

SECTION 22.5 HEAVY COMMERCIAL OR C-3 DISTRICT

A. **GENERAL DESCRIPTION:** The purpose of this Zoning District is to provide appropriate sites for uses which do not generally need highly visible locations and for sites for more intensive commercial uses as well.

B. **USES PERMITTED WITHOUT A USE PERMIT:** The following list is representative of heavy commercial uses which are permitted on a parcel in the Heavy Commercial Zoning District when conducted within a building:

- Warehouse
- Mini storage
- Cabinet shop
- Commercial services
- Metal fabrication
- Welding shop
- Wholesale sales and storage
- Auto repair shop

Bb. **USES PERMITTED SUBJECT TO FIRST SECURING A PLANNING DIRECTORS USE PERMIT:**

A single-family use provided said use is located on the second story or above or in the rear one-half of any commercial structure and accounts for no more than 25% of the gross square footage of said structure. (Ordinance No. 315-580)

C. **USES PERMITTED SUBJECT TO FIRST SECURING A USE PERMIT:**

- Heavy equipment repair shop
- Bulk petroleum storage plant
- Lumber yards
- Construction storage yards
- Truck repair shop
- Other Uses found to be similar in nature as determined by the Planning Commission
- Residential caretaker unit (See Special Regulations in Section 30(L)) (Ord. No. 315-580)

D. **FOR SUBDIVISION PURPOSES, THE MINIMUM PARCEL SIZE REQUIRED:** The minimum lot area shall be no less than 1/2 acre.

E. **MINIMUM LOT WIDTH:** Each lot shall be not less than 100 feet wide.

F. **BUILDING HEIGHT:** The maximum building height shall be twenty-five (25) feet.

- G. FRONT YARD SETBACK: The front yard setback shall have a minimum depth of ten (10) feet.
- H. INTERIOR SIDE YARD SETBACK: The interior side yard setback shall be a minimum of six (6) feet unless the side yard abuts a commercial or industrial zoned parcel in which case there are no setback requirements.
- I. EXTERIOR SIDE YARD SETBACK: The exterior side yard setback shall be a minimum of ten (10) feet.
- J. REAR YARD SETBACK: The rear yard setback shall be a minimum of six (6) feet unless the rear yard abuts a commercially or industrial zoned parcel in which case there are no setback requirements.
- K. MAXIMUM LOT COVERAGE: The total lot area covered by structure shall not exceed forty (40) percent of the total area of the lot.
- L. DRAINAGE: A Drainage Plan shall be submitted to the Department of Department of Transportation for review and approval prior to issuance of building permit(s).
- M. ENCROACHMENT PERMIT: Encroachment permits shall be obtained from the Department of Transportation Department prior to the issuance of building permits when projects create a new entrance onto a public road.