

Sec. 6-3-42. C-3 central commercial district.

(a) **Purpose.** The purpose of this district is to provide for the intensive heavy commercial development of the Greenwood central business district. Off-street parking is permitted separately and is not required as a use because of small lot sizes and intensity of development. To require parking would preclude redevelopment and upgrading of existing property in many cases, because additional property would be required but not available. Notwithstanding, it is most important in this district that parking be provided, not as a means of complying with regulations, but as a means of providing for the proper function of the district.

(b) **Permitted uses.**

- (1) Any nonresidential use permitted in the C-1 district.
- (2) Primary retail establishments such as department stores, general mercantile stores, and clothing, variety and similar establishments selling principally low-bulk comparison items.
- (3) Secondary retail establishments such as those selling principally one-stop items, usually high-bulk, including furniture, appliances, home furnishings, floor coverings and business machines, and heating and air conditioning sales and service, bicycle sales and service and similar establishments, but not including establishments selling automobiles, trucks, boats, farm equipment, building and plumbing supplies, tombstones, surplus materials and heavy machinery.
- (4) Motels and hotels.
- (5) Social and cultural uses, including music and dance, art and craft schools, primary and secondary schools, museums, TEC schools, art galleries, civic clubs, lodges and similar establishments.
- (6) Commercial recreation establishments, including movie theaters, pool and video game rooms, dancing and staged entertainment, bowling and skating rinks, bars, etc.
- (7) General business services such as duplicating, mimeographing and multilithing shops, addressing and mailing services, blueprinting, photostating and film development.
- (8) Restaurants and lounges.
- (9) Accessory land uses and buildings customarily incidental to any of the uses listed in this subsection.
- (10) Signs in accordance with subsection (c) of this section, pertaining to sign regulations.

(c) **Sign regulations.** Same as the C-2 district, with the exception that outdoor advertising displays shall not be allowed.

(d) **Development standards.**

- (1) *Residential uses.* See the R-6 district for residential uses.
- (2) *Commercial and other nonresidential uses.*
 - a. Minimum lot area: None.
 - b. Minimum yard requirements: None.

c. Maximum height of buildings: None.

d. Maximum height of signs: 40 feet.

(e) Offstreet parking and loading regulations. None.

(f) Bufferyard requirements. None.

(Ord. No. 13-86, § IV.K, 12-2-86)