

ARTICLE XIV. - C-3—REGIONAL COMMERCIAL DISTRICT

35-1400. - Purpose.

This district is intended to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments or servicing a regional segment of population. Principal activities located in this district are retail and wholesale sales, servicing and repairing of equipment, light warehousing, transportation facilities, distribution and some incidental processing. Such uses are generally located in such an area that they can support the Central Business District and at the same time concentrate their heavy traffic demand on major arteries, railroads and air facilities.

(Ord. No. 3063, § 3, 11-18-99)

35-1401. - Uses permitted.

All uses are subject to approval of a site development plan in accordance with Article XIX of this Code.

Any use or a similar use indicated by an "X" under the C-3 District on the "Table of Permitted Uses for Nonresidential Districts," [Article XXI] shall be permitted.

(Ord. No. 3063, § 3, 11-18-99)

35-1402. - Uses permitted by use permit.

Any use or similar use indicated by "UP" under this district's column on the "Table of Permitted Uses for Nonresidential Districts" [Article XXI] or any other use the City Council determines is compatible and in the best interest of the community may be permitted by a use permit.

(Ord. No. 3063, § 3, 11-18-99)

35-1403. - Height and area regulations.

(1) *Height regulations:* Same as C-1 District.

(2) *Front yard:* Same as C-1 District.

(3) *Side yard:* Same as C-1 District.

(4) *Rear yard*: Same as C-1 District.

(5) *Intensity of lot use*: Same as C-2 District.

(Ord. No. 3063, § 3, 11-18-99)

35-1404. - Parking regulations.

All required off-street parking shall be in accordance with Article XVIII of this Code.

(Ord. No. 3063, § 3, 11-18-99)