

## **ARTICLE 11.00**

# **C-3 CENTRAL BUSINESS DISTRICT**

### **Section 11.01 -- STATEMENT OF PURPOSE**

The C-3 Central Business District is designed for the convenience shopping of persons residing in and around the City and to permit such uses as are necessary to satisfy those basic shopping and/or service needs. The orientation of uses in the C-3 District is to a compact and closely integrated group of commercial uses that relate to each other and share parking and loading spaces. Pedestrian oriented uses constitute many of the uses included in this District.

### **Section 11.02 -- PERMITTED PRINCIPAL USES**

In a C-3 Central Business District, no uses shall be permitted except the following:

- (a) All principal uses permitted in the O-1 Office District and the C-1 Local Commercial District, subject to the same restrictions set forth in Section 8.02, 8.03 and 9.02 for these uses.
- (b) All retail business, service establishments, or processing uses as follows:
  - 1. Any generally recognized retail business which supplies commodities on the premises, for persons residing in adjacent residential areas, such as: groceries, meats, dairy products, baked goods, or other foods, drugs, dry goods, any notions, or floral shops.
  - 2. Any service establishment of an office, showroom or workshop nature of an electrician, decorator, dressmaker, tailor, baker, barber, beauty shop, printer, upholsterer; or an establishment doing radio or home appliance repair, photographic reproduction, and similar establishments subject to the condition that no more than five (5) persons shall be employed at any time in the fabrication, repair and other processing of goods.
- (c) Uses determined to be similar to the above uses by the Planning Commission.
- (d) Uses or structures accessory to the above, subject to the regulations in Section 21.11.

### **Section 11.03 -- REQUIRED CONDITIONS IN C-3 DISTRICTS**

All permitted principal uses and special approval uses shall be subject to the following conditions:

- (a) All business establishments shall be retail or service establishments dealing directly with consumers. All goods provided and services performed on the premises shall be sold at retail on the premises.
- (b) All business, servicing, or processing, except for off-street parking, loading, and unloading, shall be conducted within completely enclosed buildings.
- (c) Where any mixed use is proposed, pursuant to Section 11.04(h), any residential use shall constitute no more than fifty (50) percent of the gross floor area of any building.
- (d) Off-street parking shall be provided in accordance with Article 19.00, however, any new use and/or re-use of an existing building is allowed up to a fifty (50) percent reduction in the amount of parking on-site. The remaining required parking may be provided within 300 feet of the proposed use.

On-street parking spaces may be counted to meet the off- street parking requirement with the approval of the Planning Commission.

## **Section 11.04 -- PERMITTED USES AFTER SPECIAL APPROVAL**

The following uses may be permitted by the Planning Commission subject to the conditions herein imposed for each use, including the review and approval of the site plan by the Planning Commission, and the imposition of special conditions which, in the opinion of the Commission, are necessary to insure that the land use activity authorized shall be compatible with adjacent uses of land, the natural environment and the capabilities of public services and facilities affected by the land use, and subject further to the provisions and public hearing requirements set forth in Section 21.29:

- (a) Automobile service station for the sale of gasoline, oil, and related automobile products, but not including minor or major repair, provided that such use shall not be closer than 500 feet to any property line of any residentially zoned or residentially used lot.
- (b) Dry cleaning establishments or pick-up stations, dealing directly with the consumer. Central dry cleaning plants serving other outlets shall be prohibited.
- (c) Veterinary hospitals.
- (d) Mortuary establishments.
- (e) Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations, lift stations and switchboards but excluding outside storage yards.
- (f) Taverns, bars/lounges, or similar establishments serving alcoholic beverages.
- (g) Motels, subject to the following:
  - 1. It can be demonstrated that ingress and egress do not conflict with adjacent business uses.
  - 2. No kitchen or cooking facilities are to be provided, with the exception of units for the use of the manager or caretaker.
  - 3. Each unit shall contain not less than two hundred fifty (250) square feet of floor area.
- (h) Residential land use conforming to Article 6.00 of the Zoning Ordinance subject to the following:
  - 1. Such residential use shall not extend to more than fifty (50) percent of the gross floor area of the building.
  - 2. At least fifty (50) percent of the required off-street parking shall be provided upon the site. Off-site parking may be provided in an approved location within 300 feet of the residential use. On-street parking places may be counted for the on and off site requirement with the approval of the Planning Commission.
- (i) Boat launches, docks, waterfront parks, beaches and similar waterfront recreation uses. (See specific minimum requirements in Section 21.29.)
- (j) Other uses determined to be similar to the above uses by the Planning Commission.
- (k) Uses or structures accessory to the above, subject to the regulation in Section 21.11

## **Section 11.05 -- AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS**

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Article 17.00, Schedule of Regulations.

## **Section 11.06 -- SITE PLAN REVIEW**

Site plan review requirements are as provided in Section 21.28.