

## Article IX. Service Commercial Zone (C-3)

### § 440-86. Use regulations.

- A. In the Service Commercial Zone (C-3), no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one (1) or more of the following uses and complying with the requirements so indicated.
- B. Purpose. The purpose of the C-3 Zone is to provide for highway-oriented retail, automotive, and heavier service-type business activities which ordinarily require main-highway locations and cater to transient as well as to local customers.
- C. Permitted uses. The following uses are permitted in the C-3 Zone:
- (1) All uses permitted in the Neighborhood Commercial (C-1) Zone or the Central Commercial (C-2) Zone provided that all C-1 and C-2 regulations are complied with, respectively.
  - (2) Drive-through facilities designed primarily to provide goods and services to persons while they are in automobiles.
  - (3) Motor vehicle sales, repair, service and storage, including boat or farm equipment (see § 440-87 D).
  - (4) Motor vehicle filling stations (see § 440-87 D).
  - (5) Car washes.
  - (6) Motels.
  - (7) Funeral homes.
  - (8) Kennel and veterinary boarding hospitals.
  - (9) Supermarkets.
  - (10) Shopping centers.
  - (11) Nurseries, commercial greenhouses, and garden and agriculture supply sales
  - (12) Wholesale, storage, and warehouse facilities.
  - (13) Laundry, dry-cleaning, or clothes-pressing establishments.
  - (14) Transit stations.

(15) Transshipment, distribution, and trucking terminals.

**§ 440-87. Development standards.**

- A. Dimensional and density standards. See § 440-141, Dimensional and Density Standards, Table 13.3.
- B. Accessory buildings and structures. See § 440-140, Accessory uses, buildings, and structures, Table 13.1, Dimensional Standards for Accessory Buildings and Structures for Residential Uses and C-1, C-2, C-3, and TND Zones.
- C. Projections into required yards. See § 440-144, Projections into required yards, Table 13.4, Permitted Projections into Required Yards.
- D. Development standards for motor vehicle sales, repair, service, and storage and motor vehicle filling stations:

(1) The minimum lot size for such service stations shall be twenty thousand (20,000) square feet, and the minimum street frontage shall be one hundred (150) feet, unless approved by the Planning Commission.

(2) Vehicle lifts or pits, dismantled or disabled motor vehicles and all parts and supplies shall be located within the building and enclosed on all sides.

(3) All service or repair of motor vehicles, other than such minor servicing as change of tires or sale of fuels or oils, shall be conducted in a building fully enclosed on all sides. This requirement shall not be construed to mean that the doors to any repair shop must be kept closed at all times.

(4) The storage of gasoline or flammable oils in bulk shall be located fully underground and not nearer than thirty-five (35) feet to any property line other than the street line.

(5) No gasoline pump shall be located nearer than fifteen (15) feet to any street line.

**§ 440-88. Additional regulations.**

Additional regulations may apply including, but not limited to:

- A. Parking, see Article XV, Parking and Access;
- B. Signage, see Article XIV, Signs;
- C. Building standards, see Chapter 102, Building Standards;

- D. Impact fees, see Chapter 175, Impact Fees (community service); § 330-9, Sewer impact and connection fees; and § 425-10, Impact fees (water);
- E. Floodplain, see Chapter 212, Floodplain Regulations;
- F. Manufactured homes, see Chapter 250, Manufactured Homes, and Chapter 255, Manufactured Home Licenses;
- G. Building permits and certificates of occupancy, see Chapter 292, Permits and Approvals;
- H. Portable storage units, see Chapter 297, Portable Storage Units;
- I. Property maintenance, see Chapter 305, Property Maintenance;
- J. Sewers, see Chapter 330, Sewers;
- K. Source water, see Chapter 350, Source Water Protection;
- L. Standard specifications, see Chapter 357, Standard Specifications for Utility Construction Projects and Subdivision Pavement Design;
- M. Streets and sidewalks, see Chapter 365, Streets and Sidewalks;
- N. Recreational vehicles, see Chapter 417, Recreational Vehicles;
- O. Water, see Chapter 425, Water.

**§ 440-89 to 440-95 Reserved**

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