

**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.

**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

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<p><b>Agriculture and Animals</b>                      Animal - domestic or household                      Community garden                      Urban farm</p> <p><b>Residential</b>                      Dwelling - condominium                      Dwelling - multi-family                      Home occupation - type b                      Residential facility - rehabilitation</p> <p><b>Recreation, Education &amp; Assembly</b>                      Aquarium                      Community center                      Commercial recreation facility - indoor                      Cultural studio                      Library                      Museum                      Park – mini, neighborhood</p> <p><b>Services</b>                      Adult day care                      ATM machine                      Auction house                      Child care - commercial                      Child care - residential (4 children)                      Child care - residential (5-10 children)                      Copy facilities                      Financial institution                      Funeral home                      Governmental services facility                      Lodging - hotel / motel                      Medical services - doctor office                      Office - small scale (<math>\leq 4,000</math> gsf)                      Office - large scale (<math>\geq 4,000</math> gsf)                      Personal services                      Postal services                      Repair services - household</p> <p><b>Retail</b>                      Artisan shop                      Bakery                      Bar, lounge or tavern                      Convenience store                      Convenience store that sells beer and/or light wine - off-site consumption                      Convenience store that sells beer, light wine/and or spirits for off-site consumption                      Gas station                      Outdoor vending - private property                      Restaurant                      Restaurant, drive-in                      Restaurant, drive through                      Retail - small scale (<math>\leq 4,000</math> gsf)                      Sidewalk café in public right-of-way</p> <p><b>Transportation / Utilities</b>                      Broadcasting studio</p>	<p><b>Agriculture and Animals</b>                      Animal clinic                      Botanical garden                      Greenhouse</p> <p><b>Residential</b>                      Dwelling - modular                      Dwelling - townhouse or rowhouse                      Dwelling - two-family</p> <p><b>Recreation, Education &amp; Assembly</b>                      Arena / Auditorium                      Commercial recreation facility - outdoor                      Educational facility                      Event center                      Golf course                      Outdoor music venue                      Religious facilities</p> <p><b>Services</b>                      Cemetery or mausoleum                      Lodging - bed &amp; breakfast                      Medical services - hospital                      Public safety services</p> <p><b>Retail</b>                      Convenience store that sells beer and/or light wine for off-site consumption within 500 ft. of a city owned park or trail                      Convenience store that sells beer, light wine/and or spirits for off-site consumption within 500 ft. of a city owned park or trail                      Outdoor vendor park</p> <p><b>Transportation / Utilities</b>                      Parking facility (as principle use)                      Transportation facilities excluding airports                      Utility facility                      Wireless communication facility (cell towers)</p> <p><b>Other</b>                      Temporary uses</p>	<p><b>Residential</b>                      Dwelling - accessory                      Home occupation - type a</p> <p><b>Transportation / Utilities</b>                      Solar energy system                      Wind energy system, small</p> <p><b>Other</b>                      Building, accessory - nonresidential</p>

**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 Setback Illustration

