

[DIVISION 19. - COMMERCIAL 3 \(C-3\) HIGHWAY DISTRICT](#)

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[Sec. 23-6.19.1. - Purpose and intent.](#)

The purpose of the commercial 3 (C-3) highway district is to provide for areas of general commercial activity in the county to meet the local and regional commercial needs at high intensity.

(Ord. No. 23-66, 10-24-95)

[Sec. 23-6.19.2. - Permitted uses.](#)

The following uses may be established as permitted uses in the commercial 3 (C-3) highway district, subject to site plan approval:

- (1) Accessory uses and accessory service uses as permitted by article 5, divisions 2 and 3 of this chapter;
- (2) Auction establishments;
- (3) Convenience store;
- (4) Eating establishment, carry out/fast food;
- (5) Heavy equipment and specialized vehicle sale, rental and service establishment;
- (6) Mini-warehousing establishments;
- (7) Service stations;
- (8) Vehicle light service establishments;
- (9) Vehicle sale, rental and ancillary service establishments;
- (10) Vehicle major service establishment;
- (11) Wholesale trade establishments;
- (12) Any permitted C-1 and C-2 uses set forth in sections 23-16.17.2 and 23-6.18.2 of this chapter.
- (13) Planned Commercial District

(Ord. No. 23-66, 10-24-95; Ord. No. 23-81, 6-22-99; Ord. No. 23-98, 2-12-02; Ord. No. 23-105, 6-24-03)

[Sec. 23-6.19.3. - Special uses.](#)

The following uses may be established as special uses in the commercial 3 (C-3) highway district, subject to approval by the board of supervisors in accordance with article 4, division 5 of this chapter:

- (1) Building materials yard;
- (2) Crematory or crematorium as part of a funeral home
- (3) Dormitory, fraternity/sorority houses, rooming/boarding houses, or other residence halls;
- (4) Drive-in motion picture theaters;
- (6) Heliports;
- (7) Maximum building height exceeding seventy-five (75) feet;
- (8) Open air market;

- (9) Tattoo parlor;
- (10) Any special uses in C-1 and C-2 districts as set forth in sections 23-6.17.3 and 23-6.18.4 of this chapter;
- (11) Wetland mitigation bank.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-81, 6-22-99; Ord. No. 23-82, 7-13-99; Ord. No. 23-83, 8-24-99; Ord. No. 23-97, 10-23-01; Ord. No. 23-98, 2-12-02; Ord. No. 23-103, 2-11-03)

Sec. 23-6.19.4. - Use limitations.

- (1) Outdoor storage and display areas shall be permitted only on the same lot with and ancillary to a permitted or special use.
- (2) The outdoor area devoted to storage, loading and display of goods shall be limited to that area so designated on an approved site plan. For all uses the outdoor storage and display of goods shall be limited to goods that are customarily used outside such as fertilizers, peat moss, shrubbery and mulch; provided, however, that this shall not be deemed to preclude outdoor storage by a contractor's Offices and shop.
- (3) All outdoor storage and loading areas shall be enclosed by screening.
- (4) The outdoor storage or parking of construction equipment, construction vehicles, construction machinery or vehicles such as garbage trucks, dump trucks, cement mixers, tractors and/or trailers of tractor-trailer trucks shall not be permitted.
- (5) Any establishment involved with the sale or storage of fuel for sale shall be permitted only if the fuel is stored underground.

(Ord. No. 23-66, 10-24-95)

Sec. 23-6.19.5. - Lot size requirements.

- 1. Minimum lot area: Twenty thousand (20,000) square feet.
- 2. Minimum lot width: One hundred (100) feet.
- 3. The lot size requirements do not apply to development in accordance with a proffered generalized development plan (GDP). The board of supervisors may waive or modify the lot size requirements by special use.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-105, 6-24-03)

Sec. 23-6.19.6. - Use limitations.

- 1. *Maximum building height:* Seventy-five (75) feet, subject to increase as may be permitted by the board of supervisors in accordance with the provisions of section 23-6.19.3.
- 2. *Minimum yard requirements.*
 - A. Front yard: Forty (40) feet.
 - B. Side yard: No requirement.
 - C. Rear yard: Twenty (20) feet.
 - D. Development in accordance with a proffered generalized development plan (GDP) shall be subject to the minimum yard requirements only with respect to development along its peripheral lines and in such cases parking lots shall be located no closer than thirty (30) feet to any public street or highway right-of-way.
- 3. *Maximum floor area ratio:* 1.0.
- 4. The board of supervisors may waive or modify the floor area ratio limitations by special use.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-83, 8-24-99; Ord. No. 23-84, 2-22-00; Ord. No. 23-104, 3-11-03; Ord. No. 23-105, 6-24-03; Ord. No. 23-122, 10-9-07)

Sec. 23-6.19.7. - Open space.

Fifteen (15) percent of the gross area shall be landscaped open space. As used herein, "gross area" refers to either the total parcel area or, where applicable, the total aggregate land area subject to a proffered generalized development plan.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-105, 6-24-03)

Sec. 23-6.19.8. - Additional requirements.

1. *General development standards*: Refer to article 5.
2. *Landscaping and screening*: Refer to article 5, division 5.
3. *Off-street parking*: Refer to article 5, division 9.
4. *Signs*: Refer to article 5, division 8.
5. *Curb, gutter and sidewalk*: Refer to article 5, Design Standards Manual.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-79, 4-13-99)
