

## C-3, Mixed-Use Commercial



The C-3 District is established for areas outside of downtown to provide an opportunity for people to live, work, meet, shop and utilize services within the vicinity of their residences. The C-3 district allows for a mix of neighborhood commercial and personal services, offices and medium density residential uses. Development in this district should be designed with an urban, walkable character that encourages physical activity, alternative transportation and greater social interaction to benefit the health and wellbeing of residents.

**Maximum Height Allowed:** 60 feet

*Height Exception:* Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district.

**Lot and Area Standards:**

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Lot width		Max. lot coverage	
				Min. lot width	Max. lot width	Interior lot	Exterior lot
C-3	All	None	-	-	-	100%	100%

**Minimum Setback Standards:**

District	Front		Side		Rear	
	Parking in front	No parking in front	Adjacent to non-residential district	Adjacent to residential district	Adjacent to non-residential district	Adjacent to residential district
C-3	0'	0'	0'	10'	0'	0'

**Sidewalk Setback:** No building in the C-3 district, regardless of the location of the lot lines of the property on which it is to be built, shall be built closer than 8 ft. from the back of the curb line of any public street abutting the property on which the building is located. This spacing shall be maintained in order to provide adequate space for the required sidewalk to be built along that street frontage.

**Canopy Standards:** Canopies may project over the street right-of-way if they terminate no less than 2 ft. horizontally from the outside edge of the street curb and are no less than 8 ft. above the surface of a new or existing sidewalk.

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ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<p><b>Agriculture and Animals</b>            Animal - domestic or household            Community garden            Urban farm</p> <p><b>Residential</b>            Dwelling - condominium            Dwelling - multi-family            Home occupation - type b            Residential facility - rehabilitation</p> <p><b>Recreation, Education &amp; Assembly</b>            Aquarium            Community center            Commercial recreation facility - indoor            Cultural studio            Library            Museum            Park – mini, neighborhood</p> <p><b>Services</b>            Adult day care            ATM machine            Auction house            Child care – licensed center            Child care – registered family home (5 children)            Child care – licensed family home (6-16 children)            Copy facilities            Financial institution            Funeral home            Governmental services facility            Lodging - hotel / motel            Medical services - doctor office            Office            Personal services            Postal services            Repair services - household</p> <p><b>Retail</b>            Artisan shop            Bakery            Bar, lounge or tavern            Gas station            Outdoor vending - private property            Packaged sale of beer and/or light wine            Packaged sale of beer, light wine and/or spirits            Restaurant            Restaurant, drive-in            Restaurant, drive through            Retail            Sidewalk café in public right-of-way</p> <p><b>Transportation / Utilities</b>            Broadcasting studio</p>	<p><b>Agriculture and Animals</b>            Animal clinic            Botanical garden            Greenhouse</p> <p><b>Residential</b>            Dwelling - modular            Dwelling - townhouse or rowhouse            Dwelling - two-family</p> <p><b>Recreation, Education &amp; Assembly</b>            Arena / Auditorium            Commercial recreation facility - outdoor            Educational facility            Event center            Golf course            Outdoor music venue            Religious facilities</p> <p><b>Services</b>            Cemetery or mausoleum            Lodging - bed &amp; breakfast            Medical services - hospital            Public safety services</p> <p><b>Retail</b>            Convenience store that sells beer and/or light wine for off-site consumption within 500 ft. of a city owned park or trail            Convenience store that sells beer, light wine/and or spirits for off-site consumption within 500 ft. of a city owned park or trail            Outdoor vendor park</p> <p><b>Transportation / Utilities</b>            Parking facility (as principle use)            Transportation facilities excluding airports            Utility facility            Wireless communication facility (cell towers)</p> <p><b>Other</b>            Temporary uses</p>	<p><b>Residential</b>            Dwelling - accessory            Home occupation - type a</p> <p><b>Transportation / Utilities</b>            Solar energy system            Wind energy system, small</p> <p><b>Other</b>            Building, accessory - nonresidential            Donation box</p>

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### Setback Illustration

