

CHAPTER 165.36 C-3 HIGHWAY BUSINESS DISTRICT

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165.36.010 Intent

The C-3, Highway Business District, is intended to provide for a variety of business, service, wholesale and limited industrial uses associated with sites adjoining major transportation facilities and highways.

165.36.020 Use Regulations

A building lot or tract within the C-3, Highway Business District, shall be used only for the following purposes, unless otherwise provided in this chapter:

A. Principal Uses Permitted

No land shall be used or occupied and no building, structure or premises shall be erected, enlarged, altered, occupied or used except as otherwise provided in this ordinance, for other than one or more of the following specified uses.

- 1. Retail businesses, such as, but not limited to:
 - a. Retail business permitted in the C-2 District
 - b. Automobile dealer
 - c. Automobile service station
 - d. Boat dealer
 - e. Bottled gas dealer
 - f. Building services and supplies
 - g. Camper sales
 - h. Farm and garden supply store
 - i. Fuel and ice dealer
 - j. Fuel oil dealer
 - k. Hay, grain and feed store
 - l. Lumber yard
 - m. Mobile home dealer
 - n. Motorcycle sales

- o. Nursery stock
 - p. Restaurant, drive-in and carryout
 - q. Tire, battery and accessory dealer
 - r. Tombstone and monument sale
 - s. Used car lot
 - t. Drive-up window in association with a permitted retail business
 - u. Adult movie theater, provided use is at least 1,250 feet from churches, schools and public libraries
 - v. Adult book store, provided use is at least 1,250 feet from churches, school and public libraries
2. Personal service establishment, such as, but not limited to:
- a. Personal service establishments permitted in the C-2 district
 - b. Food locker rental
 - c. Furniture cleaning
 - d. Industrial laundry
3. Business service establishment, such as, but not limited to:
- a. Business service establishments permitted in the C-2 district
 - b. Amusement park
 - c. Automobile diagnostic center
 - d. Automobile driving instruction
 - e. Automobile rental
 - f. Automobile undercoating service
 - g. Automobile repair shop
 - h. Bottling works
 - i. Cartage, express and parcel delivery establishment
 - j. Commercial greenhouse
 - k. Commercial swimming pool
 - l. Commercial testing laboratory
 - m. Contractor's yard

- n. Disinfecting and exterminating service
- o. Equipment rental and leasing service
- p. Furniture repair and upholstery
- q. Go-cart raceway
- r. Golf course and country club
- s. Lawn mower repair shop
- t. Marina
- u. Motorcycle service and repair
- v. Packing and crafting establishment
- w. Paint contractor
- x. Park, private
- y. Repair service, large major items
- z. Riding stable
- aa. Septic tank cleaning service
- bb. Sewer cleaning and rodding service
- cc. Sign contractor
- dd. Off premise sign and billboard
- ee. Swimming pool sales and service
- ff. Taxidermist
- gg. Tennis club
- hh. Tire retreading and repair
- ii. Towing service
- jj. Trampoline center
- kk. Truck terminal
- ll. Water softener service
- mm. Welding shop
- nn. Window cleaning firm

4. Professional office establishment, such as, but not limited to:
 - a. Professional office establishments permitted in the C-2 district
 - b. Veterinary clinic, including animal hospitals and kennels
5. Public, quasi-public, and governmental buildings and facilities, such, as but not limited to:
 - a. Public, quasi-public, and governmental buildings and facilities, permitted in the C-2 district
 - b. Public service and municipal garage
 - c. Ambulance service
6. Residential uses, such as, but not limited to:
 - a. Convalescent home, nursing home, rest home and sanitarium
 - b. Hotel and motel
 - c. Apartment hotel
7. Wholesale and warehouse uses, such as, but not limited to:
 - a. Direct selling establishment, where products are stored and distributed
 - b. Other wholesale and warehouse establishments
 - c. Wholesale bakery
 - d. Wholesale nursery
 - e. Wholesale meat cutting, processing, but not including meat packing
8. Industrial type uses, such as, but not limited to:
 - a. Assembly firm, without fabrication, or completely fabricated parts
 - b. Dairy products manufacture
 - c. Printing, publishing and lithography establishment

B. Special Use Permitted

The following uses may be permitted only if specifically authorized by the Board as allowed in 165.72 and 165.80.

1. Automobile, laundry or car wash
2. Bar, cocktail lounge and tavern

C. Temporary Permit Uses Permitted

Upon application to and issuance by the Building Official of a permit therefore, the following uses may be operated as temporary uses:

Same as those permitted in C-2

D. Accessory Uses Permitted

Same as those permitted in C-2

165.36.030 Height, Yard and Setback Requirements

The height, yard and setback requirements within the C-3, Highway Business District, shall be as required in Chapter 165.60.

165.36.040 Off-street Parking and Loading Regulations

The off-street parking and loading requirements within the C-3, Highway Business District, shall be as required in Chapter 165.65.

165.36.050 Sign Regulations

The sign requirements within the C-3, Highway Business District, shall be limited to those permitted in Chapter 165.67.