

3.10:6 Special Land Uses:

The following uses are permitted subject to issuance of a Special Land Use Permit and subject to the conditions in Article 11:

- (1) Automobile Service Stations, subject to the conditions of Section 11.1:3.
- (2) Radio and Television Stations, subject to the conditions of Section 11.1:23.
- (3) Communication antennae affixed to existing structures, subject to the conditions of Section 11.1:6.

SECTION 3.11 C-3 COMMERCIAL DISTRICT – PERMITTED USES AND STRUCTURES**3.11:1 Purpose:**

The C-3 District is established to provide areas of commercial development which require large exterior spaces for storage, display or sale of merchandise or commercial uses which depend upon continual movement of vehicular traffic. It is not intended to permit residential or industrial development except as authorized by this Ordinance. In the C-3 Commercial District no building or premises shall be used and no building shall be hereafter erected or altered, unless otherwise provided in this Ordinance, except for one or more of the following uses:

3.11:2 Principal Uses and Structures:

- (1) Any use permitted in the C-1 and C-2 Commercial Districts.
- (2) General retail establishments such as:
 - (a) Agricultural implements, retail sales, service, rentals
 - (b) Automobile, truck and tractor sales, service, rentals
 - (c) Awning sales and service
 - (d) Heating and air conditioning, sales and service
 - (e) Monument sales
 - (f) Motorcycle sales, service rentals
 - (g) Trailer sales, service rentals
 - (h) Used car lots

- (i) Marihuana establishments that are retailers, safety compliance facilities, or microbusinesses, subject to the conditions of Section 11.1:29. (Ord. 752-10-19, passed 10-07-19)
 - (j) and other similar establishments.
- (3) Personal service establishments such as:
 - (a) Animal services and enterprises, including veterinary clinics with outdoor runs.
 - (b) Automobile wash establishments
 - (c) Automobile, repair shops and body shops
 - (d) Drive-in eat and drinking establishments
 - (e) Dry cleaning and dyeing establishments
 - (f) Egg candling and grading, incidental to a permitted use
 - (g) Electrical contractor
 - (h) Garages, service
 - (i) Gasoline service stations
 - (j) Kennel, commercial
 - (k) Laundries
 - (l) Lawnmower sharpening
 - (m) Myotherapy Establishments
 - (n) Plumbing contractor
 - (o) Other similar establishments
- (4) Establishments with limited processing of materials such as:
 - (a) Machine shops, incidental to a permitted use
 - (b) Newspaper publishing
 - (c) Painting and enameling shops, incidental to a permitted use
 - (d) Printing shops
 - (e) and other similar establishments

- (f) Storage facilities of a non-industrial nature such as
 - (g) Frozen food lockers, incidental to a permitted use
 - (h) Ice pickup stations
 - (i) Warehouses, except for food, hides and furs, of an exterior height not to exceed one (1) story to twenty (20) feet, and of building area not to exceed eight thousand (8,000) sq. ft..
 - (j) Other similar establishments.
- (5) Greenhouses.
- (6) Any other business uses, provided such uses are not objectionable by reason of emission of odors, soot, dust, noise, gas fumes or vibrations, or are not otherwise obnoxious or offensive and when authorized by the Planning Commission, but specifically excluding those uses permitted in the Industrial District except those already listed in this article.

3.11:3 Height, Yard and Area Regulations:

Height, yard and area restrictions permitted in the C-3 District shall be in accordance with the regulations as set forth in Section 3.13 of this Ordinance.

C-3 District

Minimum lot area	-
Minimum lot width	66 feet
Depth of lot	-
Maximum height of structures	40 feet
Minimum front yard setback	15 feet
Minimum side yard setback (each)	-
Minimum side yard setback (sum of both)	0 feet
Minimum rear yard setback	0 feet

3.11:4 Parking and Loading Regulations:

Off-street parking, loading and unloading shall be provided in accordance with the regulations set forth in Article 5 and shall not be closer to any street right-of-way line than ten (10) feet and must be properly screened from said street and from adjoining residential property. Where applicable, shared parking standards shall comply with standards identified under Site Plan Review and Off-Street Parking requirements.

3.11:5 Sign Regulations.

Signs shall conform with the regulations as set forth in the Sign provisions of this Ordinance.

3.11:6 Special Land Uses

The following uses are permitted subject to issuance of a Special Land Use Permit and subject to the conditions in Article 11:

- (1) Adult Entertainment Establishments subject to the conditions of Section 11.1:1.
- (2) Radio and Television Stations subject to the conditions of Section 11.1:23.
- (3) Communication antennae affixed to existing structures, subject to the conditions of Section 11.1:6.

SECTION 3.12 I - INDUSTRIAL DISTRICT

3.12:1 Purpose:

The purpose of this District classification is to establish a zone where designated trades and light industries may locate, which produces a minimum amount of adverse effect upon surrounding premises of a higher use classification and which provides for more uniform and higher quality industrial land use. It is not intended to permit any residential or commercial development except as authorized by this Ordinance. Heavy industrial development is permitted within the district by Special Land Use Permit only.

3.12:2 Permitted Uses:

- (1) Industrial manufacturing operations and operations for the servicing, compounding, assembling or treatment of articles of manufacture.
- (2) Business operations for bottling, boxing, crating, shipping, hauling, storage.
- (3) Offices and office buildings as accessory to any of the uses identified as permitted uses.
- (4) Fully enclosed warehouses for storage and transfer of goods.