

## ARTICLE 10

### CENTRAL BUSINESS DISTRICT (C-3)

#### Sections:

- 10-1 Intent
- 10-2 Use Regulations
- 10-3 Height, Area and Yard Regulations

#### SECTION 10-1 INTENT

**10-101.** The regulations set forth in this Article, or set forth elsewhere in these regulations, when referred to in this Article, are the regulations for the C-3 Central Business District. This district is intended to provide for commercial uses in the central business district so as to preserve and maintain that area as the focus for retail, government and business services facilities serving the entire community.

#### SECTION 10-2 USE REGULATIONS

**10-201.** In the Central Business District, no building, land or premises shall be used and no building or structure shall be hereafter erected or altered unless otherwise provided for in these zoning regulations, except for the following uses:

- a. Those permitted and conditional uses as indicated at Table 9-1 of these regulations.
- b. Accessory buildings and uses customarily incidental to the above uses, provided there shall be no manufacture, processing or compounding of products other than such that are customarily incidental and essential to such permitted use.
- c. If C-3 property is adjacent to a district in which single-family residences are a permitted use, no article or material stored or offered for sale in connection with uses permitted in the C-3 District shall be stored or displayed outside a building unless it is so screened by permanent ornamental walls, fences or plantings that it cannot be seen from adjoining streets or lots when viewed by a person standing on ground level.

#### SECTION 10-3 HEIGHT, AREA AND YARD REGULATIONS

**10-301. Height.** Buildings or structures shall not exceed seventy-five (75) feet or seven (7) stories in height.

**10-302. Yards.** There are no minimum yards in the C-3 District.

**10-303. Lot Dimensions.** The minimum width of a lot shall be twenty-two (22) feet. The minimum depth of a lot shall be fifty (50) feet.

**10-304. Maximum Lot Coverage.** A building, structure or use may occupy 100 percent (100%) of the zoning lot.