

**120.220 "C-3" Commercial District, Shopping Center.**

**A. Description of District:**

This district is designed solely to provide for integrated community or regional shopping centers. The regulations are designed to permit development of commercial properties but to protect abutting and surrounding residentially-zoned properties.

**B. Permitted Uses:**

1. Any uses permitted in "C-1" Local Commercial Zone, when established as an integrated shopping center.
2. Private Solar Energy Systems when in accordance with Section 120.470.
3. Signs when in accordance with the provisions of Section 120.320.
4. Accessory uses or buildings, when in accordance with the provisions of Section 120.410.
5. Public utility buildings and structures in accordance with Section 120.110 C.4. (1, 4, 5a, 9).
6. Private clubs, commercial.
7. Essential services.

**C. Special Exception Uses:**

All Special Exception Uses are subject to the provisions of Section 120.420.

1. Any special exception uses permitted in the "C-1" or "C-2" Commercial zoned districts, which are as follows:
  - a. Gasoline service stations (2, 4, 5d, 7).
  - b. Public utility buildings and structures in accordance with Section 120.110 C.4. (1, 4, 5a, 9).

(There is no zoning restriction for utilities to be located in public streets or public rights-of-way).

- c. Reserved.
- d. Motor vehicle sales agencies, limited to passenger cars and light-duty trucks, providing for a limited amount of outdoor sales area for new or used motor vehicles, provided that such use shall be subject to the following provisions:
  - (1) The sales agency shall not display more than thirty (30) vehicles.
  - (2) All vehicles shall be in operable condition.
  - (3) No more than fifty (50) percent of the lot, parcel or building site shall be used for the principal building, accessory building and outdoor display of vehicles.
  - (4) Signs shall be erected in accordance with Section 120.320.
  - (5) Such use shall be developed in accordance with Section 120.420.
  - (6) Any exterior lighting shall be subdued in character and reduced in intensity or eliminated during non-business hours.
  - (7) Appropriate screening as required by Section 120.350 of this Ordinance shall be provided.
  - (8) No dismantling or mechanical work shall be performed on the premises.
  - (9) All display of motor vehicles shall be set back at least ten (10) feet from the road right-of-way.
  - (10) The Planning Commission shall have the right and authority to impose additional restrictions and conditions as may be necessary for the protection of the health, safety and welfare of adjoining property owners and to insure that any noise, odors, traffic or other incidental activities incident thereto have a minimum impact upon the neighborhood in which the same is located, including but not limited to hours of operation.
- e. Animal hospital and kennel (4,5e).

- f. Bar, tavern, night club (2,4,5e) and private commercial clubs (1,4,5b).
- g. Bus or truck terminal (2,4,5e).
- h. Riding stable, racetrack, commercial (2,4,5f).
- i. Bowling alleys and commercial recreation enterprises such as dance halls, skating rinks.
- j. Movie theatres, outdoors, subject to the following conditions and limitations:
  - (1) No such theater shall be operated on less than a ten (10) acre tract of land.
  - (2) All structures and buildings thereon shall be set back not less than 150 feet from the street line.
  - (3) The entrances and exits thereto shall not be located on a curve or a hill or otherwise so as to create an unreasonable traffic hazard.
  - (4) The setback area shall be so constructed as to allow vehicles to park thereon and be off the abutting highway while proceeding to enter or leave said theater.
  - (5) The moving picture screen shall not face the abutting highway or street in any manner that would constitute a traffic hazard through the diverting of the attention of motorists from the operation of their vehicles.
- k. Shooting ranges (2,5f).
- l. Mini-warehouse business, subject to the conditions set forth in Section 120.210 B.18.; except that the same may be permitted outdoor storage.
- m. Any general use similar to those uses permitted in this zone classification.

**D. Screening.**

Screening shall be provided in accordance with Section 120.350.

**E. Lot, Parcel or Building Site, Yard and Area Requirements:**

Except as elsewhere specified herein, the lot, parcel or building site, yard and area requirements shall be as specified in Section 120.600.

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