



Planning and Building Agency
Planning Division
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C3 (CENTRAL BUSINESS)

- Sec. 41-394. Applicability of division.** C3 (central business) districts are specifically subject to the regulations contained in this division.
- Sec. 41-395. Uses permitted in the C3 district, provided that drive-through facilities are not permitted in conjunction with any of the following uses.** All uses which are permitted in the C2 district pursuant to section 41-377 are likewise permitted in the C3 district except that service stations, automobile servicing, and automobile repair are prohibited.
- Sec. 41-395.5. Uses subject to a conditional use permit in the C3 district.** Any use which may be permitted in the C1 district subject to the issuance of a conditional use permit pursuant to section 41-365.5 may likewise be permitted in the C3 district subject to the issuance of a conditional use permit except that adult day care facilities are prohibited.
- Sec. 41-396. Operational standards in the C3 district.**
- (a) All business activities in the C3 district shall be conducted or located within an enclosed building, except as otherwise provided in section 41-195, and except that the following business activities, to the extent permitted under section 41-395 and section 41-395.5, may be conducted outside of an enclosed building:
 - (1) Plant nurseries.
 - (2) Automobile sales and parking lots.
 - (3) Light equipment rental.
 - (4) Truck, trailer, tractor, and boat sales.
 - (5) Newsstands.
 - (6) Flower stands.
 - (7) Recreational or entertainment uses.
 - (b) No sales shall be made directly from a building to persons on a public sidewalk, either through a window or similar opening or by means of a coin-operated device.
- Sec. 41-397. Building height.** No structure shall exceed thirty-five (35) feet in height.
- Sec. 41-398. Front, side and rear yards.** There are no front, side or rear yard requirements.
- Sec. 41-399. Off-street parking.** Off-street parking shall be provided in the manner prescribed by Article IV of this chapter except that required parking may:
- (a) Be within three hundred (300) feet of the use it serves.

(b) Be waived by the zoning administrator if a statement is filed, signed by the property owner and notarized stating that:

- (1)** The structure is designed, intended and used for non-residential purposes.
- (2)** The owner is economically and practically unable to provide parking facilities.
- (3)** Such parking requirements would result in severe, unreasonable hardship which would preclude the possibility of any development or modification whatever.