

**Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.**

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

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

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### Setback Illustration

