

# ATTACHMENT C

## Existing Zoning Regulations

## Schedule of District, Use and Setback Regulations

### C. C-3 Medium Intensity Commercial District.

#### 1. Purpose and uses:

District Purposes	Main Permitted Uses	Special Exception	Accessory Uses	Prohibited Uses
This district is intended to provide standards for the sale of goods and services to the entire city while remaining compatible with the surrounding residential neighborhood.	<p>Apt. on the second floor and above.*                      Assembly of pre-manufactured parts for sale on the premises (See § 4.21).                      Commercial uses. Except for Self-Storage Facilities.                      Consignment shops.                      Hotels &amp; Motels.                      Offices.                      Pain Management Clinics. (See § 4.22.R for regulations).                      Personal Services.                      Places of worship, meeting halls and fraternal lodges.                      Psychic Help Uses.                      Retail (indoor/outdoor).**                      Substance Abuse and Rehabilitation Centers. (See § 4.22.R for regulations).                      Thrift Shops.**                      Adult Educational Facilities (See Article 2 "Definitions").</p> <p>*Can not exceed 50% of the total floor area of the building.</p> <p>** See Performance Standards in § 4.3.J.</p>	<p>Day Care Facilities.</p> <p>School,** public or private.</p> <p>Service Stations.</p>	Any Use that is customarily associated with the Main Permitted Use or Special Exception. (See § 4.21).	Any use not listed as a Main Permitted Use or Special Exception.

#### 2. Development regulations:

Setbacks	Maximum Height	Minimum Unit Size (Sq. Ft.) and Maximum Density						
<p>0 ft. adjacent to commercial property.</p> <p>If adjacent to residential zoning district.</p> <table><tr><td># of Stories</td><td>Setback front, rear, sides</td></tr><tr><td>1</td><td>15 ft.</td></tr><tr><td>2-5</td><td>15 ft. + 10 ft.per floor</td></tr></table> <p>A 5 ft. landscaped buffer must be included within the setback area with one tree for every 20 linear ft. of required buffer area.</p> <p>See Performance Standards in § 4.3.J.</p>	# of Stories	Setback front, rear, sides	1	15 ft.	2-5	15 ft. + 10 ft.per floor	<p>5 stories or 60 ft.</p>	<p>Apt.: 500 Min. 750 Avg.</p> <p>Hotel or motel: 300-335 sq. ft. 15 % of units 335+ sq. ft. 85% of units</p> <p>Density Apts. = 18 units per acre Hotel or motel = 36 units per acre.</p>
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