

CHAPTER 24

C-3 GENERAL BUSINESS ZONE

Sections:

- 24.1.0 Purpose
- 24.2.0 Permitted uses
- 24.3.0 Permitted accessory uses
- 24.4.0 Conditional uses
- 24.5.0 Development standards

24.1.0 PURPOSE. The C-3 General Business zone is established to provide sites for more diversified business types, including non-retail commercial and business uses which are primarily related to automotive rather than pedestrian traffic. This district is typically mapped along or adjacent to major traffic arterials.

24.2.0 PERMITTED USES. The following uses shall be permitted in the C-3 zone:

- (1) All uses permitted in the C-1 business district.
- (2) Service stations.
- (3) Laundry.
- (4) Express office.
- (5) Wholesale business.
- (6) Heavy machinery sales and service.
- (7) Warehouse.
- (8) Landscape gardening and storage area for equipment and materials.
- (9) Automobile sales and service.
- (10) Mobile home and trailer sales and service.
- (11) Lumber sales business.
- (12) Veterinarian clinics for household pets (including indoor boarding facilities).

24.3.0 PERMITTED ACCESSORY USES. Accessory buildings and accessory uses.
See definitions for further reference.

24.4.0 PERMITTED CONDITIONAL USES. The following uses may be permitted in the C-3 zone upon approval of a special permit:

- (1) Veterinarian clinics for livestock, including outdoor treatment facilities, provided all boarding or overnight holding of animals occurs indoors.
- (2) Auto body shops.
- (3) Parking lots.
- (4) Non-motorized recreational trails and similar facilities.

24.5.0 DEVELOPMENT STANDARDS

- (1) Minimum lot area: Not required except for non conforming residential uses which must retain a minimum of five thousand (5,000) square feet for

single family and three thousand (3,000) square feet for each additional unit.

- (2) Lot Coverage: Dictated by parking requirements, setbacks and landscaping.
- (3) Minimum Yard Setbacks:
 - (a) See Site Design Standards Chapter for appropriate yard requirements.
- (4) Maximum building height:
 - (a) Forty-five (45) feet, except a greater height may be approved by special permit.
- (5) Fences and Hedges: (See Landscaping and Screening Chapter).
- (6) Parking: (See Off-Street Parking Chapter).
- (7) Landscaping: (See Landscaping and Screening Chapter).