

Sec. 109-52. - C-3, Heavy Commercial District.

- (a) *Scope and intent.* The C-3, Heavy Commercial District is intended to provide a zone that accommodates more intense commercial businesses that require direct access to highways and primary transportation thoroughfares due to the volume of traffic they generate.
- (b) *Permitted uses.*
- (1) Art gallery.
 - (2) Auction house.
 - (3) Automobile washing facilities.
 - (4) Bakery.
 - (5) Banks and credit unions.
 - (6) Bars and saloons.
 - (7) Barber shop.
 - (8) Boat dealership.
 - (9) Building supply stores provided any outside storage is located in the rear or side yard.
 - (10) Business offices.
 - (11) Café.
 - (12) Church.
 - (13) Clubs and fraternal organizations.
 - (14) Colleges and universities.
 - (15) Commercial recreation establishments.
 - (16) Commercial storage units.
 - (17) Community garage.
 - (18) Confectionary store.
 - (19) Contractor offices provided any outside storage is located in the rear or side yard and screened from view.
 - (20) Convenience food stores.
 - (21) Craft production facility.
 - (22) Day care center.
 - (23) Dry cleaners and laundries.
 - (24) Dwellings above and below the ground floor.
 - (25) Filling station.
 - (26) Fire station.
 - (27)

Funeral home.

- (28) Hair salon.
- (29) Health, dental, and eye care offices/clinics.
- (30) Hotels, motels, and other lodging facilities.
- (31) Kennel.
- (32) Library.
- (33) Meat market.
- (34) Municipal buildings.
- (35) Nail salon.
- (36) Parcel services.
- (37) Parking lots.
- (38) Pharmacy.
- (39) Police station.
- (40) Preschool.
- (41) Primary and secondary schools.
- (42) Printers and newspapers.
- (43) Public parks and recreation facilities.
- (44) Pubs.
- (45) Railroad right-of-way.
- (46) Repair garage.
- (47) Repair shops; indoor only and not including repair facilities which could be considered noxious or offensive by reason of vibration, noise, dust, fumes, gas, odor, or smoke.
- (48) Restaurants.
- (49) Retail sales establishments.
- (50) Spa.
- (51) Theaters (indoor).
- (52) Used vehicle lot.
- (53) Vehicle dealership.
- (54) Veterinary clinic.
- (55) Wholesale establishments.

(c) *Conditional uses.*

- (1) Amusement parks.
- (2)

Animal shelter.

- (3) Apartment hotel.
 - (4) Brewery.
 - (5) Butcher shop.
 - (6) Cemeteries including mausoleums and crematories.
 - (7) Commercial stadiums.
 - (8) Distillery.
 - (9) Drive-in theater.
 - (10) Golf course.
 - (11) Hospital.
 - (12) Light manufacturing or fabrication establishments which are not noxious or offensive by reason of vibration, noise, dust, fumes, gas, odor, or smoke.
 - (13) Nursery.
 - (14) Recreational vehicle camping facilities.
 - (15) Riding stable.
 - (16) Single family dwelling serving a permitted use provided it shall be located in the rear or side of the same building as the permitted use.
 - (17) Solar energy collector incidental to the principal or accessory use of the property in accordance with chapter 111, division 21.
 - (18) Towers, telecommunications facilities, and antennas as permitted in chapter 111 division 5.
 - (19) Utilities. Buildings, structures, and premises for public utility services, or public service corporations, which buildings or uses the council, after report of the city planning commission, deems reasonably necessary for public convenience or welfare.
 - (20) Vehicle storage yards but not junk or salvage yards.
 - (21) Winery.
- (d) *Accessory uses.*
- (1) Apartment for the custodian of a building housing a principal use.
 - (2) Fences as permitted in chapter 111, division 7.
 - (3) Food service and vending machines for tenants only.
 - (4) Home occupations as permitted in chapter 111, division 11.
 - (5) Off-street parking and loading serving a principal use in accordance with chapter 111, division 13.
 - (6)

One trailer, camper, motor home, or boat, incidental to and on the same lot as a principal use, but only if the trailer, camper, motor home, or boat is not intended for habitation while it is on the lot, subject to the setback provisions in section 111-444.

- (7) Open area devoted to decorative paving, swimming pools, tennis courts, and other similar uses, located on the same lot as the principal use.
- (8) Pavilion.
- (9) Private garage.
- (10) Signs as permitted in chapter 111, division 19.
- (11) Storage and service areas and buildings serving a principal use on the same lot.
- (12) Television, radio receiving and transmitting equipment, and satellite earth station antennas accessory to a dwelling limited to 60 feet in height.
- (13) Temporary conduct of a real estate sales office which is necessary and incidental to, and located on the site of, a subdivision being developed into five or more lots.
- (14) Temporary construction, grading, and demolition activities which are necessary and incidental to the development of facilities on the same lot, or on another of several lots being developed at the same time.

(e) *Performance standards.*

(1) *General requirements.*

Minimum Lot Size (sq. ft.)	Minimum Lot Width (feet)	Maximum Lot Coverage (%)	Maximum Structure Height (feet)	Minimum Building Separation (feet)
-	-	-	45	0

(2) *Setback and size regulations.*

Use	Setbacks (feet)				Required Front Building Line
	Front	Rear	Side	Side Street	

Principal Building	15	a	b	15	-
Accessory Building	15	a	b	15	-

- a. No rear yard is required if adjacent to an alley, otherwise 15 feet.
- b. No side yard is required except where a side line of a lot in this district abuts upon the side line of a lot in districts Ag to C-1 inclusive, a side yard of not less than seven feet shall be provided.

(3) See chapter 111, article II for additional height and setback regulations and exceptions.

(Ord. No. 2880, § 5(Exh. A), 3-5-2019; Ord. No. 2901, § 4, 4-7-2020)