

SECTION 420. "C-3" ZONE, RESTRICTED COMMERCIAL DISTRICT

A. PURPOSE.

This district is intended to provide for light commercial uses as conditional uses only. This district further limits the permitted uses which are allowed in the C-1 zoning district. The purpose of creating the C-3 zoning district is to provide a zoning classification for an area of East Main Street from North 8th Street west to Willard Street, which is a mixed residential and commercial area based on existing land use.

B. CONDITIONAL USES. (Same as C-1 except delete category #5, #6, #18, #19, #20 -remove parking lots and garages only, #21, #22 and add #24-residences as allowed in the R-3 zone subject to the property development standards of the R-3 zone.)

C. PROPERTY DEVELOPMENT STANDARDS.

1. Minimum Lot Area: 5,000 Sq. Ft.
2. Minimum Average Lot Width: 50 Ft.
3. Minimum Front Yard: 20 Ft. except that along the west side of Main Street between East Mingus Ave. and East Cherry St., the required front yard shall be 5 Ft., provided the owner of the property agrees to landscape the front 10 Ft. of street right-of-way, measured back from a line 20 Ft., in front of the resulting building setback line, in a manner consistent with the requirements of Paragraph 7 of this Subsection.
4. Minimum Side Yard:
 - a. None required.
 - b. Where a lot adjoins a lot in a residential district along its side lot line, there shall be a 15 Ft. side yard.
 - c. Where a lot line abuts a street there shall be a 10 Ft. side yard.
5. Minimum Rear Yard: 5 Ft.
6. Maximum Building Height: 2 ½ stories, but not to exceed 35 Ft., unless otherwise permitted under a Conditional Use Permit.
7. Screening: Where the lot adjoins a residential district, a commercial use shall be screened from the residential property by a solid masonry or solid material fence six (6) Ft. in height or as otherwise allowed or required by the Development Review Board or Zoning Administrator, subject also to the fence height and material regulations established in Section 404 of this Ordinance.

Refer to Article V, Section 501, for specific screening requirements.

D. GENERAL PROVISIONS.

The provisions of Section 404 shall apply.

E. SIGNS.

The provisions of Section 405 shall apply.

F. PARKING AND LOADING.

The provisions of Section 406 shall apply.

G. PLAN REVIEW.

The provisions of Section 303 shall apply to all single-family residences and individual mobile homes.

H. DEVELOPMENT REVIEW.

The provisions of Section 304 shall apply to all uses other than single-family residences and individual mobile homes.

I. CODE REVIEW.

The provisions of Section 305 shall apply to all uses other than single family residences.

J. LANDSCAPING REQUIREMENTS.

The provisions of Section 407 shall apply to all uses other than single family residences.