

SECTION 12.5: “C-3” SERVICE COMMERCIAL ZONE

(Added by Ord. 2714, effective 7-17-86)

The following provisions shall apply in the “C-3” Service Commercial Zone unless otherwise provided in this ordinance:

PURPOSE A.

The Service Commercial Zone is intended for wholesale establishments and establishments engaged in repairing and servicing equipment, materials and products, but which do not involve the manufacturing, assembling, packaging or processing of articles of merchandise for distribution and retail sales.

USE B.

No building or land may be used and no building shall be hereafter erected or structurally altered, except for one or more of the following uses:

1. Any use permitted in the “C-2” General Commercial Zone.
2. Service Commercial establishments as follows:
 - **Automobile body and fender repair**
 - **Automobile repairing, overhauling, rebuilding and painting**
 - **Automobile and tractor parts and equipment stores**
 - **Automobile upholstery and top shops**
 - **Automobile washing, including the use of mechanical conveyors, blowers and steam cleaning**
 - **Bakeries (retail and wholesale)**
 - **Blacksmith shops**
 - **Boat sales and service**
 - **Book binding**
 - **Bottling works**
 - **Building materials yards**
 - **Bus depots and transit stations (including repair or storage)**
 - **Business, professional and trade schools and colleges**
 - **Cabinet shops**
 - **Carpenters’ shops**
 - **Cleaning and dyeing establishments**
 - **Cold storage plants**
 - **Contractors’ storage yard**
 - **Diaper supply services**
 - **Electrical repair shops**
 - **Equipment rental yards**
 - **Exterminators**
 - **Feed and seed stores**
 - **Firewood sales yard**
 - **Food lockers and services (including wholesale processing or cold storage)**
 - **Freight forwarding terminals and yards**
 - **Furniture warehouses and van services**
 - **Gas regulator stations**

- **Glass shops**
- **Gunsmith shops**
- **Heating and ventilating or air-conditioning shops**, including incidental sheet metal
- **Household and office equipment and machinery repair shops**
- **Ice storage or sale houses**
- **Laboratories**
- **Laundries**
- **Linen supply services**
- **Lumber yards, not including planing mills or saw mills**, bulk sand, gravel or cement
- **Machine shops**
- **Machinery sales and rentals**
- **Machinery repair shops**
- **Mattress repair shops**
- **Mini-warehouses**
- **Motorcycle sales and service**
- **Musical instrument repair shops**
- **Packing and crating**
- **Paint mixing, not including a boiling process**
- **Parcel delivery services**
- **Photographic and blueprint processing and printing**
- **Photographic developing and printing**
- **Plumbing shops**
- **Poultry and rabbit butcher shops** for retail sales on the premises (including live storage), provided that such uses shall not be established closer than five hundred (500) feet to any then existing "R" Zone (R-A, R-O, R-1, R-2 and R-3)
- **Pressing establishments**
- **Radio and television broadcasting studios**
- **Radio and television repair shops**
- **Railroad rights-of-way and freight and passenger stations**
- **Refrigeration equipment sales and service**
- **Repair garages**
- **Rug and carpet cleaning and dyeing**
- **Safe and vault repairing**
- **Sheet metal shops**
- **Sign painting shops**
- **Stone and monument yards or mills**
- **Storage yards for commercial vehicles**
- **Super service stations**, including dispensing of diesel fuel and complete truck service
- **Taxidermists**
- **Tire sales, retreading, and recapping**
- **Tool or cutlery sharpening or grinding**
- **Trailer and recreation vehicle sales, service and rentals**
- **Trucking terminals, repairing and overhauling**

- **Typewriter repair shops**
 - **Upholstery shops**
 - **Warehouses** except for the storage of fuel or flammable liquids and explosives
 - **Welding and blacksmithing shops**, except drop hammer
 - **Wholesale establishments**
3. Similar uses when determined in the manner prescribed in Section 15, Subsection A USE, paragraph 1, subparagraph b.
 4. **Accessory buildings and uses** customarily incidental to any of the above uses when located on the same lot.
 5. Outdoor advertising display **signs**, including off-site signs, in conformance with this Section and Section 15.
 6. **Mobilehome or recreation vehicle** for use by caretaker or night watchman of a commercial use when located on the same lot or parcel as the commercial use or a lot contiguous to the lot on which the commercial use is located.

USES REQUIRING A SPECIAL USE PERMIT C.

Refer to Section 16, Part II B.

DEVELOPMENT STANDARDS D.

1. Use Conditions: No building or portion thereof shall be erected, structurally altered, converted or used for any use permitted in the “R-3” Zone.
2. Height: No building or structure hereafter erected or structurally altered shall exceed six (6) stories or seventy-five (75) feet to uppermost part of roof.
3. Front Yard: There shall be a front yard of not less than ten (10) percent of the depth of the lot, provided such front yard need not exceed ten (10) feet, except, where lots comprising forty (40) percent or more of the frontage on one side of a street between intersecting streets are developed with buildings having an average front yard with a variation of not more than six (6) feet, no building hereafter erected or structurally altered shall project beyond the average front yard line so established.
4. Side Yard: Where a lot abuts upon the side of a lot in any “R” Zone (R-A, R-O, R-1, R-2 and R-3), there shall be a side yard of not less than five (5) feet. Where a reversed corner lot rears upon a lot in any “R” Zone, the side yard on the street side of the reversed corner lot shall be not less than fifty (50) percent of the front yard required on the lots in the rear of such corner lot. In all other cases, a side yard for commercial buildings shall not be required.
5. Rear Yard: Where a lot abuts upon the rear of a lot in any “R” Zone (R-A, R-O, R-1, R-2 and R-3), there shall be a rear yard of not less than fifteen (15) feet. In all other cases, a rear yard for a commercial building shall not be required.
6. Lot Area: The minimum lot area shall be ten thousand (10,000) square feet; provided, however, that when a lot has less area than herein required and was of record at the time this paragraph became effective, said lot may be occupied by not more than one (1) main building subject to the provisions of this Section.
7. Parking and Loading: Off-street parking and loading space shall be required in conformance with Section 15.
8. Outdoor Advertising Display Signs: No requirements.
9. Fences, Walls and Screening: Where the side or rear lot line of a site adjoins or is located

across an alley from any “R” Zone (R-A, R-O, R-1, R-2 and R-3), there shall be a solid wall, fence or equivalent landscaping screening at least six (6) feet in height located along the common lot line, except in a required front or side yard. Open storage of materials and equipment shall be permitted only within an area surrounded and screened by a solid wall or fence or compact evergreen hedge (with solid gates where necessary), not less than six (6) feet in height, provided that no materials shall be stored to a height greater than that of the wall, fence or hedge. Fulfillment of the requirements of this paragraph shall not be required for buildings and uses which were established in accordance with all applicable building and zoning regulations and which were existing in a commercial or manufacturing zone on the effective date of this paragraph, until such time as a permit or other grant of approval for expansion, alteration or development of the property is approved by the County.