

**C-3 DOWNTOWN DISTRICT**

The central commercial district is designed to accommodate the commercial and related uses commonly found in the central business district which provide a wide range of retail and personal service uses.

**PERMITTED USES: 1,4,5,12,13,16,17,18,19,20,22,27,28,29,32,42,45**

**UNIT 1: CITYWIDE PUBLIC USES BY RIGHT**

Public uses, essential public services, open land uses, and similar uses, which are subject to public controls.

**UNIT 4: CULTURAL, RECREATIONAL AND HEALTH FACILITIES**

Cultural, recreational and health facilities which serve the residents of the community. These uses are typically public in nature but may also be private.

**UNIT 5: INSTITUTIONAL FACILITIES**

Main facilities of local, state or federal government agencies, including educational facilities ranging from nursery school to universities and including dormitories, stadiums and other supporting facilities

**UNIT 12: HIGH DENSITY RESIDENTIAL**

Units of two (2) or more dwelling units which have been grouped separately to allow high density residential development. However, lower density dwelling units, such as two, three or four family dwellings are also allowed.

**UNIT 13: THREE AND FOUR FAMILY RESIDENTIAL**

Units of three or four dwelling units

**UNIT 16: OFFICES, STUDIOS AND RELATED SERVICES**

Offices, studios, medical and dental clinics and labs, and other compatible or supporting business services and sales

**UNIT 17: EATING PLACES**

Eating places, other than drive-ins, which do not provide dancing or entertainment.

**UNIT 18: HOTEL, MOTEL AND ENTERTAINMENT FACILITIES**

Athletic facilities, hotels, motels and certain types of entertainment facilities including restaurants providing dancing, taverns, clubs and lodges.

**UNIT 19: NEIGHBORHOOD SHOPPING GOODS**

Establishments providing a variety of frequently purchased commercial goods, where convenience of location is more important than comparative shopping with size of the facility and traffic generation to be considered. These uses are grouped in order that limited commercial uses be permitted adjacent to residential areas. Uses include retail food and drug stores, dry-cleaning and coin-operated laundries, and convenience stores.

**UNIT 20: SHOPPING GOODS**

Stores selling retail goods, which are ordinarily purchased less frequently and often have a community-wide or regional market. These uses include building materials, hardware, lawn and garden supply, department, variety and general merchandise stores, apparel and accessory stores, furniture, home furnishings and equipment stores. Included are also

personal services and transportation services including bus and taxi.

**UNIT 22: AUTOMOTIVE SERVICES**

Automobile service stations can be significantly objectionable to nearby uses, therefore, such establishments have been allowed only in districts where necessary to provide this use.

**UNIT 27: PARKING LOT**

The use of a plot of ground or parcel of real estate as a parking lot facility for the parking of vehicles used by customers and employees of businesses.

**UNIT 28: HOME OCCUPATION**

Permitted accessory use of a dwelling or gainful employment customarily carried on entirely within the residential dwelling, which is clearly incidental and secondary to the principal use of the structure for residential dwelling purposes by the occupants of the residence. Additional requirements are stipulated in Article 3, Section 5 of the Zoning Regulations.

**UNIT 29: HOME OFFICE**

A home office of convenience, as opposed to a home occupation, is allowable as an accessory use in a dwelling unit. A home office of convenience is defined as an office use where the resident occupant conducts no business other than by telephone or mail, where no person employed by the resident, and where an office is needed for the purpose of sending and receiving mail, telephone calls, maintaining records, and other similar functions. It is further the intent to regulate the operation of a home office of convenience so that the average neighbor will be unaware of its existence.

**UNIT 32: TEMPORARY BUILDINGS AND/OR STORAGE**

Temporary buildings to be used for the same purposes a permanent structure may be used for once the permanent structure is completed on the property.

**UNIT 42: CHURCH/SYNAGOGUE**

A building or structure, or groups of buildings or structures, that by design and construction are primarily intended for conducting organized religious services and associated accessory uses.

**UNIT 45: HEALTH CARE CLINIC**

An establishment where patients are admitted for examination and treatment on an outpatient basis, whether public or private, principally engaged in providing services for health maintenance and the treatment of physical conditions where patients are not usually lodged overnight.

**CONDITIONAL USES PERMISSIBLE ON APPEAL: 2,3,21,33,40**

**UNIT 2: CITYWIDE USES BY CONDITIONAL USE PERMIT**

Public and private uses which may be conducted anywhere in the territorial jurisdiction, but which can be objectionable to nearby uses due to noise or smell and are, therefore, permitted subject to conditional use permits in all districts.

**UNIT 3: UTILITY FACILITIES**

Public protection and utility equipment which: (a) is ordinarily not located in street right-of-way and can be significantly objectionable to nearby residential, commercial, and light industrial uses; and (b) have requirements for specific locations or are needed to serve residential neighborhoods or other local areas. These uses include facilities of public service corporations other than offices.

**UNIT 21: TRADES AND SERVICES**

Establishments engaged primarily in providing household maintenance and similar services which fulfill recurrent needs of residents of nearby areas, but are generally incompatible with primary retail districts because they break the continuity of retail frontage.

**UNIT 33: SELF-SUPPORTING TOWER OR ANTENNA STRUCTURE OR MONOPOLE**

Telecommunication towers that are dedicated structures for mounting transmitter equipment and antennas that are necessary for providing the full range of wireless or mobile services to the community. They can vary in their design and may include panel antennas mounted on and painted to match existing buildings, communications equipment housed in an architecturally integrated tower element in a shopping center, roof-top antennas screened with walls, and freestanding pole antennas screened by landscaping. They vary widely in height, depending on factors such as the

number and types of wireless services used by the site, the coverage area of the transmitters, the local topography, soil types and other environmental factors. It is required that a permit be issued in compliance with the requirements of Article 6, Section 15 of these regulations.

**UNIT 40: TEMPORARY CLASSROOMS**

The addition of temporary or portable classrooms to public, private or denominational schools that are modular or prefabricated structures and established for a period of time not to exceed two (2) years with the intent to discontinue such use upon the expiration of the time period and removal of the structure from the site. Temporary classrooms do not involve the construction or alteration of any permanent building or structure. In addition, it shall be necessary for all units to meet the following requirements: 1) Zoning district regulations; 2) All building codes of the city; and 3) Be secured to a permanent masonry or concrete foundation.

**TEMPORARY USES**

**UNIT 32: TEMPORARY BUILDINGS AND/OR STORAGE**

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**ACCESSORY USES**

See Article 6 Section 3.1 of this chapter

**BULK AND AREA REGULATIONS**

Setback lines shall meet the following minimum requirements.

	Feet
From front property line	5
From street R-O-W if parking is allowed between R-O-W and building	50
From side property line	0
From side property line when contiguous to a residential district	10
From back property line	15
Multi-family dwellings shall meet the bulk and area regulations of the MF-12 District	

**HEIGHT REGULATIONS**

There shall be no maximum height limits in C-3 district; provided, however, that any building which exceeds the height of thirty-five (35) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of thirty-five (35) feet.

**OFF-STREET PARKING**

See Article 7 of this chapter.