
SECTION 415 C-3 GENERAL COMMERCIAL DISTRICT

415.01 INTENT:

This district is intended primarily for application along the major highway corridors serving the City to provide areas for development of highway-oriented commercial uses offering goods and services to the motoring public and the development of general business uses.

415.02 PERMITTED PRINCIPAL USES AND STRUCTURES:

1. Uses permitted in the C-2 Central Business District, including the development of shopping centers and malls,
2. Sales, rental and display of automobiles, trucks, campers, recreational vehicles, manufactured homes, boats and agricultural equipment, provided that all servicing and maintenance shall be conducted entirely within enclosed buildings,
3. Automobile and tire service uses, but not including auto or truck body repair, the dismantling or salvaging of vehicles or the storage of damaged or inoperable vehicles,
4. Recreational vehicle parks and campgrounds,
5. Commercial recreational facilities such as miniature golf courses, golf driving ranges, drive-in theaters, riding stables, museums, bowling alleys and similar recreational uses,
6. Car and truck wash uses,
7. Special service uses such as model home displays and sales, building material sales, non-livestock auction rooms, plant nurseries, greenhouses, monument sales and similar special service uses,
8. Animal feed and crop and garden seed sales uses,
9. Raising of crops, pasturing of livestock (in accordance with any other applicable City ordinances) and other open space agricultural uses, but excluding agricultural production related grain bins and buildings or the confined feeding of livestock,
10. Orchards, vineyards and associated wineries, including the retail sales of produce with the retail sales of food items, nursery stock and the sales of Christmas trees,
11. Wineries,
12. Churches, temples and similar religious uses, excluding buildings used all or in part as schools or for (non-religious) education of youth where the education curriculum is similar to that of a public school,
13. Temporary uses in accordance with Section 523 of this Ordinance,
14. Below ground utility lines and above ground utility installations and structures including local distribution lines, cable, poles and appurtenances, below ground and above ground public utility water storage tanks, but excluding distribution substations, regulator stations, communications equipment buildings, communications, micro-wave, cellular communications or other towers in excess of thirty five (35) feet in height, storage or maintenance yards, buildings or administrative offices for such utilities.

415.03 PERMITTED ACCESSORY USES AND STRUCTURES:

1. Drive-thru service facilities,

2. Radio and television satellite receiving antennae (satellite dishes), provided that such satellite receiving antennae larger than twenty four (24) inches in diameter shall be located in the side or rear yard or on the roof only,
3. On-site signs, including billboards, related to permitted uses and approved conditional uses, all subject to the regulations and requirements of Section 521 of this Ordinance,
4. Outdoor display of merchandise, provided such display shall not be interpreted as meaning the storage, stockpiling or warehousing of materials which are not immediately available for purchase,
5. Accessory uses and structures customarily associated with and incidental to the principal uses.

415.04 CONDITIONAL USES AND STRUCTURES:

After the provisions of Article 7 of this Ordinance relating to conditional uses have been met, the following uses may be allowed as conditional uses:

1. Animal hospitals, veterinary clinics and kennels,
2. Truck stops, including those with complete truck services,
3. Light industrial uses, provided that:
 - A. all activities of such uses, including the storage or warehousing of raw materials or products produced occur within completely enclosed buildings,
 - B. no emission of gases, odor, dust, smoke, noise, glare, heat or vibration is detectable beyond the property line of the site on which the use is located,
 - C. all waste materials produced shall be stored indoors or outdoors, provided that all outdoor storage of such waste materials shall be in containers which are not visible from the street or streets serving the use or any abutting residential zoning district,
4. Other office, business and commercial service uses, determined at the sole discretion of the Commission, to be comparable with the other uses permitted as conditional uses in this district, compatible with the uses permitted in the district and consistent with the intent of this district.

415.05 PROHIBITED USES AND STRUCTURES:

All other uses and structures which are not specifically permitted or authorized as conditional uses shall be prohibited in this zoning district.

415.06 MINIMUM LOT AREA:

1. The minimum lot area for uses listed in Section 415.02 shall be unrestricted, provided that each lot shall provide a marketable buildable area and all building(s) thereon shall comply with the minimum width, yard, parking and loading areas, and maximum rear yard coverage requirements specified in this district.
2. The minimum lot area for conditional uses listed in Section 415.04 shall be the area appropriate to each conditional use, as determined by the Commission in its review and authorization of each conditional use in accordance with Article 7 of this Ordinance.

415.07 MINIMUM LOT WIDTH AND FRONTAGE:

1. The minimum lot width and frontage for uses listed in Section 415.02 shall be unrestricted, provided that each lot shall provide a marketable buildable area and all building(s) thereon shall comply with the minimum width, yard, parking area, and maximum rear yard coverage requirements specified in this district.
2. The minimum lot width and frontage for conditional uses listed in Section 415.04 shall be the area appropriate to each conditional use, as determined by the Commission in its review and authorization of each conditional use in accordance with Article 7 of this Ordinance.