

C-3 GENERAL COMMERCIAL C-3	
PERMITTED PRINCIPAL USES AND STRUCTURES	MINIMUM REQUIRED OFF-STREET PARKING
1. Automotive display, sales, service, and repair	1 space for every 300 square feet of sales, service or office floor area
2. Monument and marker display and sales	
3. Farm implement display, sales, service and repair	1 space for each employee plus 1 space for each vehicle used by the industry
4. Boats, motors, travel trailers and mobile home display, sales, service and repair	
5. Greenhouse and plant nursery	1 space for every 100 square feet of sales, service or office floor area
6. Frozen food locker	
7. Restaurant, night club, café or tavern	1 space for every 100 square feet of floor area
8. Drive-in theater	Storage lanes outside of ticket booth to accommodate 10% of theater capacity
9. Hotels and motels	1 space per unit
10. Clubs and lodges	
11. Dwelling unit above a store or shop	
12. Churches and temples	1 space for every 4 seats in main auditorium
13. Storage or mini-storage units	1 space for every 100 square feet of storage area
14. Computer display, sales, service, and repair	1 space for every 300 square feet of sales, service or office floor area
15. Personal service	
16. Implement display, sales, service and repair <i>(Ord. 2019-06 – Oct. 19 Supp.)</i>	
All uses shall provide at least one loading space for each 10,000 square feet of floor area.	
PERMITTED ACCESSORY USES AND STRUCTURES	
<ol style="list-style-type: none"> 1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district. 2. Storage warehouses used in conjunction with the permitted principal uses or structures of this district. 3. Temporary buildings used in conjunction with construction work, provided that such buildings are removed promptly upon completion of the construction work. 	
SPECIAL EXCEPTION USES AND STRUCTURES	
<p>Subject to Section 165.31(2) and the other requirements contained herein, the Board of Adjustment may permit the following:</p> <ol style="list-style-type: none"> 1. Public and private utilities and contractors equipment and material storage and maintenance yards and building provided that any stored material or equipment shall be in a building or enclosed with a six-foot high fence or a suitable landscape planting that will screen the stored materials or equipment from the view of adjacent public streets and place of public assembly, parks, recreation areas and residential properties. 2. Communications stations and towers, provided that they shall not be closer to a dwelling or place of public assembly than a distance equal to one-half of their height, that the height and location shall not interfere with the operation of any airport or landing strip, and that one parking space per employee and one space for each vehicle used by the facility be provided. 	

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MINIMUM LOT AREA AND WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
Commercial Uses: None	Front:.....25 feet Side:.....10 feet Rear:.....25 feet	4 stories or 50 feet
PERMITTED SIGNS		
<ol style="list-style-type: none"> 1. Advertising signs, billboards and trade, business or industry identification signs provided that: (i) free standing signs shall not exceed 25 feet in height; (ii) signs attached to a building shall not project above the height of the building or more than four feet from the wall of the building; (iii) no sign shall overhang the public right-of-way except those signs which project not more than one foot beyond the front face or integral part of the building, other than identification signs of less than two square feet in area; and (iv) no sign shall exceed 150 square feet in area, nor shall any sign cover more than 10 percent of the building face which it covers. 2. No sign or billboard shall be located in, overhang or project into a required yard. 3. All signs and billboards shall be maintained in a neat and presentable condition and in the event their use shall cease, they shall be promptly removed and the surrounding area restored to a condition free from refuse and rubbish. 		