

ARTICLE XVIII

HIGHWAY COMMERCIAL DISTRICT (C-3)

SECTION 1800 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide relatively spacious areas for the development of vehicle-oriented commercial activities which typically require direct auto traffic access and visibility from highways or other major thoroughfares.

It is the intent of this Ordinance that shopping centers and independent commercial uses be developed so that vehicular circulation is coordinated with the circulation patterns of adjacent properties in the vicinity that are also affected. In order to facilitate access between adjoining properties and to reduce the number of curb cuts onto arterial streets, The installation of a service drive or a connecting driveway shall be considered in connection with any independent commercial use (i.e., a commercial use that is not a part of a shopping center) proposed in this district.

SECTION 1801 - LAND USES PERMITTED

The following uses are permitted outright in the C-3 districts subject to the regulations prescribed herein:

- A. Any use permitted outright in the C-1/Limited Commercial and C-2 General Commercial District.
- B. Supermarkets, as defined by this Ordinance.
- C. Hotels and motels.
- D. Bowling alleys, skating rinks, motion picture theaters and similar indoor recreational or entertainment enterprises conducted entirely within fully-enclosed buildings.
- E. Mortuaries and funeral homes.
- F. All restaurants.
- G. Convenience stores.
- H. Service stations/ convenience car care establishments.

- I. Vehicle sales, rental or lease (both new and used).
- J. Vehicle service centers, as defined herein.
- K. Yard and garden centers, nurseries and greenhouse operations.
- L. Garages/ body shops as defined herein, with indoor storage of all vehicles stored on site.
- M. Public roads and highways (excluding Federal Interstate highways and scenic parkways, which are regulated as special uses in SU-1 districts.)
- N. Any other use which the Board determines to be of the same character and nature as those specifically permitted above, but not to include those uses allowed only as special exceptions under Section 1702.
- O. Railroads or railroad facilities existing at the effective date of this Ordinance.

SECTION 1802 - CONDITIONAL USES AND STRUCTURES AS PROVIDED UNDER SECTION 2805

- A. Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.
- B. Big box retail establishments. (NOTE: Because of the traffic generating characteristic of big box retailers, the location of these uses must be evaluated on a case-by-case basis to insure that traffic circulation is carefully considered.)
- C. Heavy equipment sales and service.
- D. Building material sales where some or all building materials, such as bricks, lumber, concrete culverts, etc. are displayed/ stored outdoors or are visible from adjoining thoroughfares. (NOTE: This permitted use does NOT include the manufacturing of such building materials on the premises.)
- E. Garages/ body shops as defined herein, with outdoor storage of vehicles. All vehicles stored on site outdoors shall be located in the rear yard and adequately screened (as determined through site plan review).
- F. Recreational vehicle parks.

- G. Juice bars.
- H. Wireless communications facilities.
- I. Proposed new railroads or railroad facilities NOT existing at the effective date of this Ordinance.

SECTION 1803 - DIMENSIONAL REQUIREMENTS

1803.01 Maximum Building Height: 70 feet, unless greater height is approved by the Board of Supervisors.

1803.02 Minimum Lot Area:

1. Shopping centers: three (3) acres.
2. Independent commercial uses: 21,780 square feet (½ acre).

1803.03 Minimum Lot Width:

1. Shopping centers: 200 feet.
2. Independent commercial uses: 200 feet (unless access can be arranged between two or more lots having common frontage with less than 200 feet for each lot).

1803.04 Minimum Yards: The minimum yard requirements for all uses permitted in a C-3 district shall be as follows:

1. Front yards: The front yard building setback shall be a minimum of thirty-five (35) feet from any existing or proposed right-of-way line of any street or road. However, the first ten (10) feet of this setback shall be open landscaped area, with no parking permitted in this area.
2. Side yards or rear yards where NOT abutting a residential district: No side or rear yard required.

3. Rear yards where abutting ANY residential district or residential use: twenty-five (25) feet. Side yards where abutting ANY residential district or residential use: Side yards with no parking will be fifteen (15) feet and side yards with parking and/or drives can be fifteen (15) feet with buffering.