

**Section 1000: Purpose**

The C-3 Thoroughfare Business Districts are designed to provide areas for business types that are generally located so as to serve passerby traffic. In addition, other businesses of a non-retail nature that do not depend on proximity to other similar uses to generate customers are included within the district.

**Section 1010: Principal Uses Permitted**

In a Thoroughfare Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in the Ordinance:

1. Restaurants.
2. Financial institutions.
3. Dry cleaning establishments, dealing directly with the consumer.
4. Bus passenger stations.
5. Funeral homes.
6. Bowling alleys, pool or billiard parlors or clubs, indoor tennis clubs and other similar indoor commercial recreation establishments.
7. Veterinary hospitals and clinics.
8. Accessory structures and uses customarily incident to the above permitted use.

**Section 1020: Principal Uses Permitted Subject to Special Conditions**

1. Automobile service stations as defined in this Ordinance, not including oil change facilities.
  - a. Ingress and egress points shall be located a minimum of sixty (60) feet from the intersection of any two (2) streets.
  - b. A maximum of two drives may be permitted for interior parcels and three drives for corner parcels.
  - c. A minimum frontage of 120 feet must be provided on any one road.
  - d. Outside storage of vehicles or parts shall be prohibited.

2. Automatic car washes when the following conditions are met.
  - a. All cleaning operations, except vacuuming and drying facilities shall be completely enclosed within a building.
  - b. One (1) stacking space shall be provided for each twenty (20) feet of building length.
  - c. Ingress and egress points shall be located a minimum of sixty (60) feet from the intersection of any two (2) streets.
  - d. A building setback of at least forty (40) feet must be maintained from any road right-of-way.
  - e. The site shall be drained so as to dispose of all surface water in such a way as to preclude drainage of water onto adjacent property or streets.
3. Self service car wash facilities when the following conditions are met.
  - a. Four (4) stacking spaces shall be provided for each wash stall.
  - b. The site shall be drained so as to dispose of all surface water in such a way as to preclude drainage of water onto adjacent property or streets.
  - c. Ingress and egress points shall be located a minimum of sixty (60) feet from the intersection of any two (2) streets.
4. Oil change facilities upon the condition that three (3) stacking spaces shall be provided for each stall, rack or pit.
5. Light Automobile Repair when the following conditions are met:
  - a. All activities shall be conducted within a completely enclosed building.
  - b. Outside storage of vehicles or parts must be completely screened in accordance with Section 1625, Walls and Beams.
6. Drive through facilities when a minimum of five (5) stacking lanes are provided per service lane or window.
7. Motor vehicle sales or showroom when the following conditions are met:

- a. Open air display of vehicles is permitted as an accessory use and must meet all applicable setbacks as specified in ARTICLE 15, SCHEDULE OF REGULATIONS.
  - b. Display of vehicles may be permitted within a required yard provided that a landscaped greenbelt is provided along all street yards. The greenbelt shall be a minimum of fifteen (15) feet in width as measured from the road right-of-way and the display of vehicles is not permitted within this area.
  - c. Display areas must be paved and landscaped in accordance Section 1640, Landscaping.
  - d. Parking must be provided in accordance with ARTICLE 18, OFF-STREET PARKING AND LOADING REQUIREMENTS and shall be completely separated from any display use.
  - e. No outside storage of discarded or salvaged materials, junk vehicles or junk parts shall be permitted on the premises.
  - f. Outside loud speaker systems or outside public address system shall not be used.
  - g. A minimum road frontage of one hundred and fifty (150) feet shall be provided.
8. Truck and automobile leasing when the following conditions are met:
- a. The outdoor storage of vehicles is permitted in a rear yard only.
  - b. For outdoor storage of vehicles, the height of screening walls will be determined in accordance with Section 1625, Walls and Berms.
  - c. Open air display of vehicles is permitted as an accessory use and must meet all applicable setbacks as specified in ARTICLE 15, SCHEDULE OF REGULATIONS.
9. Motels/Hotels, subject to the following conditions:
- a. Each unit shall contain no less than two hundred and fifty (250) square feet of floor area.
  - b. No guest shall establish permanent residence at a motel for more than thirty (30) consecutive days within any calendar year.

**Section 1030: Required Conditions**

1. For uses that must provide stacking spaces, the following requirements shall be met.

- a. Stacking lanes shall have a minimum width of eight (8) feet and shall not conflict with parking or ingress and egress drives.
  - b. The length of one (1) stacking space is twenty (20) feet.
  - c. Stacking shall not be permitted within a required front yard.
2. For all permitted uses in the C-3 districts, the Planning Commission may require the use of marginal access drives in accordance with the City's Thoroughfare Plan and Section 1630, Marginal Access Drives.
3. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
4. Except as specifically permitted by other provisions of this Section, all business, servicing or processing, not including off street parking or loading, shall be conducted within a completely enclosed building.
5. Warehousing or indoor storage of goods or material in quantity greater than normally incidental to the above permitted uses shall be prohibited.
6. See ARTICLE 16, GENERAL PROVISIONS and ARTICLE 15, SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot by permitted land use, maximum density permitted and minimum yard setback requirements.