

Part III
Article XXII

C-3, GENERAL COMMERCIAL DISTRICT

Section 2200 Statement of Purpose

The General Commercial District, as established in this Article, is intended to be that district permitting a wider range of business and entertainment activities than those permitted in the Neighborhood or Community Commercial Districts. The permitted uses would serve not only nearby residential areas and the larger Valparaiso community, but also people residing outside the City with major types of comparison businesses, offices services, and automotive service activities, including open air sales and uses requiring location on a major highway or street. These uses would generate larger volumes of vehicular traffic, would need more off-street parking and loading, and would require more planning to integrate such districts with adjacent residential areas. Such C-3 districts in the community reflect major existing shopping concentrations, other commercial uses along major thoroughfares, and desired future commercial centers as proposed in the Comprehensive Plan which are needed to serve adequately the future population of the community.

Section 2210 Permitted Uses

1. All uses permitted in R-1A, R-1, R-2, R-3, R-4, C-1, and C-2 districts, provided that residential uses shall conform with the lot area requirements of the R-4 district and provided further that no residential use shall occupy the first or ground floor of any structure located in the C-3 general commercial district, except that structures existing at the time of the enactment of this section which were built as single-family residences and continue to be maintained as such will in all respects be lawful uses and can be expanded, restored, or rebuilt without variance or special exception subject only to the requirements of all other laws, statutes, or ordinances..
2. Automobile, motorcycle, trailer, or boat showrooms and sales rooms.
3. Automobile wash establishments when completely enclosed in a building.
4. Blueprinting, photocopy, plans, and printing establishments.
5. Bus passenger stations.
6. Business schools and colleges, or private schools operated for a profit.
7. Carpet, rug, linoleum, or other floor covering stores.
8. Commercial amusement, sport, cultural, or recreation activities, including auditoriums or exhibition halls, bowling alleys, golf driving ranges, miniature golf, skating rinks, billiard parlors, museums, indoor theaters, electronic game arcades, excluding rides, ferris wheels, and other such amusement devices.
9. Department stores.
10. Eating or drinking establishments, except those having the principal character of a drive-in facility wherein food is served to a customer in his vehicle.
11. Electrical, glazing, heating, painting, paper hanging, plumbing, roofing or ventilation contractors' establishments, excluding outside storage yards.
12. Exterminators.
13. Furniture stores.
14. Hotels and motels.

15. Interior decorating establishments.
16. Medical or dental laboratories for research or testing, not involving any danger of explosion, nor of offensive noise, vibrating, smoke, odorous matter, heat, humidity, glare, or other objectionable effects.
17. Monument sales establishments, with incidental processing to order, but not including the shaping of headstones.
18. Moving or storage offices, with storage limited to items for retail sale and to 1,500 square feet of floor area per establishment.
19. Office or business machine stores; sales, rental, or repair.
20. Physical health establishments, including gymnasiums, reducing salons, masseurs, or steam baths.
21. Public auction rooms
22. Publicly owned buildings, public offices, public utility buildings, exchanges, transformer stations, pump stations, and service yards but not including outdoor storage yards.
23. Radio and television studios and towers, subject to Section 415.
24. Sign painting shops, limited to 2,500 square feet of floor area per establishment.
25. Studios for music, dancing, or theatrical instruction.
26. Taxidermist shops.
27. Upholstering shops dealing directly with consumers.
28. Venetian blind, window shade, or awning shops, including repairs, limited to 2,500 square feet of floor area per establishment.
29. Any service establishment of an office-showroom or workshop in the nature of an electrician, decorator, dressmaker, tailor, shoemaker, baker, printer, upholsterer, photographic reproduction, and similar establishments that require a retail adjunct and of no more objectionable character than the aforementioned, subject to the provision that no more than five (5) persons shall be employed at any time in the fabrication of goods.
30. Offices of veterinarians, provided that all animals cared for on the premises are kept within a fully-enclosed building.
31. Wedding chapels, banquet halls, dance halls, assembly halls, lodge halls, or similar places of assembly.
32. Other uses similar to the above and subject to the following regulations:
 - A. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
 - B. All business, servicing, or processing, except for off-street parking, loading, and those open air uses indicated as being permissible on special approval in Section 2125 below, shall be conducted completely within enclosed buildings.
33. Accessory structures and uses customarily incidental to the above permitted uses. Signs shall be regulated by Articles IX.
34. Off-street parking and loading space as required in Article VII
35. Single Room Occupancies
36. Auto Repair, Major and Minor
37. Temporary Outdoor Sales. Located on a paved surface, and for retail purposes only.

Section 2225 Permitted Uses as Special Exceptions

The following uses may be permitted by the Board of Zoning Appeals if the proposed use will constitute a desirable and stable development which will be in harmony with development in adjacent areas and will not cause congestion on public streets not be contrary to the spirit and purpose of this ordinance.

1. Open air business uses, as defined in Article II, subject to the following regulations:
 - A. The minimum area of the site shall be ten thousand (10,000) square feet.
 - B. The minimum street frontage shall be one hundred (100) feet.
 - C. There shall be provided around all sides of the site, except at entrances, exits, and along sides of the premises enclosed by buildings, a fence or wall five (5) feet in height in order to intercept windblown trash and other debris. Where the side abuts any residentially zoned district, the requirements for protective screening shall apply as specified in Section 2280 and Section 475.
 - D. Off-street parking areas shall be provided as required under Article VII.
 - E. Lighting shall be installed in a manner which will not create a driving hazard on abutting streets or which will not cause direct illumination on adjacent properties.
 - F. Before approval is given for any use, a site plan shall be first submitted to the Board for review as to suitability of entrance and exit locations, parking area, fencing, lighting and other design features.
 - G. All other open air business uses shall comply with all City and County health regulations regarding sanitation and general health conditions.
2. Drive-in establishment or open front store, provided that the entrance or exit to or from any such use is at least one hundred (100) feet from the intersection of any two (2) streets, that all such uses shall have direct access to an arterial street as defined in Article X, that all lighting or illuminated display shall not reflect onto any adjacent residential zone, and that consideration is given to proximity of existing places of congregation of children (e.g. schools) and to their relationships to traffic safety and sanitation.
3. Wholesale or jobbing businesses.
4. Parking lots accessory to uses in the C-4 Central Business district, provided such parking lots are within three hundred (300) feet of a C-4 District.
5. Mini-warehouses and storage facilities, as defined in Article II, subject to the following:
 - A. The requirements of Section 1240, 7.B. Special Exceptions.
 - B. Traffic conditions and accessibility of buildings for fire and police protection.
 - C. No materials of combustible, explosive, or flammable nature to be stored or kept on the premises.
 - D. Character and use of buildings adjoining or in the vicinity of property.
6. Gasoline Dispensing and Service Stations.

Section 2250 Area, height and Placement Requirements

1. Minimum lot area: No requirements
2. Minimum lot width: Fifty (50) feet
3. Minimum yard requirements:
 - A. Front Yard: Five (5) feet.
 - B. Side Yard: Must have two (2) side yards totaling twelve (12) feet in width, neither of which may be less than six (6) feet. On the exterior side yard or rear yard, which borders on a residential district, there shall be provided a setback of at least twenty (20) feet.

- C. Rear Yard: Fifteen (15) feet, except as provided in Part B above.
- 4. Maximum lot coverage: 80%
- 5. Maximum height of buildings: Four (4) stories, but not more than fifty (50) feet.
- 6. Off-street parking: See Article VII

Section 2280 Protective Screening

Those sides of a lot or parcel in a C-3 District which abut or are across an alley from a lot or parcel in any residential district shall be provided with greenbelts or buffer strips in accordance with Section 475.