

## **C3 (REGIONAL COMMERCIAL) ZONE**

### **PURPOSE**

C3 (Regional Commercial) Zone permits a wide range of regional commercial activities generating large amounts of employment and traffic, serving a wide region on the County.

### **DEVELOPMENT REQUIREMENTS**

Minimum lot size: N/A

Minimum lot width: 100 feet

Minimum lot depth: 100 feet

Setbacks Principal Building:

1. Primary Frontage: 40 feet (min)
2. Secondary Frontage: 10 feet (min)
3. Side Setback: 10 feet (min)
4. Rear Setback: 35 feet (min)

Setbacks Accessory Buildings:

1. Primary Frontage: 40 feet (min)
2. Secondary Frontage: 10 feet (min)
3. Side Setback: 10 feet (min)
4. Rear Setback: 35 feet (min)

Building Height:

1. Principal Building Height: 50 feet (max)
2. Accessory Building Height: 35 feet (max), but not higher than the height of the principal building.

### **C3 PERMITTED USES**

The following uses are permitted by right in the C3 district.

Civic Space

1. Playground
2. Community Garden, Small
3. Community Garden, Medium
4. Community Garden, Large

## Residential

1. Community Types

## Lodging

1. Hotel and Motel
2. Inn
3. Recreational Vehicle Park

## Office

1. Laboratory, Scientific, Ag Research, Office and Service
2. Office, General
3. Office, Small

## Retail and Service

1. Commercial Laundry
2. Commercial Use Not Elsewhere Classified
3. Convenience Store
4. Display Gallery
5. Gas Station
6. Kiosk
7. Retail Facility, Large, over 25,000 sq. ft.
8. Open Market Building
9. Personal Service
10. Bar, Pub, Tavern
11. Nightclub
12. Restaurant, Bakery, Catering Service
13. Food Truck/Push Cart

## Institutional

1. Community Building, Public and Private
2. Convention or Exhibition Hall
3. Entertainment Facility, Not Adult Entertainment
4. Institutional Use such as Library, Educational or Cultural

5. Museum
6. Off-Site Parking Area for Commercial and Industrial Use
7. Recreation and Sports Facility, Private
8. Recreation and Sports Facility, Public

Agriculture: (A) Permitted if assessed as Agriculture for On-Farm Operations only.

1. Agricultural Packaging and Warehousing
2. Aquaculture
3. Auction Yard
4. Farming and Ranching
5. Greenhouse and Nursery, Commercial
6. Wine Tasting Room

Automotive

1. Automobile, SUV Repair, Sales or Service
2. Automobile Garages, Painting or Auto Body Work
3. Auto-Related Repair and Service, But Not Auto Painting or Body Work
4. RV or Truck Repair, Sales or Service
5. Truck Stop

Civil Support

1. Animal Hospital, Veterinary Clinic and Kennel, Ag Office and Medical Research
2. Cemetery
3. Funeral Home and Funeral Chapel
4. Health Service, Public or Private
5. Hospital

Education

1. Child and Adult Care, Commercially Operated
2. Childcare, Home Occupation
3. College or University
4. Trade School

Industrial

1. Wireless Communication Facilities
2. Construction Equipment, Related Sales, Services, Storage and Distribution Facility
3. Ground Transportation Facility
4. Laboratory Facility
5. Light Manufacturing
6. Major Facility for Distribution of Electric, Natural Gas, Water, Sewer, Cable
7. Mini-Storage Unit
8. Recycling Center
9. Utility Building, Wastewater Lift Station and Substation, Minor, Private or Public
10. Wholesale Sales and Storage
11. Wrecking Service

### **C3 SPECIAL USE PERMITS**

The following uses require a Special Use Permit:

#### Retail and Service

1. Adult Bookstore or Adult Entertainment

#### Agriculture

1. Agricultural Processing Facility