

## 6.11. "C-3" General Commercial District

It is the intent of this district to provide ample opportunities for moderate-to-heavy intensity commercial land uses and businesses having a regional market area. This is applicable to properties along the Seventh Avenue corridor and the Walnut Street corridor in the city limits, as well as properties in the Planning Area with addresses or frontage along US Hwy 54/400 and US Hwy 77.

- A. Primary Land Uses: As allowed by-right and permitted by conditional use per Section 05.03.
- B. Secondary Uses & Structures: As allowed by-right and permitted by conditional use per Section 05.05.
- C. Lot Size Requirements
  - 1. Minimum Lot Area: 10,000 square feet
  - 2. Minimum Lot Width: One-hundred (100) feet
  - 3. Minimum Lot Depth: One-hundred (100) feet
- D. Setback Requirements
  - 1. Minimum Front Setback
    - a. Within City Limits: Twenty-five (25) feet
    - b. Within Planning Area: Per Article 16
  - 2. Minimum Side Setback
    - a. Within City Limits: Five (5) feet
    - b. Within Planning Area: Per Article 16
  - 3. Minimum Rear Setback
    - a. Within City Limits: Fifteen (15) feet
    - b. Within Planning Area: Per Article 16
- E. Maximum Lot Coverage: Forty percent (40%)
- F. Maximum Structure Height: Forty (40) feet, except as these regulations allow for taller structures by exemption, conditional use adjustment, or specific use standard per Article 10.
- G. Use Limitations: All business activities, displays, and storage shall occur within fully enclosed structures or screened areas, except as otherwise allowed or approved in accordance with these regulations.
- H. Supplemental Provisions
  - 1. CC Central Commercial zoning districts existing prior to the adoption of these regulations shall be designated C-3 districts upon the adoption of Ordinance No. 2181.
  - 2. The boundaries of the C-3 district shall be limited to lots within the city limits having street frontage on Seventh Avenue or on Walnut Street; or immediately adjacent to such a lot and addressed to either street.