

ARTICLE B. C-3 COMMERCIAL ZONE

10-7B-1: OBJECTIVES AND CHARACTERISTICS OF ZONE:

- A. The C-3 commercial zone has been established for the purpose of providing districts where the use of the land is to accommodate agriculture, commercial storage, industrial warehouse and advertising sign display. The zone is to be situated at locations adjacent to the interstate freeway but not at or near on or off ramps or exchanges. The objectives in establishing the C-3 zone are to promote the general welfare of the residents of the city, to allow for commercial storage facilities and warehouse facilities in an area that is not residential, and to discourage any use because of its character and nature that would thwart the use of this land for its primary purpose.
- B. In order to accomplish the objectives and purposes of this title and to stabilize and protect essential characteristics of this zone, the following regulations shall apply to the C-3 commercial zone. (Ord. 9-24-92, 9-24-1992)

10-7B-2: PERMITTED USES:

The following buildings, structures and uses of land shall be permitted in the C-3 commercial zone upon compliance with requirements as set forth in title:

Agriculture.

Commercial storage facilities for the general public, including covered and enclosed individual locked units which may be rented from month to month; provided, however, that no manufacturing, sales or other retail or wholesale activities shall be permitted.

Commercial warehousing and shipping.

Establishments licensed to sell or permit consumption of alcoholic beverages in accordance with state statutes and city ordinances.

Placing of advertising display signs visible to the traveling public as provided in subsection 10-14-7A of this code. (Ord. 9-24-92, 9-24-1992; amd. 2003 Code)

10-7B-3: CONDITIONAL USES:

There shall be no conditional uses in the C-3 zone. (Ord. 9-24-92, 9-24-1992)

10-7B-4: AREA, WIDTH, LOCATION, HEIGHT AND SIZE REQUIREMENTS:

- A. Area, width, location, height and size requirements for buildings shall be the same as required in the C-1 commercial zone.
- B. For commercial buildings, there shall be no setback requirements; provided, that doors, overhanging signs or any other projecting or overhanging objects must be kept back from the property line. (Ord. 9-24-92, 9-24-1992; amd. 2003 Code)

10-7B-5: SPECIAL PROVISIONS:

All off street parking spaces shall be hard surfaced. (Ord. 9-24-92, 9-24-1992)

10-7B-6: SUPPLEMENTARY REGULATIONS:

See also supplementary requirements and procedures applicable within zones, chapter 12 of this title. (Ord. 9-24-92, 9-24-1992)