

ARTICLE XVI
“C-3” CORE COMMERCIAL DISTRICT

Section 1. Intent and Purpose of District: The "C-3" Core Commercial District is intended for the purpose of grouping retail-merchandising activities into a concentrated area serving the general shopping needs of the trade area. Principal permitted uses include department stores, apparel stores, general retail sales and services, and similar uses appropriate for comparison shopping. The grouping is intended to strengthen the business level of the central business activity.

Section 2. District Regulations: In District "C-3", no building shall be used and no building or structure altered, enlarged or erected, which is arranged, intended or designed for other than one of the uses listed in Section 3 below:

Section 3. Use Regulations:

A. Standard Allowed Uses:

1. Any use allowed in C-O, C-1 or C-2
2. Appliance stores.
3. Artist studios.
4. Automobile sales and service.
5. Bakery and pastry shops (retail only).
6. Chiropody, massage or similar personal services.
7. Catalog stores.
8. Cigar and tobacco stores.
9. Clothing stores.
10. Heating and air conditioning shops, providing all merchandise is located in a building.
11. Glass stores.
12. Public buildings.
13. Railway, taxi and bus passenger stations.
14. Stores and shops for the conduct of retail business similar to the uses listed in this section.
15. Tailor shops.
16. Television and radio sales and service establishments.
17. Accessory uses customarily incident to the above uses.
18. Any normally recognized commercial use, not prohibited elsewhere in code.

Section 4. Intensity of Use Regulations: The following uses may be allowed by special use permit when submitted, reviewed and approved by the Board of Zoning Appeals.

- A. Apartments and apartment buildings; Lodging House; Rooming House

- B. Auditoriums and similar places of public assembly;
- C. Business and technical schools;
- D. Churches and similar places of worship;
- E. Hotels and motels;
- F. Meeting halls;
- G. Taverns and clubs where malt beverages are sold; and
- H. Massage Parlors.
- I. Any special use allowed in C-1 Neighborhood Shopping District.

Section 5. Height Regulations: No building shall exceed sixty feet (60') in height, except as otherwise provided in the Additional Height, Area, and Use Regulations of this Ordinance.

Section 6. Yard Regulations:

- A. **Front Yard:** No front yard is required for any building in the "C-3" Central Business District.
- B. **Side Yard:** No side yard is required for any building in the "C-3" Central Business District.
- C. **Rear Yard:** No rear yard is required for any building in the "C-3" Central Business District.