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## CHAPTER 1171

### C-3 CENTRAL BUSINESS DISTRICT

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#### **1171.01      PURPOSE.**

The C-3 Central Business District is established to provide and encourage further expansion and renewal in the historical core business area of the community. A variety of businesses; institutional, public, cultural, and other related uses are encouraged in an effort to provide the mix of activities necessary to establish urban character.

#### **1171.02      PERMITTED USES.**

Permitted uses in the C-3 District include the following:

- (a) Convenience stores.
- (b) Adult group homes.
- (c) Bed and breakfast operations.
- (d) Boarding or rooming houses.
- (e) Condominiums and cooperative apartments.
- (f) Hotels and motels.
- (g) Single-family dwellings.
- (h) Multiple-family dwellings for three (3) or more families.
- (i) Two-family dwellings.
- (j) Zero lot-line development.
- (k) Business or commercial schools.
- (l) Child day care facilities (1-6 children) (Refer to Section **1185.06**).
- (m) Churches and other places of religious worship.
- (n) Clinics.
- (o) Funeral homes.
- (p) Hospitals and sanitariums, except criminal, mental or animal hospital.
- (q) Institutions of higher learning and of religious, educational, charitable or

philanthropic nature.

- (r) Outdoor and indoor commercial and non-commercial recreational facilities.
- (s) Governmentally-owned community buildings, museum, libraries, or art galleries.
- (t) Business and professional offices of financial, insurance, real estate, civic, educational, religious, and philanthropic establishments or organizations.
- (u) Art or antique stores, interior decorating shops, furniture and appliance stores, music stores, travel agencies, department stores, variety and discount stores, jewelry stores, dry goods and apparel stores, mail order houses.
- (v) Billiard parlors, pool halls, bowling alleys, and similar establishments (coin operated machines, pinballs, etc).
- (w) Car washing facilities.
- (x) Commercial art, photographic, music, and dancing studios.
- (y) Dancing or music academies.
- (z) Dressmaking, tailoring, shoe repairing, repair of household appliances and bicycles, catering, and bakery with sale of bakery products on the premises, and other uses of a similar character.
- (aa) Personal service shops including barber or beauty shop, bank, photographic or artist studio, messenger or telegraphic service, newspaper substation, dry cleaning or laundromat, and any other personal service establishment of similar character.
- (bb) Printing, publishing or engraving.
- (cc) Private clubs, fraternities, sororities or lodges, excluding those that are customarily conducted as a gainful business.
- (dd) Radio or television broadcasting stations or studio.
- (ee) Restaurants and ice cream parlors, not including entertainment or dance halls or drive-in or drive-through facilities.
- (ff) Restaurants with or without drive-in or drive-through facilities.
- (gg) Taverns, nightclubs, and cafes.
- (hh) Retail shops or stores such as a grocery store, drug store, meat market, florist, delicatessen, notion or stationery store (15,000 s.f. or more).

- (ii) Service industries such as laundry, cleaning or dyeing establishment or similar uses.
- (jj) Service stations and automobile repair garages, with or without convenience stores.
- (kk) Theaters.
- (ll) Painting, plumbing or tinsmithing shops; printing shops; tire sales and services, upholstering shops not involving furniture manufacturing; and any other general service or repair establishments of similar character.
- (mm) Off-street parking lots.
- (nn) Parking or public garages.
- (oo) Accessory buildings or uses customarily incidental to any of the above uses.

**1171.03      CONDITIONALLY PERMITTED USES.**

The following uses shall be approved in accordance with **Chapter 1148**.

- (a) Nursing or convalescent homes.
- (b) Automobile, boat or trailer, farm implement, recreational vehicle, and manufactured home sales and service display and sales room.
- (c) Plant nurseries and greenhouses.
- (d) Hospital or sanitarium of any type.
- (e) Any other uses determined by the Board of Zoning Appeals to be of a similar nature as the above uses.

**1171.04      HEIGHT AND AREA REGULATIONS.**

The height and area regulations shall be in accordance with requirements as set and in forth in **Chapter 1181** shall be observed, and in addition every building or portion thereof used for dwelling purposes shall comply with the side and rear yard and lot area per family requirements of the R-4 Multiple Dwelling District.

**1171.05      LOADING REGULATIONS.**

Off-street loading spaces shall be provided in accordance with the requirements of **Chapter 1183**.