

- G. Special yard requirements: See § 250-115.
- H. Permitted projections into required yards: See § 250-116.
- I. Maximum height:
  - (1) All principal structures: 35 feet and two stories.
  - (2) All accessory structures: 35 feet and one story.
- J. Height exceptions: See § 250-117.

**§ 250-52. Parking and loading.**

See Article XVI.

**§ 250-53. Signs.**

See Article XVII.

**§ 250-54. Performance standards.**

See § 250-112.

**§ 250-55. Storage.**

See § 250-122.

**§ 250-56. Screening and landscaping.**

See § 250-113.

**§ 250-57. Vehicular access.**

See § 250-123.

**§ 250-58. Steep slope controls.**

See § 250-114.

**§ 250-59. Traffic study.**

See § 250-125.

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**ARTICLE IX, C3 Highway Commercial District**

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**§ 250-60. Purpose.**

The purpose of this district is to provide for retail and service facilities which serve the needs of the general community and which are located in high volume traffic corridors to

allow convenient access and to minimize the traffic impact on neighborhoods and local roads.

**§ 250-61. Authorized uses.**

In the C3 General Commercial District, the following uses are authorized:

A. Permitted uses.

(1) Principal uses.

- (a) Any permitted use specifically listed in the C2 District.
- (b) Apparel and accessories store.
- (c) Appliance, home furnishings store.
- (d) Bakery, including processing.
- (e) Beer distributor or liquor store.
- (f) Catering service, including rental hall.
- (g) Drugstore or pharmacy.
- (h) Grocery store or food store.
- (i) General merchandise store.
- (j) Other retail stores.
- (k) Business offices.
- (l) Business services.
- (m) Garden center.
- (n) Funeral home.
- (o) Commercial school.
- (p) Private club.
- (q) Motel, hotel.
- (r) Theater, excluding adult theater.
- (s) Essential services.
- (t) Oil and gas drilling, subject to the zoning certificate required by § 250-158A(5). [Added 3-12-2007 by Ord. No. 01-2007]

(2) Accessory uses.

- (a) Signs, subject to Article XVII.
- (b) Off-street parking and loading, subject to Article XVI.
- (c) Drive-in facilities, subject to § 250-124.
- (d) Other accessory uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this district.

B. Conditional uses.

(1) Principal uses.

- (a) Automobile service station, subject to § 250-110A(34).
- (b) Car wash, subject to § 250-110A(2).
- (c) Commercial recreation, subject to § 250-110A(6).
- (d) New and used vehicle sales, subject to § 250-110A(22).
- (e) Wholesale sales in conjunction with retail business, subject to § 250-110A(41).
- (f) Planned office park, subject to § 250-110A(26).
- (g) Self-storage buildings, subject to § 250-110A(35).

- (h) Research and development, including pilot manufacturing, subject to § 250-110A(31).
- (i) Vehicular repair garage, subject to § 250-110A(40).
- (j) Public parking lot subject to § 250-110A(28). [Added 5-10-2004 by Ord. No. 8-2004]
- (2) Accessory uses.
  - (a) Home occupation in a single-family dwelling which is a nonconforming use, subject to § 250-110A(14).
  - (b) Telecommunications towers and facilities, subject to Article XIX.
- C. Uses by special exception.
  - (1) Principal uses.
    - (a) Clinic, hospital or nursing home, subject to § 250-110A(16).
    - (b) Comparable uses not specifically listed, subject to § 250-110A(42).
    - (c) Group care facility, personal care boarding home or transitional dwelling, subject to § 250-110A(11).
    - (d) Apartment above a retail business or office, subject to § 250-110A(32).
    - (e) Veterinary clinic, subject to § 250-110A(18).
    - (f) Temporary use or structure, other than a construction trailer, subject to § 250-110A(39).
    - (g) Day-care center or nursery school, subject to § 250-110A(8).

**§ 250-62. Area and bulk regulations.**

In the C3 Highway Commercial District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XIV:

- A. Minimum lot size: 21,780 feet.
- B. Minimum lot width: 100 feet.
- C. Maximum lot coverage: 23%.
  - (1) Maximum impervious area: 80%.
  - (2) Minimum penetrable surface area: 20%.
- D. Minimum front yard: 50 feet.
- E. Minimum rear yard:
  - (1) Adjoining R Zoning District: 100 feet.
  - (2) All others: 20 feet.
- F. Minimum side yard:
  - (1) Adjoining R Zoning District: 100 feet.
  - (2) All others: 20 feet each side.
- G. Minimum distance between buildings (where more than one building exists on a single lot): 20 feet.
- H. Special yard requirements: See § 250-115.
- I. Permitted projections into required yards: See § 250-116.
- J. Maximum height:
  - (1) All principal structures: 45 feet and three stories.
  - (2) All accessory structures: 15 feet and one story.
- K. Height exceptions: See § 250-117

**§ 250-63. Parking and loading.**

See Article XVI.

**§ 250-64. Signs.**

See Article XVII.

**§ 250-65. Performance standards.**

See § 250-112.

**§ 250-66. Storage.**

See § 250-122.

**§ 250-67. Screening and landscaping.**

See § 250-113.

**§ 250-68. Vehicular access.**

See § 250-123.

**§ 250-69. Steep slope controls.**

See § 250-114.

**§ 250-70. Traffic study.**

See § 250-125.

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**ARTICLE X, I1 Light Industrial District**

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**§ 250-71. Purpose.**

The purpose of this district is to provide for light industrial uses is appropriate locations consistent with sound planning and environmental controls.

**§ 250-72. Authorized uses.**

In the I1 Light Industrial District, the following uses are authorized:

A. Permitted uses.

(1) Principal uses.

(a) Business and professional offices.