

Art. 3-7

C-3 General Retail District

This district is intended to provide space for the retailing of goods and services for use by all residents and visitors. General Retail Districts are to be located along or at an intersection of Principal Arterial, Minor Arterial or Collector roadways.

A. Permitted Uses

1. Retail establishments for goods and services
2. Professional offices
3. Churches
4. Childcare centers
5. Restaurants
6. Accessory structures and uses that are incidental to the permitted use and that are not detrimental to the adjacent properties or the character of the district.
7. Other uses deemed appropriate upon review of the Planning Commission with the issuance of a Special Use Permit.

B. Uses that are precluded in the C-3 General Retail District

1. Automobile Sales
2. Automobile Repair and Servicing
3. Gasoline Sales
4. Auto Body Paint/Repair
5. Inoperable or Operable Vehicle Storage
6. Warehouses and Storage Facilities
7. RV Parks
8. Residential Uses
9. Other than restaurants 24 hour operations.

C. Lot Area Requirements

1. Minimum lot area: 10,000 square feet.

D. Yard (Setback) Requirements

1. Front yard Setback: Minimum of 25 feet
2. Side yard Setback: Minimum of 10 feet
3. Side yard on street: Minimum of 25 feet

4. Rear yard Setback: Minimum of 10 feet
- E. Width
1. Minimum width: None required unless otherwise stated in the Land Development Code
- F. Height
1. Maximum height: One story and not to exceed 20 feet
- G. Structure Coverage
1. Lot coverage: Structures shall not cover more than 35 percent of the lot area
- H. Off-Street Parking
1. All surfaces subject to wheeled traffic shall be paved and provided in accordance with Chapter V.
- I. Signs
1. Each business establishment may install one attached sign per visual side, not exceeding 20 square in area to advertise product(s) and/or the name of the firm provided that:
 - (a). No sign shall be illuminated by other than a constant indirect ray, the source of which is not visible from any property line.
 - (b). Maximum height shall be one story, not to exceed 20 feet and not extend higher than the front of the building.
 2. Each business establishment may install one detached sign on each visual side of its building to advertise product(s) and/or the name of the firm provided that:
 - (a). No sign shall be located within 10 feet of the street right of way or of a residential district.
 - (b). Each detached sign shall not exceed 20 square feet in area.
 - (c). No detached sign shall extend higher than the front of the building.
 3. Each business establishment may affix no more than two banners on each visual side of its building which are temporary in nature provided that:
 - (a). Each banner shall not exceed 40 square feet in area.

(b). No banner shall be displayed more than 14 days in any 60-day period.

4. Each business may advertise with one temporary sign provided that such sign is removed from view at the end of each business day.

5. Each business may advertise with one portable sign provided that such sign is removed from view within 90 days after the initial commencement of business.

J. Loading and Unloading

1. Loading and unloading shall be provided so as not to block any public way. The backing of trucks from state highways is not permitted.

K. Screening Requirements

1. Where property zoned C-3 abuts a residential district, a planting screen or other visual barrier to be approved by the Planning Commission is to be constructed by the property owner prior to use.