

15.300

**ARTICLE 11
C-3 DISTRICTS**

15.301

Sec. 111.1 **USES.**

In a C-3 District no building or premises shall be used and no building shall be erected, enlarged or altered except for one or more of the following specified purposes.

A. PRINCIPAL USES AND BUILDINGS.

1. All uses permitted in C-2 Districts.

B. ACCESSORY USES AND BUILDINGS. Same as permitted in C-2 Districts.
(chap. XII of code eff. Oct. 3, 1963)

15.302

Sec. 111.2 **HEIGHTS AND AREAS.**

A. HEIGHTS. Same as permitted in C-2 Districts.

B. AREAS.

1. Minimum lot area. No minimum lot area required.
2. Minimum ground floor areas. No minimum ground floor area required.

C. FRONT YARDS. No front yard required.

D. SIDE YARDS. No side yards required.

E. REAR YARDS. No rear yard required.

F. OFF-STREET PARKING. No off-street parking required. (chap. XII of code eff. Oct. 3, 1963)

15.330

**ARTICLE 12
INDUSTRIAL DISTRICTS**

15.331

Sec. 112.1 **USES.**

In Industrial Districts no building or premises shall be used and no building shall be erected, enlarged or structurally altered except for one or more of the following specified purposes:

A. PRINCIPAL USES AND BUILDINGS.

1. The following industrial uses are permitted provided any outdoor storage of material or equipment on land parcels shall be enclosed with a fence of sufficient height to prevent public view of said storage.

Bakeries
Beverage Bottling and Distributors
Book Binderies Broom Making Building
and Allied Craft Contractors
Building Equipment and Material Storage
Busline Garages and Yards
Cannery Operations
Ceramic Earthenware Manufacturing
Cleaning and Dyeing Establishments
Coal Dealers
Dairy Products Processing
Electric Plating
Electric and Electronic Equipment Assembly
Enameling and Painting Machinery Assembly, Sales and Repair
Feeds and Seeds, Processing And Sales

Fertilizer Processing
Flour and Grain Mills, Storage and Elevators
Food Products
Fuel Oil Dealers, and Storage
Furniture Repair, Custom Fabrication and Cleaning
Grist Mills
Household Cleaning Products (packaging or bottling only)
Jewelry Manufacturing
Laundries
Leather Goods, (cutting and assembly only)
Lumber Processing and Wood Products
Machinery Rental
Movers and House Wreckers Optical
Goods Manufacturing Packing and
Crating Service Paper Products,
Assembly Only Pattern Shops
Petroleum (bulk storage)
Pharmaceutical Manufacturing Pickle
Processing
Pleasure Boat Construction
Poultry Feed Manufacturing
Precision Instrument Manufacturing
Printing and Engraving
Railroad Trackage, Control Appurtenances and Car Storage
Railway Express Depots
Stone Cutting and Monument Works
Textile Products, (cutting and assembly only)
Tinsmiths
Tire Retread and Recap Shops Truck
Terminals
Used Auto Parts and Supplies
Veterinarian Clinics and Kennels
Warehouses Wholesale
Business or Distributors

Any other building use or service similar to the uses herein listed in type of service or goods sold or manufactured, or similar in the effect upon adjacent areas in more restricted use districts.

2. The following uses are prohibited:

- (a) Ammonia, chlorine or bleaching powder manufacturing.
- (b) Animal black, lamp black, or bone black manufacturing.
- (c) Celluloid and cellulose products manufacturing; the manufacturing of pyroxylin.
- (d) Cement, lime gypsum, or plaster of Paris manufacturing.
- (e) Commercial manufacturing of acetylene or liquified petroleum gas.
- (f) Corrosive acid manufacturing.
- (g) Crematories.
- (h) Creosote manufacturing or treatment.
- (i) Distillation or refining of petroleum, coal, refuse, wood or bones.
- (j) Explosives, fireworks, or match manufacturing or assembly.
- (k) Fish curing, smoking or packing; fish oil manufacturing or refining.
- (l) Garbage, offal, dead animals, refuse or rancid fat incineration, reduction or storage.

- (m) Glue, size or gelation manufacturing, or any processes involving recovery from fish or animal offal.
- (n) Slaughtering of animals, or livestock yards.
- (o) Tanning, curing or storage of raw, green or salted hides or skins.
- (p) Any other use that will be injurious, hazardous, noxious or offensive to an extent equal to or greater than those enumerated above.
(chap. XII of code eff. Oct. 3, 1963)

15.332

Sec. 112.2 **HEIGHTS AND AREAS.**

A. **HEIGHTS.** No building or structure shall exceed three (3) stories in height.

B. **AREAS.**

1. **Areas.** There are no minimum requirements.

C. **FRONT YARDS.** All buildings to be erected hereafter shall be setback at least thirty (30) feet from the street line.

D. **SIDE YARD.** None required.

E. **REAR YARD.** None required.

F. **OFF-STREET PARKING AND LOADING REQUIREMENTS.**

1. Industrial or manufacturing operations shall provide at least one (1) parking space for each two (2) employees on maximum working shifts, or a number of parking spaces equal in combined area to twenty-five (25) percent of the gross floor area of the operation, whichever amount is greater.

2. Warehouse and material or equipment storage yards shall provide at least one (1) parking space for each two (2) employees, or a number of parking spaces equal in combined area to ten (10) percent of the gross area of the operation, whichever amount is greater.

3. Loading and parking areas shall not extend into the required front yard. (chap. XII of code eff. Oct. 3, 1963)