
5-8-1. Permitted uses.

The following uses are permitted by right in the C-3 Highway Business Zoning District Classification, provided that they meet all requirements of this section and all other requirements established in this appendix:

- Accessory dwelling units subject to supplementary standards contained in section 16-4, below
- Accessory uses and structures
- Adult care centers registered with the NC Department of Health and Human Services (DHSS)
- Animal hospitals and clinics as long as they contain no outdoor kennels
- Automobile car washes
- Automobile sales and service establishments
- Automotive paint and body work
- Banks and other financial institutions
- Bed and breakfast facilities
- Business services
- Congregate care facilities, subject to supplementary standards contained in section 16-4, below
- Construction trades facilities so long as the storage of equipment and materials is screened from view from any public rights-of-way
- Convenience stores with or without gasoline sales
- Cultural arts buildings
- Dance and fitness facilities
- Dry cleaning and laundry establishment containing less than 6,000 square feet of floor area
- Farm equipment sales and service
- Food pantries, subject to the supplementary standards contained in section, 16-4 below)
- Food processing establishments containing less than 10,000 square feet of gross floor area
- Funeral homes
- Golf driving ranges and par three golf courses
- Greenhouses and commercial nurseries
- Home occupations
- Hotels and motels
- Laundries, coin-operated
- Microbreweries, micro-distilleries, micro-cideries, and micro-wineries, subject to supplementary standards contained in section 16-4, below
- Mobile food vendors, subject to supplementary standards contained in section 16-4, below
- Mobile homes sales establishments so long as they are situated on a major thoroughfare containing four or more traffic lanes
- Music and art studios

Newspaper offices and printing establishments
Nursing homes subject to supplementary standards contained in section 16-4, below
Offices, business, professional and public
Parking lots and parking garages
Parks
Personal services
Planned residential developments (minor), subject to the requirements of article VII, below
Private clubs
Progressive care facilities subject to supplementary standards contained in section 16-4, below
Public and semi-public buildings
Recreational facilities, indoors
Recreational facilities, outdoors, commercial
Religious institutions
Repair services, miscellaneous
Residential care facilities
Residential dwellings, single-family
Residential dwellings, two-family
Rest homes subject to supplementary standards contained in section 16-4, below
Restaurants
Restaurants, drive-in
Retail stores
Schools, post-secondary, business, technical and vocational
Schools, primary and secondary
Service stations
Signs, subject to the provisions of article XIII
Small scale manufacturing, subject to the supplementary standards contained in section 16-4, below
Telecommunications antennas, subject to supplementary standards contained in section 16-4, below
Telecommunications towers, subject to supplementary standards contained in section 16-4, below
Theaters, indoor
Wholesale businesses

5-8-2. Special uses.

The following uses shall be permitted in the C-3 Highway Business Zoning District Classification only upon issuance of a special use pursuant to article x and shall be subject to special use requirements contained in section 16-4, below:

- Animal boarding facilities
- Bus stations
- Child care centers
- Civic clubs and fraternal organizations
- Mini-warehouses
- Public utility facilities

5-8-3. Dimensional requirements.

| For lots containing only residential uses | |
|--|--|
| Minimum lot area in square feet: | 6,000 |
| Lot area per dwelling unit in square feet: | 6,000 for the first; 4,000 square feet for one additional dwelling unit in any one building. |
| Minimum lot width at building line in feet: | 50 |
| Minimum yard requirements in feet: | Front: 20 |
| | Side: 8 |
| | Rear: 10 |
| Maximum height in feet: | 35 |
| For lots containing other uses | |
| Minimum lot area in square feet: | 10,000 |
| Lot area per dwelling unit in square feet: | N/A |
| Minimum lot width at building line in feet: | 80 |
| Minimum yard requirements in feet: | Front: 35 (Front yard requirements may be reduced to ten feet for an accessory canopy structure for a commercial building or use, provided the primary structure or use conforms to the established setback requirements.) |
| | Side: 15 |
| | Rear: 20 |
| Maximum height in feet: | 48 |

5-8-4. C-3CZD Highway Business Conditional Zoning District Classification.

The purpose, requirements and standards of this zoning district classification are identical to the C-3 Highway Business Zoning District Classification except that rezoning to C-3 Conditional Zoning District as provided for in Article VII herein, is required as a prerequisite to any use or development. The following uses shall be permitted in the C-3 Highway Business Conditional Zoning District Classification upon rezoning to C-3CZD, regardless of the square footage or number of residential units for the use:

- Day centers
- Shelter facilities

Permitted uses for the C-3, Highway Business Zoning District Classification as specified in subsection 5-8-1, below)

Special uses for the C-3, Highway Business Zoning District Classification as specified in subsection 5-8-2,
below

(Ord. No. 21-44, 9-22-21; Ord. No. 21-58 , 12-2-21; Ord. No. 22-11 , 2-10-22; Ord. No. 22-22 , 5-5-22)