

§ 14-16-2-18 C-3 HEAVY COMMERCIAL ZONE.

This zone provides suitable sites for C-2 uses, wholesale commercial uses, and some light industrial uses which cause no vibration discernible beyond the premises.

(A) Permissive Uses.

- (1) Uses permissive and as regulated in the C-2 zone.
- (2) Uses which must be conducted within a completely enclosed building:
 - (a) Adult amusement establishment or adult store, provided:
 - (1) The use is located at least 1,000 feet from any adult amusement establishment or adult store; and
 - (2) The use is located at least 500 feet from the nearest residential zone, or from any church or pre-elementary, elementary or secondary school.
 - (b) Automotive engine manufacturing, wholesale assembling or rebuilding of automotive vehicles or parts.
 - (c) Bottling.
 - (d) Cold storage plant.
 - (e) Ice plant, wholesale.
 - (f) Dry cleaning, clothes pressing, dyeing, including rug and carpet, provided that portion of the structure in which any cleaning process is done is at least 50 feet from any residential zone.
 - (g) Manufacturing, assembling, treating, repairing, or rebuilding of products, as follows:
 1. Building (structure) sub-assembly.
 2. Electrical appliances, electronic instruments and devices, radios or phonographs, including the manufacture of small parts only.
 3. Food products, except meat and fish products, sauerkraut, vinegar, yeast, and the rendering or refining of fat or oil provided:
 - a. Fish and chicken food is prepared with non-boiling processes.
 - b. Dry grain is processed or ground only to the consistency of a rough grind.
 4. Jewelry, curios.
 5. Metal stamps, tool and die making.
 6. Plumbing, assembly only.
 7. Pottery, ceramics, provided only previously pulverized clay and kilns fired by electricity or gas are used.

8. Sewed items, including clothing.
 9. Signs, commercial advertising structures.
- (h) Sheet metal working (light).
 - (i) Tire recapping or retreading.
 - (j) Upholstering.
 - (k) Warehousing.
 - (l) Welding, as a principal activity.
- (3) Uses which must be conducted in a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high, which must be solid when it faces or abuts land not zoned C-2, C-3, M-1, or M-2.
 - (a) Construction contractor's equipment storage, or contractor's plant.
 - (b) Equipment rental, sales, display, and repair - operative contractor's and heavy farm equipment.
 - (c) Feed or fuel storage or sales.
 - (d) Kennel.
 - (e) Printing, publishing, lithographing, or blueprinting.
 - (f) Wholesaling.
 - (4) Antenna, without limit as to height.
 - (5) Operative contractor's equipment and heavy farm equipment sales.
 - (6) Railroad right-of-way and incidental facilities, provided they are at least 100 feet from any residential zone or approved by master plan.
 - (7) Sign, off-premise, as provided in the C-2 zone and § 14-16-3-5 of this Zoning Code, except:
 - (a) Size. Free-standing sign area of any one sign shall not exceed 672 square feet. An additional add-on sign area of 34 square feet is permitted.
 - (b) Height:
 1. Sign height shall not exceed 29 feet, except:
 - a. As provided in division 2. below; and
 - b. The height of an add-on sign may be up to but shall not exceed 34 feet.
 2. Within 150 feet of a moving through lane of an Interstate Highway, excluding interchange ramps, the height of the highest point of the sign shall not exceed 29 feet, measured either from grade or from the elevation of the Interstate Highway,

at its closest point, except the height of an add-on sign may be up to, but shall not exceed 34 feet, measured in the same way.

(B) Conditional Uses.

- (1) Uses conditional in the C-2 zone except dwelling units referred to in § 14-16-2-17(B)(6).
- (2) Automobile dismantling yard, provided:
 - (a) All activities are conducted within a completely enclosed building or within an area enclosed on all sides by a solid wall or fence at least six feet high.
 - (b) Inoperative automobile bodies may not be stacked above the plane established by the top of the required surrounding wall.
- (3) Building material storage or sales.
- (4) Construction Contractor's equipment storage, or contractor's plant.
- (5) Equipment rental, sales, display, and repair - operative contractor's and heavy equipment.
- (6) Feed or fuel storage or sales.
- (7) Manufacturing, assembling or treating articles, provided it is conducted within a completely enclosed building, except uses listed as conditional in the M-1 or M-2 zone.
- (8) Vehicle storage outdoors as a principal use where vehicles are typically not moved for one week or more.
- (9) Wholesaling, other than as limited under permissive uses in this zone.

(C) Height. Height shall be as provided in the O-1 zone, except antenna height shall not be limited.

(D) Lot Size. No requirements.

(E) Setback. Setback shall be as provided in the O-1 zone.

(F) Off-Street Parking. Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

(G) Shopping Center Regulations. Any site in this zone classified as a Shopping Center site, as defined in § 14-16-1-5 of this Zoning Code, is subject to special site development regulations. The Shopping Center Regulations are provided in § 14-16-3-2 of this Zoning Code.

('74 Code, § 7-14-23) (Ord. 80-1975; Am. Ord. 40-1976; Am. Ord. 13-1977; Am. Ord. 74-1977; Am. Ord. 62-1988; Am. Ord. 75-1989; Am. Ord. 3-1990; Am. Ord. 12-1990; Am. Ord. 47-1990; Am. Ord. 69-1990; Am. Ord. 2-1991; Am. Ord. 42-2004; Am. Ord. 43-2005; Am. Ord. 66-2005; Am. Ord. 19-2010)

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