Chapter 21 GENERAL COMMERCIAL DISTRICT C-3

21-1 Purpose

To provide appropriate areas where heavy commercial activities may be established, maintained, and protected.

21-2 Permitted Uses

All permitted uses subject to Conditional Use Permit.

21-3 Conditional Uses

1. Automobile, truck trailer and farm and construction equipment sales, rental and service stations.
2. Building material sales yards, but not including ready-mix concrete or hot mix asphalt plants.
3. Public utility buildings and service yards.
4. Carpenter, electrical, plumbing or heating shops; printing and publishing or lithographic shops; furniture upholstering shops.
5. Nurseries, greenhouses, and fruit stands.
6. Bakery, laundry, cleaning and dyeing establishment.
7. Any other commercial uses or service establishment determined by the planning commission to be of the same general character as the above uses.
8. Accessory buildings and uses customarily incidental to the above uses.
9. Mortuary.
10. Animal hospital, veterinary clinic.
11. Public or quasi-public uses.
12. Commercial recreation uses.
13. Any permitted use occupying one acre or more.
14. Stores, shops and offices supplying commodities or performing services such as department stores, specialty shops, banks, business offices, and other financial institutions and personal service enterprises provided that all uses be conducted within buildings.
15. Business and technical schools, and schools and studios for photography, art, music and dance.
16. Garages for storage of automobiles, commercial parking lots.
17. Hotels and motels.
18. New car dealers.
19. Garages for repair of automobiles.

21-4 Height Regulations

No building or structure shall be erected to a height greater than two and one-half (2 1/2) stories or thirty-five (35) feet unless one (1) foot is added to each side yard for each two (2) feet the building exceeds thirty-five (35) feet in height.

21-5 Area, Width, and Yard Regulations

			Yards in Feet		
District	**Area**	**Width**	**Front**	**Side**	**Rear**
C-3	None	None	None except when abutting an "R" zone, then 25 feet.	None except when abutting an "R" zone, then 10 ' and 20' when abutting a street.	None except when abutting an "R" zone, then 10 feet.