

Section 603 General Service Zone (C-3)

A. Purpose of provisions

The purpose of the C-3 Zone is to provide for high intensity, retail or service outlets which deal directly with the consumer for whom the goods or services are intended. The uses allowed in this district are to provide goods and services on a community market scale.

B. Zone regulations

1. Except as otherwise provided, all permitted uses and storing of materials or supplies shall be conducted entirely within a closed building.
2. Any lighting shall be placed so as to reflect the light away from adjacent residential zones. No noise, odor or vibration shall be emitted so that it exceeds the general level of noise, odor or vibration emitted by uses outside the site. Such comparison shall be made at the boundary of the site.
3. Pay Day Loan Companies shall not be located within 1,320 feet of another Pay Day Loan Company, this would also apply if such a business was also ancillary to another existing or permitted use.
4. Auto Title Loan businesses shall not be located within 1,320 feet of another Auto Title Loan business, this would also apply if such a business was also ancillary to another existing or permitted use.

C. Principally permitted uses

All uses permitted in the General Business Zone (C-2), in addition to the following:

1. Automobile, boat or recreational vehicle sales, service and rental
2. Automobile, auto body repair
3. Blueprint shops
4. Boat repair
5. Bowling alleys
6. Building material sales yards, including sand and gravel
7. Bus terminals
8. Business, technical or vocational schools
9. Contractor's storage yard
10. Dry cleaning and laundry establishments
11. Equipment rental or storage yards
12. Exterminator shops
13. Feed stores, including yard
14. Exterior storage of goods and materials provided that all goods and

materials are screened from view and from adjacent properties and rights-of-way

15. Frozen food locker
16. Garden supply stores
17. Golf driving ranges and miniature golf courses
18. Granary, elevator storage
19. Greenhouses
20. Lumber yards, provided that all goods and materials are screened from adjacent properties and rights-of-way
21. Manufacturing, light
22. Monument sales and engraving shops
23. Mortuaries
24. Plant nurseries
25. Plumbing shops
26. Printing and publishing house (including newspapers)
27. Public utility service yards
28. Recreational vehicle repair
29. Research laboratories
30. Swap meets/flea markets
31. Tailor shops, more than five (5) employees
32. Taxidermists
33. Theatre, drive-in
34. Tire sales, repair and mounting
35. Trade schools
36. Upholstery shops
37. Video arcades
38. Warehousing, limited (not to cover more than 40% of floor area)

D. Conditionally permitted uses

1. Adult uses:
 - a. No adult use may be located within 500 feet of a public or private school, public park or residential zone;
 - b. No adult uses shall be located within 750 feet of any other adult use;
 - c. No item for lease, rental or sale within an adult use shall be visible from outside said adult use;
 - d. No Conditional Use Permit issued for an adult use shall be construed as permitting any use or act which is otherwise prohibited or punishable by law.

2. Automobile repair shops:
 - a. Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen (15) feet.
 - b. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.
 - c. No automobile, boat or recreational vehicle repair business on a site contiguous to any residential zone shall be operated between the hours of 11:00 p.m. and 7:00 a.m. of the following day.
 - d. Any outdoor storage of vehicles, boats, parts or accessories shall be in an enclosed area in the rear yard, and shall be screened from view by a six (6) foot high opaque wall or fence.
 - e. The number of vehicles or boats, undergoing repair or that are inoperable, which may be stored outside of the building is limited to one (1) vehicle or boat per four hundred (400) square feet of floor area;
3. Automobile service stations:
 - a. Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen (15) feet;
 - b. The total site area shall not be less than twelve thousand (12,000) square feet;
 - c. Pump islands shall be set back not less than twenty-five (25) feet from any street right-of-way line, not less than forty (40) feet from any non-street property line and not less than seventy-five (75) feet from any residential zone boundary;
 - d. Hydraulic hoists, pits, and all lubrication, greasing, washing, repair and diagnostic equipment shall be used and enclosed within a building;
 - e. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way;
 - f. When on a site contiguous to any residential zone, this use shall not be operated between the hours of 11:00 p.m. and 7:00 a.m. of the following day.
4. Automobile washing establishments:
 - a. Automobile washing establishments shall be subject to the same limitations and conditions as specified in subsections 3 (a-f) above;
 - b. Sufficient off-street area to provide space for not less than ten automobiles waiting to be washed or three (3) waiting spaces per washing stall, whichever is greater, shall be provided. A space twenty feet by nine feet shall be deemed adequate for each required space;

- c. All wash-water, disposal facilities including sludge, grit removal and disposal equipment shall be subject to the approval of the City Engineer and shall conform with all City codes regarding sewage and health, and shall be designed so as not to detrimentally affect the city sewer system.
- 5. Bus terminals
- 6. Business, technical or vocational school
- 7. Charity dining facilities, homeless shelters, and similar services
- 8. Commercial recreation
- 9. Convenience-food restaurants:
 - a. Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen (15) feet;
 - b. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way;
 - c. When on a site contiguous to any residential zone, this use shall not be operated between the hours of 11:00 p.m. and 7:00 a.m. of the following day.
- 10. Convenience-food stores with gas pumps:
 - a. Pump islands shall be set back not less than twenty-five (25) feet from any street right-of-way line, not less than forty (40) feet from any non-street property line and not less than seventy-five (75) feet from any residential zone boundary;
 - b. Interior curbs of not less than six (6) inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.
- 11. Day care centers:
 - a. A minimum of seventy-five (75) square feet of outdoor play space per child shall be provided from which at least fifty (50) square feet of fenced-in play space per child shall be provided. Fenced-in outdoor play space shall not include driveways, parking areas or land unsuited, by virtue of other usage or natural features, for children's play space;
 - b. At least two hundred fifty (250) square feet of lot area per child shall be provided.
- 12. Exterminator shops
- 13. Food Bank
 - a. In no case shall a food bank be open to the public at times earlier than 8.00am or later than 8.00pm;
 - b. Outdoor storage is prohibited;
 - c. A food bank shall be dedicated exclusively to the storage and disbursement of foodstuffs. No food bank shall provide overnight accommodations, counseling or rehabilitation services, child care or baby sitting, vocational or other schooling or training,

preparation of meals, dining areas, worship services, medical services or consultation, or any other similar services or programs.

14. Funeral homes
15. Garden supply stores
16. Printing and publishing houses (including newspapers)
17. Recreational vehicle parks and overnight campgrounds:
 - a. Recreational vehicle parks shall be screened from view of any residential development, as approved by the Planning and Zoning Commission;
 - b. Internal circulation roads shall be paved with a dust-free surface;
 - c. Individual recreational vehicle parking pads shall be plainly marked and paved with a dust-free surface and shall be at least 1,500 square feet in size;
 - d. Individual recreational vehicle parking pads shall be set back at least thirty feet from the perimeter of the park and thirty feet from any public street right-of-way;
 - e. Approved trash disposal and toilet facilities shall be provided for use of overnight campers;
 - f. Park plans, certified approved by the Pinal Department of Health Services shall be submitted.
18. Swap meets, flea markets
19. Tire sales, repair and mounting
20. Upholstery shops
21. Mobile vendors subject to the following conditions or limitations:
 - a. Mobile vendors or mobile food vendors shall not locate a mobile vending unit or mobile food vending unit less than 1,320', measured in a straight line from another mobile vending unit or mobile food vending unit on the same side of the street. The measurement shall be made from a line drawn around the mobile vending unit or mobile food vending unit with the line being at all points ten feet from the nearest point of the mobile vending unit or mobile food vending unit.
 - b. Notwithstanding the provisions of subsection a above, no more than two (2) mobile vendors, mobile food vendors or a combination of the two (2) shall be permitted on the corner lots at any intersection.
 - c. Mobile vendors and mobile food vendors shall operate only upon surfaces that comply with the dust proofing and paving requirements for parking and maneuvering areas as set forth in Section 702.A.2.d. of the Zoning Ordinance.
 - d. Mobile vendors and mobile food vendors shall not be located so as to obstruct parking spaces required by this Code for the operation of any other use on the site.
 - e. Mobile vendors and mobile food vendors must maintain on the site a minimum of three (3) parking spaces designated for their use.
 - f. The use of signs by mobile vendors and mobile food vendors shall be governed by the sign regulations contained in Article XI of this Code.

g. Any mobile vendor and/or mobile food vendor located on a vacant lot shall be considered a use and be subject to all of the district regulations relating to users, except that the perimeter landscaping requirements of Article XII of this Code shall not apply.

h. Notwithstanding the provisions of the Subsection I below, a mobile vending unit or mobile food vending unit located on a lot which has another use shall also be considered a use if the mobile vending unit OR mobile food vending unit is located within or under a permanent structure. Such use shall comply with all of the regulations for a use in the district, except that the perimeter landscaping requirements of Article XII of this Code shall not apply. For the purpose of this section, “permanent structure” shall mean a structure that is built or constructed such as an edifice, building walls, benches, shade structure or any piece of work artificially built up or composed of parts joined together in some definite manner, and permanently attached to the ground.

i. If a mobile vendor or mobile food vendor is located on a lot which has another use, the mobile vendor or mobile food vendor shall be considered an accessory use.

j. No mobile vending unit or mobile food vending unit shall be placed within fifteen feet of any street right-of-way.

k. Exemptions. These provisions shall not apply to mobile vendors or mobile food vendors or their respective vending units:

(1) Located at a swap meet;

(2) Used exclusively for the sale of seasonal items such as Christmas trees or pumpkins that are sold prior to holidays or traditional observances such as Christmas or Halloween;

(3) Regulated as a temporary use pursuant to Section 1904 of this Code.

l. Neither the Zoning Administrator nor the Board of Adjustment shall have the jurisdiction to grant variances from the provisions of Subsections a, b, c, d, e and j above.

m. Any parcel upon which a mobile vendor or mobile food vendor use has been legally established shall be considered to be a mobile vendor or mobile food vendor site for the purposes of applying Subsections a and b above. In the event that the mobile vendor or mobile food vendor use ceases on the site for a period of 180 consecutive days and is not legally reestablished by the end of the 180 day period, the site shall no longer be considered a mobile vendor or mobile food vendor site for the purpose of applying Subsections a and b above.

(Mobile vendor applications – see section 602)

E. Permitted accessory uses

1. Business signs, consistent with Article XI of this Code;
2. Trash receptacles;
3. Accessory buildings as approved by the Planning and Zoning Commission;
4. Temporary buildings incidental to construction work;
5. Accessory residential uses, single family, when occupied by the owner or lessee, or watchman employed on the premises, and when such occupancy is directly associated to a developed and occupied permitted use, and is located within, or attached to, the principal building(s) of the permitted use. (No freestanding building, manufactured or mobile home, or recreational vehicle shall be permitted for such use.)

F. Access requirements

1. Access to commercial activities shall be allowed only on arterial streets or a street specifically designed for such development and shall meet the requirements of Sections 1308 through 1310 of this Code.
2. Commercial developments which may not be able to meet the requirements of Sections 1308 through 1310, and are requesting deviations from the noted standards, shall submit to the Public Works Director an engineer's report certified by a professional engineer addressing the following site conditions, both present and future:
 - a. Traffic volumes
 - b. Turning movements
 - c. Traffic controls
 - d. Site design
 - e. Site distances
 - f. Location and alignment of other access points
3. Based upon the above data, the Public Works Director shall determine whether a deviation from the requirement standards is justified and, if so, what alternative requirements will be necessary.

G. Setback and height requirements

1. The minimum building setback from lot line or public right-of-way shall be as set forth in this table.	
Setbacks	Feet
Building Setbacks	
Front	35
Interior side and rear	15
Corner side	25
Residential Zone boundary	45
Parking Lots	
Front	4
Interior side and rear	3
Corner side	4
Residential Zone boundary	3
2. A structure may be erected to a height over 45' provided buildings over 35 feet in height shall be subject to additional fire protection as determined by the City Fire Chief.	

H. Lot width and area requirements

1. The minimum lot width shall be one hundred (100) feet except that corner lots shall be one hundred fifty (150) feet in width.
2. Minimum lot area shall be determined by building area, parking requirements and required setbacks.

I. Parking requirements

Parking requirements within the C-3 Zone shall comply with all off-street parking requirements of this Code except that on-street parking can be used to meet the required number of spaces or alternative means of providing parking can be approved by the City, such as off-street parking improvement districts.

J. Additional building and performance standards

Development of any parcel of land within the C-3 Zone shall be subject to all applicable requirements of Article X of this Code.

K. Property in floodplains to comply with certain requirements

Any property located in the C-3 Zone and any F-1 or F-2 Overlay Zone must comply with the regulations of the applicable Overlay.