential Densities		
<i>Adopted Future Land Use Designation</i>		<i>Permitted Densities (Units per gross acre)</i>
Primary Activity Center	Parcels up to 0.35 acres	Maximum 200
	Parcels between 0.36 acres and 0.50 acres	Maximum 150
	Parcels between 0.51 acres and 0.75 acres	Maximum 100
	Parcels between 0.76 acres and 1.00 acre	Maximum 50
	Parcels greater than 1.00 acre	Maximum 40
Regional Activity Center		Minimum 7; Maximum 28
Neighborhood Activity Center		Minimum 5; Maximum 15; Maximum 17 if within 1,320 feet of a transit route
Commercial		Maximum 7 as Accessory Use Only

- 2. The maximum Floor Area Ratio (FAR) for commercial uses located in the C-3 zoning district shall be as set forth in Table 21-45B.

Table 21-45B, Maximum Commercial Floor Area Ratio		
<i>Adopted Future Land Use Designation</i>		<i>Maximum Permitted FAR</i>
Primary Activity Center	Parcels 0.5 acres or less	6.0
	Parcels more than 0.5 acres	3.0
Regional Activity Center	Parcels less than 1.0 acre	2.0
	Parcels 1.01 acres up to 5.0 acres	1.0
	Parcels more than 5.0 acres	0.50
	Parcels adjacent to or within 1,320 feet of an existing or proposed transit route	2.0

Neighborhood Activity Center	Parcels less than 1.0 acre	1.0
	Parcels 1.01 acres up to 3.0 acres	0.75
	Parcels more than 3.0 acres	0.50
	Parcels adjacent to or within 1,320 feet of an existing or proposed transit route	1.0
Commercial	Parcels less than 1.0 acre	0.40
	Parcels 1.01 acres up to 3.0 acres	0.30
	Parcels more than 3.0 acres	0.25
	Parcels adjacent to or within 1,320 feet of an existing or proposed transit route	0.40

- (d) Building form standards. All development within the C-3 zoning district shall follow the building form standards as set forth below in Table 21-45C.

Table 21-45C, C-3 Zoning District Development Standards		
Lot and Building Standard		Requirement
Lot Area		Minimum 5,000 square feet
Lot Width		Minimum 50 feet
Lot Depth		Minimum 100 feet
Building Setbacks	Front	Minimum 25 feet
	Side	Minimum 5 feet
	Street Side	Minimum 20 feet
	Rear	Minimum 10 feet
Building Height		Maximum 65 feet
Lot Coverage		Maximum 80 percent
Impervious Surface Ratio		Maximum 80 percent

- (e) Additional development requirements.
1. See Article III of this Code for landscaping, parking, site access, stormwater, and utility connection requirements.
 2. Minimum living area for residential units shall be 400 square feet of conditioned space.

(Ord. No. O-00-09, Art. 2 (2.02.03.12), 4-24-00; Ord. No. O-08-42, § 5, 5-12-08; Ord. No. O-21-04, § 3(Exh. C), 2-22-21)

Table 21-32(A)
Table of Land Uses

	Category/Use																		
	AG1	RE	R1	R2	R3	R4	R5	RM	MX	C-1	C-2	C-3	C-4	I-1	I-2	PI	PR	CON	
Single Family Detached and Auxiliary uses																			
Single family, std. construction	P	P	P	P	P	P													
Single family, modular home	P	P	P	P	P	P			P										
Single family, manufactured home	P																		
Agricultural uses with house	P																		
Caretaker's Cottage															P	P	P		
Fruit stand	P	P																	
Accessory Residential Unit	P	P	P	P	P	P			P										
Home Occupation/Home-based Business	P	P	P	P	P	P			P										
Limited agricultural uses with house	P	P																	P
Manufactured home park																			
Private stable, one horse per acre, limited to two horses	P	P																	
RV park																			
Servants Quarters	P	P	P																
Multiple Family Residential	AG1	RE	R1	R2	R3	R4	R5	RM	MX	C-1	C-2	C-3	C-4	I-1	I-2	PI	PR	CON	
Multi-unit Residential Building																			
Zero Lot Line House																			
Dormitory																			
Duplex, twin house																			
Garden Apartment, atrium house																			
Patio house																			
Rooming House/Boarding House																			
Townhouse																			
Group Care Facilities	AG1	RE	R1	R2	R3	R4	R5	RM	MX	C-1	C-2	C-3	C-4	I-1	I-2	PI	PR	CON	
Adult family care home, Family day care home, Family foster home		P	P	P	P	P			P	S									
Special needs facility																			
Child care facility																			
Adult day care center																			
Assisted living facility																			
Foster care facility																			
Group home facility																			
Hospice residential unit																			
Nursing Home																			
Transitional Housing																			

Category / Use																			
Key to Table: P = Permitted Use, A = Accessory Use, S = Special Use approval required, C = Conditional Use approval required																			
	AG1	RE	R1	R2	R3	R4	R5	RM	MX	C-1	C-2	C-3	C-4	I-1	I-2	PI	PR	CON	
Lodging																			
Bed and breakfast	P	P	P	P	P	P			P	P	P	P	P	P					
Hotel/motel							S		S										
RV campground																			
Offices/Services	AG1	RE	R1	R2	R3	R4	R5	RM	MX	C-1	C-2	C-3	C-4	I-1	I-2	PI	PR	CON	
Business office										DBD									
Clubs, community/fraternal						S			P	P	P	P	P	P					
Crematorium									P	P	P	P	P	P					
Funeral home/mortuary									S	S	S	P	P	P					
Medical/Health-care/Dental Office								AS	P	P	P	P	P	P					
Personal Services								AS	P	P	P	P	P	P					
Professional Office									P	P	P	P	P	P					
Retail Commercial, No Outdoor Storage or Activities	AG1	RE	R1	R2	R3	R4	R5	RM	MX	C-1	C-2	C-3	C-4	I-1	I-2	PI	PR	CON	
Antique shops										DBD									
Bake shop									P	P	P	P	P	P					
Bakery plant									P	P	P	P	P	P					
Convenience store									S	P	P	P	P	P					
Convenience store, with gas																			
Dry cleaning drop-off site																			
Dry cleaning drop-off site																			
Gas station																			
Laundromat—Self Service						A	AS		P										
Medical Marijuana Dispensing Facility										S	S								
Minor repair shop																			
Pet services, no outdoor activities									S	P	P	P	P	P					
Pharmacy										S	S	P	P	P					
Recreation, indoor, commercial																			
Restaurant—Conventional Sit-down.										P	P	P	P	P					
Cafeterias						A	A		P	P	P	P	P	P					
Delicatessens						A	P		P	P	P	P	P	P					
Restaurant—Short-order; min. seating for 20									S	P	P	P	P	P					
Restaurant—Drive-in, drive-thru or walk-up; and short-order with seating for less than 20										S	S	P	P	P					
Retail sales																			
Retail shops							AS		P	P	P	P	P	P					

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	AG1	RE	R1	R2	R3	R4	R5	RM	MX	C-1	C-2	C-3	C-4	I-1	I-2	PR	CON
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Repair shop for small appliances																	
Shopping center less than 20,000 s.f.																	
Shopping center small, 20,000—50,000 s.f.																	
Shopping center large, more than 50,000 s.f.																	
Retail Commercial Outdoor Storage and Displays Allowed	AG1	RE	R1	R2	R3	R4	R5	RM	MX	C-1	C-2	C-3	C-4	I-1	I-2	PR	CON
										DBD							
Agricultural roadside stand																	
Artisan production, small scale																	
Artisan production, large scale																	
Automotive paint/body shop																	
Boat and water craft sales, service and light repair																	
Farm equipment sales																	
Major automotive repairs																	
Manufactured home sales and/or RV sales																	
Marinas																	
Mobile Food Vending																	
Nursery with outdoor displays/storage																	
Parking lot - Stand alone																	
Pet services: indoor/outdoor																	
Private club: indoor/outdoor																	
Recreation, outdoor, commercial																	
Recreational vehicle sales and accessory servicing																	
Recycling center (outdoor)																	
Rental of motor scooters, motorcycles, automobiles or any other self-propelled conveyance																	
Retail sales, outdoor activities																	
Retail services, outdoor activities																	
Vehicle dealership, except RVs																	
Vehicle sales, used																	
Vehicle repair shop																	
Non-retail or Service Commercial	AG1	RE	R1	R2	R3	R4	R5	RM	MX	C-1	C-2	C-3	C-4	I-1	I-2	PR	CON
										DBD							
Contractor storage yard																	
Heavy equipment sales/repair																	
Mini-warehouse/personal storage units																	
Petroleum, bulk, storage and distribution																	
Radio and television studios and offices																	
Recreation vehicle repair, assembly or overhaul																	
Septic tank storage/service																	
Boat repair, overhaul and assembly																	
Warehouse																	

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	AG1	RE	R1	R2	R3	R4	R5	RM	MX	C-1	C-2	C-3	C-4	I-1	I-2	PI	PR	CON	
Wholesale distributor <50,000 sq. ft.																			
Wholesale distributor 50,000+ sq. ft.																			
Alcoholic Beverage Establishments																			
Small Scale Drinking Establishment (See Sec. 21-96(f)1.i.a.)																			
Small Scale Drinking Establishment (See Sec. 21-96(f)1.i.b.)																			
Large Scale Drinking Establishment/Nightclub (See Sec. 21-96(f)2.i.a.)																			
Bottle Clubs and Banquet Halls (See Sec. 21-96(f)3.i.a.)																			
Bottle Clubs and Banquet Halls (See Sec. 21-96(f)3.i.b.)																			
Package Stores																			
Light Industry																			
Airports/aviation uses																			
Food processing/packaging																			
Freight/trucking terminal																			
Light industrial park																			
Manufacture of finished products																			
Printing/publishing																			
Propane gas																			
Research and development facilities																			
Heavy Industry																			
Auto/vehicle salvage																			
Citrus processing plant																			
Cold storage and frozen food lockers																			
Communication towers																			
Antennas																			
Concrete plant																			
Crate and pallet plant																			
Dairy																			
Dry cleaning plant																			
Industrial park																			
Junkyard, general																			
Junkyard for vehicles																			
Laundry plant																			
Manufacturing																			
Mining																			
Storage of sand/gravel/blocks																			
Truck/vehicle repair for large vehicles/trucks																			