

Part 9A¹

C-3 Limited Commercial District

§911. Use Regulation. A building may be erected, altered or used, and a lot may be used for any one of the following purposes and for no other. Or a building may be erected, altered, or used, and a lot may be used for more than one of the following uses or purposes upon approval by the Board of Supervisors as a conditional use pursuant to the provisions of §1411 through §1413 of Part 14. [Ord. 2-2003]

1. Retail sale of dry goods, variety and general merchandise, clothing food, flowers, pharmaceutical drugs, household supplies or furnishings, sale or repair of jewelry, watches and clocks, optical goods or musical, professional or scientific instruments.

2. Wholesale sales, storage or distribution.

3. Barber shops, hairdressers and other shops for personal service.

4. Offices, banks and outpatient only medical clinics.

5. Animal hospital or veterinary clinic.

6. Education and religious uses.

7. Funeral parlor or undertaker's establishment.

8. Blacksmith, tinsmith, plumbing or pipe fitting, welding, carpenter, cabinet making, furniture or upholstery shop, electrician or radio or television shop.

9. Baker, confectioner or custom shop for production of articles to be sold at retail on the premises.

10. Public utility office or operating facilities in accordance with §1202(13). [Ord. 2-2003]

11. Municipal offices.

12. Golf courses, club house and driving ranges as a part of the same establishment, but excluding a miniature golf course.

13. One (1) single family detached dwelling may be incorporated in any single building housing a commercial site. [Ord 3-99]

14. Automobile service or gasoline stations. [Ord. 3-99]

15. Automobile and farm equipment sales and service. [Ord. 3-99]

16. [Reserved] [Ord. 2-2002]

¹Editor's Note: This Part was added by Ord. 7-93 as a new Part 10 but was codified as Part 9A for ease of reference.

17. No proposed use within the C-3 District shall be allowed which constitutes a nuisance or danger to property or endangers surrounding areas by reason of radiation, fire or explosion. [Ord 3-99]

18. Any one of the following uses shall be permitted upon approval by the Board of Supervisors as a conditional use pursuant to the provisions of §§1410 through 1413 of Part 14 of this Chapter 27. If the use generates more sewage per acre than a single family dwelling situated on a one (1) acre lot, then the [use] must utilize public water and sewage system.

A. Restaurants. Inside seating must be provided for a minimum of twenty (20) persons.

B. Medical clinics and laboratory facilities.

C. Education and religious uses.

D. Public utility operating facilities.

E. Municipal, county, State or Federal uses, excluding dumps, sanitary landfills and correctional or penal institutions.

F. Motel in accordance with §1202(3).

G. Shopping center in accordance with §1202(2).

H. Commercial recreation facility. In accordance with §1202(5).

I. Medical residential campus. In accordance with §1202(9).

J. Nursing, rest or retirement homes. In accordance with §1202(10).

K. Active adult residential development (AARD). In accordance with §1202(11). [Ord. 3-99]

L. Light (limited) industry in accordance §1202(12). However, in no event shall a commercial composting processing operation be permitted in the C3 Limited Commercial District. [Ord. 1-2004]

M. Car wash in accordance with §1202(14). [Ord. 1-2000]

N. Miniature golf courses, mini golf courses and note that driving ranges are permitted as a use by right in this district. [Ord. 2-2002]

19. The following uses may be permitted as a special exception when authorized by the Zoning Hearing Board subject to §1504 of Part 15 of this Chapter 27.

A. Single family detached dwelling to conform in all respects to the requirements of the R-1 Residential District.

[Ord. 3-99]

(Ord. 1-71, 3/2/1971; as added by Ord. 7-93, 10/13/1993, §1; as amended by Ord. 1-95, 5/10/1995, §6; by Ord. 3-99, 5/12/1999, §F; by Ord. 1-2000, 6/14/2000; by Ord. 2-2002, 6/12/2002; by Ord. 2-2003, 2/12/2003; and by Ord. 1-2004, 3/25/2004)

§912. Area and Bulk Regulations. Same as §901. (Ord. 1-71, 3/2/1971; as added by Ord. 7-93, 10/13/1993, §1)

§913. Designs Standards. All design standards established by Part 11 of this Chapter shall apply to uses in the C-3 Commercial District except single family residential uses in which case only off-street parking regulations as established by §1110 shall apply. Signs shall be in accordance with Chapter 19. (Ord. 1-71, 3/2/1971; as added by Ord. 7-93, 10/13/1993, §1)

§914. General Standards. (Same as §902.) All exterior storage of materials or equipment must be screened with a complete visual barrier consistent with design standards specified in §1101, "Screening." (Ord. 1-71, 3/2/1971; as added by Ord. 7-93, 10/13/1993, §1; as amended by Ord. 1-95, 5/10/1995, §7)