

## 1240.13 T-3 NEIGHBORHOOD COMMERCIAL DISTRICT.

**(a) Purpose**

It is the purpose of this district to establish and preserve areas for those commercial uses and facilities which are especially useful in close proximity to residential areas, while minimizing the undesirable impact of such uses on the neighborhoods which they serve.

**(b) Permitted Uses**

- Assisted Senior Living (Section 1251.03)
- Banquet and Meeting Hall < 100 capacity (Section 1251.08)
- Bed and Breakfast (Section 1251.09)
- Bookstore
- Catering Businesses
- Child Care Centers
- Community Garden (Section 1251.12)
- Convalescent Home, Nursing Home, or Home for the Aged (Section 1251.13)
- Essential Services
- Financial Institutions
- Government/Public Uses (Section 1251.14)
- Indoor Recreation
- Independent Senior Living with Services (Section 1251.21)
- Medical or Dental Clinic < 5,000 sq. ft.
- Multi-Family Dwelling Units (Section 1251.33)
- Office < 17,000 sq.ft.
- Outdoor Recreation/ Public (Section 1251.36)
- Personal-Scale Wind Energy Facility (Section 1251.39)
- Personal Service Establishments (Section 1251.40)
- Private Club
- Public K-12 Schools
- Religious Institutions (Section 1251.42)
- Restaurant

**(c) Special Land Uses**

- Adaptive Reuse (Section 1251.01)
- Artisan/Maker Space
- Bar, Tavern, or Saloon
- Brewpub
- Cemetery (Section 1251.11)
- Distillery, Winery - w/ or w/o food
- Drive Thru Business (Section 1251.14)
- Farmers' Market (Section 1251.15)
- Funeral Homes, Mortuaries
- Hotel
- Institutions of Higher Education
- Pawn Broker
- Private K-12 Schools
- Marihuana: Medical Marihuana Provisioning Center (Section 1251.24) (Section 1251.30)
- Marihuana: Adult-Use Marihuana Retailers (Section 1251.24) (Section 1251.25)
- Marihuana: Adult-Use Marihuana Microbusiness (Section 1251.24) (Section 1251.26)
- Marinas

<ul style="list-style-type: none"> <li>o Carry-Out</li> <li>o Drive-In</li> <li>o Full Service</li> <li>o Limited Service</li> <li>• Retail Sales &lt; 17,000 sq.ft.</li> <li>• Single Family Dwelling Unit Attached</li> <li>• Single Family Dwelling Unit Detached</li> <li>• Two-Family Dwelling Units</li> <li>• State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 persons (Section 1251.47)</li> <li>• Transitional and Supportive Home, 1-6 persons (Section 1251.49)</li> <li>• Transitional and Supportive Home, more than 6 persons (Section 1251.50)</li> </ul>	<ul style="list-style-type: none"> <li>• Medical or Dental Clinic 5,000 to &lt; 20,000 sq.ft.</li> <li>• Microbrewery</li> <li>• Motel (Section 1251.20)</li> <li>• Nightclub</li> <li>• Office &gt;, = 17,000 sq.ft.</li> <li>• Restaurant <ul style="list-style-type: none"> <li>o Drive-Thru (Section 1251.14)</li> </ul> </li> <li>• Retail Sales &gt; or = 17,000 sq.ft.</li> </ul>
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Refer to Section 1230.06 for definitions of uses and refer to Chapter 1251 for development standards for specific uses. Refer to Section 1250.04, Form Based Development Standards for the T-3, T-5, and T-5 Districts for additional development requirements.

<b>(d) Accessory Uses</b>	
<ul style="list-style-type: none"> <li>• Accessory Buildings (Section 1260.02)</li> <li>• Food Truck</li> <li>• Accessory Dwelling Unit attached or detached from the primary dwelling</li> <li>• Farmers Market (Section 1251.15)</li> <li>• Private Gardens (Section 1251.41)</li> <li>• State Licensed Child Care Family Home, 1-7 Children (Section 1251.45)</li> <li>• State Licensed Child Care Group Home, 8-14 Children (Section 1251.46)</li> </ul>	

<b>(e) Dimension Regulations</b>	
Lot Standards	T-3
Minimum Lot Area (sq. ft.)	Not Required
Maximum Residential Units Per Acre	20(d)
Minimum Lot Width (ft.)	30
Minimum Lot Depth (ft.)	100 (Section 1240.21(a)(7))
Maximum Percent of Building Coverage	40

Primary Dwelling Setback Requirements	
Attached accessory dwellings shall comply with the primary dwelling setback requirements	
Front Yard Setback (ft.)	See Section 1250.04(d)(1)A.
Rear Yard Setback (ft.)	20(h)
Side Yard Setback (ft.)	10(g)
Primary Dwelling Height Requirement	
Attached accessory dwellings shall comply with the primary dwelling height requirements	
Maximum Building Height	36 feet, 3 stories
Detached Accessory Dwelling Setback Requirements	
Detached accessory dwellings shall be located in the rear yard.	
Rear Yard Setback (ft.)	8
Side Yard Setback (ft.)	8
Detached Accessory Dwelling Height Requirement	
Maximum Building Height	20 ft., 1.5 stories
Footnotes: Refer to Section 1241.03 wherever a footnote is referenced in lowercase letters in parentheses after one of the dimension regulations. Some uses have specific standards that overrule the dimensional regulations above under Section 1241.07. Refer to Chapter 1251 for additional dimensional regulations for specific uses.	

(Ord. 10-2020. Passed 11-24-20; Ord. 04-2021. Passed 4-13-21; Ord. 03-2023. Passed 5-2-23; Ord. 12-2023. Passed 10-17-23; Ord. 02-2024. Passed 4-2-24; Ord. 11-2024. Passed 7-16-24.)