

3.3-9. "C-3" commercial district. The following regulations shall apply in all "C-3" districts:

- (a) *Authorized uses.* Uses permitted by right shall be those set forth in the land use matrix in [section 144-4.2](#). The allowed uses in the district, which are intended to be identical with those listed in the land use matrix, are as follows:

- (1) *Uses permitted by right.*

Residential uses:

Accessory building/structure.

Accessory dwelling (one accessory dwelling per lot).

Bed and breakfast inn (see [section 144-5.6](#)).

Boardinghouse/lodging house.

Community home (see definition).

Duplex/two-family/duplex condominiums.

Family home adult care.

Family home child care.

Home occupation (see [section 144-5.5](#)).

Multifamily (apartments/condominiums).

One-family dwelling, detached.

Rental or occupancy for less than one month (see [section 144-5.17](#)).

Residential use in buildings with the following non-residential uses.

Single-family industrialized home (see [section 144-5.8](#)).

Non-residential uses:

Accounting, auditing, bookkeeping, and tax preparations.

Adult day care (no overnight stay).

Adult day care (with overnight stay).

Aircraft support and related services.

All terrain vehicle (ATV) dealer/sales.

Ambulance service (private).

Amphitheater.

Amusement devices/arcade (four or more devices).

Amusement services or venues (indoors) (see [section 144-5.13](#)).

Amusement services or venues (outdoors).

Animal grooming shop.

Answering and message services.

Antique shop.

Appliance repair.

Armed services recruiting center.

Art dealer/gallery.

Artist or artisan's studio.

Assembly/exhibition hall or areas.

Athletic fields.

Auction sales (non-vehicle).

Auto body repair, garages (see [section 144-5.11](#)).

Auto glass repair/tinting (see [section 144-5.11](#)).

Auto interior shop/upholstery (see [section 144-5.11](#)).

Auto leasing.

Auto muffler shop (see [section 144-5.11](#)).

Auto or trailer sales rooms or yards (see [section 144-5.12](#)).

Auto or truck sales rooms or yards—Primarily new (see [section 144-5.11](#)).

Auto paint shop.

Auto repair as an accessory use to retail sales (see [section 144-5.11](#)).

Auto repair garage (general) (see [section 144-5.11](#)).

Auto supply store for new and factory rebuilt parts.

Auto tire repair/sales (indoor).

Automobile driving school (including defensive driving).

Bakery (retail).

Bank, savings and loan, or credit.

Bar/tavern.

Barber/beauty college (barber or cosmetology school or college).

Barns and farm equipment storage (related to agricultural uses).

Battery charging station.

Bicycle sales and/or repair.

Billiard/pool facility.

Bingo facility.

Bio-medical facilities.

Book binding.

Book store.

Bottling or distribution plants (milk).

Bottling works.

Bowling alley/center (see [section 144-5.13](#)).

Broadcast station (with tower) (see [section 144-5.7](#)).

Bus barns or lots.

Bus passenger stations.

Cafeteria/cafe/delicatessen.

Campers' supplies.

Car wash (self service; automated).

Car wash, full service (detail shop).

Carpet cleaning establishments.

Caterer.

Cemetery and/or mausoleum.

Check cashing service.

Chemical laboratories (not producing noxious fumes or odors).

Child day care/children's nursery (business).

Church/place of religious assembly.

Civic/conference center and facilities.

Cleaning, pressing and dyeing (non-explosive fluids used).

Clinic (dental).

Clinic (emergency care).

Clinic (medical).

Club (private).

Coffee shop.

Commercial amusement concessions and facilities.

Communication equipment installation and/or repair.

Community building (associated with residential uses).

Computer and electronic sales.

Computer repair.

Confectionery store (retail).

Consignment shop.

Contractor's office/sales, with outside storage including vehicles.

Contractor's temporary on-site construction office (only with permit from building official; see [section 144-5.10](#)).

Convenience store with or without fuel sales.

Country club (private).

Credit agency.

Curio shops.

Custom work shops.

Dance hall/dancing facility (see [section 144-5.13](#)).

Day camp.

Department store.

Drapery shop/blind shop.

Drug sales/pharmacy.

Electrical repair shop.

Electrical substation.

Exterminator service.

Farmers market (produce market—wholesale).

Farms, general (crops) (see [chapter 6](#) and [section 144-5.9](#)).

Farms, general (livestock/ranch) (see [chapter 6](#) and [section 144-5.9](#)).

Feed and grain store.

Filling station (fuel tanks must be below the ground).

Florist.

Food or grocery store with or without fuel sales.

Fraternal organization/civic club (private club).

Freight terminal, truck (all storage of freight in an enclosed building).

Frozen food storage for individual or family use.

Funeral home/mortuary.

Furniture manufacture.

Furniture sales (indoor).

Garden shops and greenhouses.

Golf course (miniature).

Golf course, public or private.

Governmental building or use.

Greenhouse (commercial).

Handicraft shop.

Hardware store.

Health club (physical fitness; indoors only).

Heating and air-conditioning sales/services.

Heavy load (farm) vehicle sales/repair (see [section 144-5.14](#)).

Home repair and yard equipment retail and rental outlets (no outside storage).

Hospice.

Hospital, general (acute care/chronic care).

Hospital, rehabilitation.

Hotel/motel.

Hotels/motels—Extended stay (residence hotels).

Ice delivery stations (for storage and sale of ice at retail only).

Kiosk (providing a retail service).

Laundromat and laundry pickup stations.

Laundry, commercial (without self serve).

Laundry/dry cleaning (drop off/pick up).

Laundry/washateria (self serve).

Lawnmower sales and/or repair.

Limousine/taxi service.

Locksmith.

Lumberyard (see [section 144-5.15](#)).

Lumberyard or building material sales (see [section 144-5.15](#)).

Maintenance/janitorial service.

Major appliance sales (indoor).

Market (public, flea).

Martial arts school.

Medical supplies and equipment.

Metal fabrication shop.

Micro brewery (onsite manufacturing and/or sales).

Micro distillery (onsite manufacturing and/or sales).

Mini-warehouse/self storage units with outside boat and RV storage.

Mini-warehouse/self storage units (no outside boat/RV storage permitted).

Motion picture studio, commercial film.

Motion picture theater (indoors).

Motion picture theater (outdoors, drive-in).

Motorcycle dealer (primarily new/repair).

Moving storage company.

Moving, transfer, or storage plant.

Museum.

Needlework shop.

Non-bulk storage of fuel, petroleum products and liquefied petroleum.

Nursing/convalescent home/sanitarium.

Offices, brokerage services.

Offices, business or professional.

Offices, computer programming and data processing.

Offices, consulting.

Offices, engineering, architecture, surveying or similar.

Offices, health services.

Offices, insurance agency.

Offices, legal services, including court reporting.

Offices, medical offices.

Offices, real estate.

Offices, security/commodity brokers, dealers, exchanges and financial services.

Park and/or playground (private or public).

Parking lots (for passenger car only) (not as incidental to the main use).

Parking structure/public garage.

Pawn shop.

Personal services.

Personal watercraft sales (primarily new/repair).

Pet shop/supplies (10,000 square feet or less).

Pet store (more than 10,000 square feet).

Photo engraving plant.

Photographic printing/duplicating/copy shop or printing shop.

Photographic studio (no sale of cameras or supplies).

Photographic supply.

Plant nursery.

Plant nursery, with retail sales.

Plumbing shop.

Portable building sales.

Propane sales (retail).

Public recreation/services building for public park/playground areas.

Publishing/printing company (e.g., newspaper).

Quick lube/oil change/minor inspection.

Radio/television shop, electronics, computer repair.

Recreation buildings (private or public).

Recycling kiosk.

Refreshment/beverage stand.

Research lab (non-hazardous).

Restaurant with drive-through.

Restaurant/prepared food sales.

Retail store and shopping center.

Retirement home/home for the aged (public).

RV park.

RV/travel trailer sales.

School, K-12 (public or private).

School, vocational (business/commercial trade).

Security monitoring company.

Security systems installation company.

Shoe repair shops.

Sign manufacturing/painting plant.

Storage—Exterior storage for boats and recreational vehicles.

Storage in bulk.

Studio for radio or television (without tower).

Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.).

Tailor shop.

Tattoo and body piercing studio.

Taxidermist.

Telemarketing agency.

Telephone exchange buildings (office only).

Tennis court (commercial).

Theater (non-motion picture; live drama).

Tire sales (outdoors).

Tool rental.

Transfer station (refuse/pick-up).

Travel agency.

Truck stop.

University or college (public or private).

Upholstery shop (non-auto).

Used or second hand merchandise/furniture store.

Vacuum cleaner sales and repair.

Veterinary hospital (with or without outside animal runs or kennels) with the exception that outdoor kennels may not be used between the hours of 9:00 p.m. and 7:00 a.m. and are prohibited adjacent to residential.

Video rental/sales.

Warehouse/office and storage/distribution center.

Waterfront amusement facilities—Berthing facilities sales and rentals.

Waterfront amusement facilities—Boat fuel storage/dispensing facilities.

Waterfront amusement facilities—Boat landing piers/launching ramps.

Waterfront amusement facilities—Swimming/wading pools/bathhouses.

Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system.

Welding shop.

Wholesale sales offices and sample rooms.

Woodworking shop (ornamental).

Any comparable business or use not included in or excluded from any other district described herein.

- (2) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

(b) *Maximum height, minimum area and setback requirements.*

(1) *Non-residential uses.*

- (i) *Height.* 120 feet.
- (ii) *Front building setback.* No building setback required.
- (iii) *Side building setback.* No side building setback is required except that where a side line of a lot in this district abuts upon the side line of a lot in a "R" or "B-1" zone, a side building setback of not less than five feet shall be provided.
- (iv) *Rear building setback.* 20 feet.
- (v) *Residential setback.* Effective November 8, 2006, where a non-residential building abuts a one- or two-family use or zoning district, the setback from the one- or two-family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
- (vi) *Width of lot.* The minimum width of a lot shall be 60 feet, provided that where a lot has less width than required and such lot was in separate ownership prior to February 4, 1984, this requirements will not prohibit the construction of a use enumerated in this district.
- (vii) *Lot depth.* 100 feet.
- (viii) *Parking.* See [section 144-5.1](#) for permitted uses' parking.

(2) *One-family dwellings.*

- (i) *Height.* 45 feet.
- (ii) *Front building setback.* 25 feet.
- (iii) *Rear building setback.* 20 feet.
- (iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
- (v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
- (vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.
- (vii)

Lot area. Every single-family dwelling hereafter erected or altered shall have a lot area of not less than 6,600 square feet per family for interior lots, and 7,000 square feet per family for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre and one acre on the Edwards Aquifer Recharge Zone.

- (viii) *Lot depth.* 100 feet.
- (ix) *Parking.* Two off-street parking spaces shall be provided for each one-family detached dwelling. See [section 144-5.1](#) for other permitted uses' parking.

(3) *Duplexes.*

- (i) *Height.* 45 feet.
- (ii) *Front building setback.* 25 feet.
- (iii) *Rear building setback.* 20 feet.
- (iv) *Side building setbacks.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
- (v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
- (vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.
- (vii) *Lot area.* Duplexes hereafter erected or altered shall have a lot area of not less than 8,000 square feet for an interior lot and 8,500 square feet for a corner lot. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall prohibit the erection of a two-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one acre and approved by the city sanitarian.
- (viii) *Lot depth.* 100 feet.
- (ix) *Parking.* Two off-street parking spaces shall be provided for each two-family dwelling unit. See [section 144-5.1](#) for other permitted uses' parking.

(4) *Multifamily dwellings.*

- (i) *Height.* 45 feet; 60 feet when a pitched roof is used (minimum 4:12 slope).
- (ii) *Front building setback.* 25 feet.
- (iii) *Rear building setback.* 25 feet.
- (iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent

lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.

- (v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
- (vi) *Residential setback.* Effective November 8, 2006, where a multifamily dwelling abuts a one- or two-family use or zoning district, the setback from the one- or two-family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.
- (vii) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.
- (viii) *Lot area.* The minimum lot area for a multifamily dwelling shall be 15,000 square feet; for each unit over ten an additional 1,500 square feet of lot area shall be required. Where public or community sewer is not available and in use, for the disposal of all sanitary sewage, multifamily developments shall be approved by the city sanitarian.
- (ix) *Lot coverage.* For multifamily structures, the combined area of all yards shall be at least 55 percent of the total lot or tract; provided, however, that in the event enclosed parking is provided the minimum total yard area requirement shall be 40 percent of the total lot or tract.
- (x) *Distance between structures.* For multifamily structures, there shall be a minimum of ten feet between structures side by side; a minimum of 20 feet between structures side by front or rear; a minimum of 40 feet between structures front to front; and a minimum of ten feet between structures backing rear to rear, and a minimum of 20 feet front to rear. (See Illustration 1 in section 144-3.3-3.)
- (xi) *Lot depth.* 100 feet.
- (xii) *Parking.* For apartments, apartment hotel units and other multifamily dwellings, off-street parking spaces shall be provided in accord with the following schedule:
 - 1. One-bedroom apartment or unit: One and one-half spaces.
 - 2. Two-bedroom apartment or unit: Two spaces.
 - 3. Each additional bedroom: One-half space.
 - 4. Each dwelling unit provided exclusively for low income elderly occupancy: Three-fourths space ("low income elderly" is defined as any person 55 years of age or older with low or moderate income, according to HUD standards).