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## CHAPTER 12. C-3, DOWNTOWN DEVELOPMENT DISTRICT

### Section:

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- 9-12-3 Interim Uses.
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### 9-12-1 Purpose.

The purpose of the C-3, Downtown Development District is to recognize the existing "downtown" area of the City, to provide for a "filling-in" and "rounding-out" of the center with uses similar to those which exist, but generally to discourage geographic expansion in view of its non-central location relative to the City as a whole.

### 9-12-2 Permitted and Conditional Uses.

Within the C-3, Downtown Development District, no building, structure, land or premises shall be used, and no building or structure shall hereafter be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses identified in Table 9-1, Principal Uses in the Commercial Districts, subject to all applicable development and performance standards.

### 9-12-3 Interim Uses.

In addition to other uses specifically identified elsewhere in this Title, the following are interim uses within the C-3, Downtown Development District, and require an interim use permit in accordance with the procedures identified in Section 9-2-8.

- A. Temporary classroom type structure for use by public or private institutions.
- B. Other uses that satisfy both the purpose and findings criteria established in Section 9-2-8, as determined by the City Council.

### 9-12-4 Permitted Accessory Uses.

In addition to other uses specifically identified elsewhere in this Title, the following are permitted accessory uses within the C-3, Downtown Development District, subject to all applicable provisions of this Title.

- A. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, or interim within this Chapter.
- B. Any incidental repair, processing or storage necessary to the conduct of the principal use, provided that no more than thirty (30) percent of the gross floor area of the principal building is utilized for such purposes.
- C. Buildings temporarily located for purposes of construction on the premises for a period not to exceed the time necessary to complete construction.
- D. Fences as regulated in Section 9-2-13.
- E. Off-street parking and loading areas, as regulated by Chapter 24.
- F. Recreational vehicles and equipment parking and storage as regulated by Section 9-24-5.
- G. Towers and antennae as regulated by Section 9-4-15.
- H. Signs as regulated within Chapter 23.

- I. Outdoor dining area subject to the standards identified for such use in Section 9-5-3-W.

#### **9-12-5 Lot and Setback Requirements.**

Height and area regulations for the C-3, Downtown Development District are subject to the standards identified in Chapter 20 for the Hamilton Overlay District.

#### **9-12-6 Development and Performance Standards.**

In addition to general performance standards identified in Chapter 4 and specific development standards for certain uses designated in Chapter 5, the following standards shall apply within the C-3, Downtown Development District:

- A. All properties are further subject to the development standards identified in Chapter 20 for the Hamilton Overlay District.
- B. Outdoor display of items for sale shall be subject to the standards identified in Section 9-5-3-X. No outside storage of merchandise, materials, or equipment shall be permitted.
- C. Live entertainment shall be allowed accessory to a restaurant, coffee shop, or similar facility, provided that no music or amplified sounds shall be audible from adjacent residential properties.