

SECTION 5.

C-3 HIGHWAY COMMERCIAL DISTRICT

A. GENERAL DESCRIPTION

The purpose of the C-3 Highway Commercial District is primarily to provide areas for the location of those enterprises which are oriented toward serving occupants of automobiles and trucks and/or their vehicles.

Within the C-3 Highway Commercial District as shown on the Official Woodbury Zoning Map the following regulations shall apply:

B. PERMITTED USES

1. Any commercial or retail uses allowed in the C-1 Local Commercial and C-2 Central Commercial Districts.
2. Restaurants, including drive-ins; florists; souvenir shops; commercial greenhouses and nurseries; retail builder's supply; hotels and motels; food stores; places of amusement; automobile sales and service establishments; drive-in theaters; private and public hospitals for human care or other similar major health facilities; other similar uses.
3. Automobile service stations provided that inflammable liquids in excess of 500 gallons are not stored above ground, and provided that the provisions of Article VI, Section 4(A) are met.
4. Accessory buildings or uses customarily incidental to aforementioned permitted uses.

C. USES PERMITTED ON APPEAL (SPECIAL EXCEPTIONS)

After public notice and hearing and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit as special exceptions:

1. Uses allowed in the R-2, Residential District.
2. Bus stations.
3. Moving companies.
4. Light industrial uses not employing more than ten (10) persons and not of a nature which, in the opinion of the Board of Zoning Appeals, would be injurious because of offensive fumes, odors, dust, or other objectionable features, or hazards to the community by reason of danger of fire or explosion even when conducted under proper safeguards.
5. Telecommunication Towers and Stations as regulated in Article VI, Section 9. **[Amended 2005]**
6. Child Day Care Facilities: as regulated in Article VI, Section 12. **[Amended 2002]**
7. Adult Oriented Business Establishments: as regulated in Article VI, Section 13. **[Amended 2003]**
8. Bed and Breakfast: subject to conditions and requirements as regulated in Article VI, Section 14. **[Amended 2007]**

D. USES PROHIBITED

1. Industrial uses not permitted on appeal.
2. Self service storage facilities, warehousing and storage, except those uses within and incidental to a permitted business or service structure. [Amended 2005]
3. Storage of explosives.
4. Storage above ground consisting of inflammable liquids in excess of five-hundred (500) gallons.
5. Truck terminals, junkyards.
6. All other uses not specifically permitted or implied in this district. Also, any use dangerous or offensive because of odor, smoke, noise, glare, fumes, gas, fire or vibration, or hazardous because of fire or explosion, even under proper safeguards.

E. MINIMUM LOT AREA, WIDTH, AND YARD REQUIREMENTS

All buildings or structures hereafter constructed in this district shall be located so as to comply with the following requirements:

1. Minimum Lot Requirements

- a. Residential uses - same as required in the R-2 District.
- b. Churches - 30,000 sq. ft. minimum plus off-street parking area requirements.
- c. Other permitted uses - none except to comply with other requirements herein.

2. Minimum Depth of Front Yard

- a. On a major thoroughfare-----50 ft. from ROW
- b. On all other streets-----35 ft. from ROW

3. Minimum Depth of Rear Yard

- a. Residential uses - same as required in the R-2 District
- b. All other uses-----15 ft.

4. Minimum Width of Side Yard on Each Side

- a. Up to three stories----15 ft.
- b. Over three stories----15 ft. plus 1 foot for each foot over 35 ft. in height.
- c. On corner lots-----Minimum requirement plus additional fifty percent (50%)

5. Maximum building area-----Forty percent (40%) of total area

6. Screening

Where a side lot is shared with an adjoining residential lot, a well-maintained and compact hedge two (2) to four (4) feet in height, beginning at the front building line and extending along the common side lot line to the rear property line shall be provided to screen the commercial use from the adjoining lot in the residential district.

F. MAXIMUM BUILDING HEIGHT

Structures in the C-3 District shall conform with the provisions of Article III, Section 10 of this zoning ordinance.

G. PARKING REQUIREMENTS

Structures in the C-3 District shall conform with the provisions of Article III, Section 7 of this zoning ordinance.

H. ACCESS REQUIREMENTS

Uses in the C-3 District shall conform with the provisions of Article III, Section 8 of this zoning ordinance.

I. OFF-STREET LOADING AND UNLOADING SPACE REQUIREMENTS

Uses in the C-3 District shall conform with the provisions of Article III, Section 9 of this zoning ordinance.

J. DRAINAGE AND STORMWATER MANAGEMENT [Amended 2005]

Uses in the C-2 District shall conform with the supplementary regulations under Article VI, Section 11.

K. SITE PLAN REQUIREMENTS FOR BUILDING PERMITS [Amended 2007]

Site plans in the C-3 District shall conform with the provisions of Article VII, "Administration and Enforcement" Section 3-B.