(1) All goods or products manufactured or processed shall be sold at retail on the premises; and

(2) All manufacturing or processing shall be done on the premises and not more than five persons shall be so employed at any one time; except, that the limitation on number of employees shall not apply to dry cleaning establishments, laundries or bakeries.

(K) Automobile parking lots, used car lots and commercial garages for storage purposes;

(L) Automobile showroom, agency and repair services; provided, that the repair or storage portion of the building shall not be less than 20 feet from the front of the building;

(M) Wholesale storage and warehouse facilities except lumber, wood, feed, coal, salvage or junk storage yards;

(N) Other uses similar in character to those enumerated above and which, in the opinion of the Board of Appeals will not be injurious to the district; and

(O) Accessory buildings and accessory uses.
(1995 Code, § 17.48.010) Penalty, see § 156.999

§ 156.201 HEIGHT REGULATIONS.

No building in a C-2 General Commercial District shall exceed six stories or 75 feet in height.
(1995 Code, § 17.48.020) Penalty, see § 156.999

§ 156.202 AREA REGULATIONS.

All area regulations in a C-2 General Commercial District are the same as those required in the C-1 Neighborhood Retail District.
(1995 Code, § 17.48.030) Penalty, see § 156.999

§ 156.203 DEVELOPMENT PLAN.

Any construction or remodeling undertaken within this zoning classification shall require the prior submission and approval of a development plan, as provided for in § 156.011 of this chapter of the municipal code.
(1995 Code, § 17.48.040) (Ord. 0-98-0002, passed - -1998) Penalty, see § 156.999

C-3 NORTH HARBOR BUSINESS DISTRICT

§ 156.215 GENERAL INTENT.

It is the intent of this new C-3 District to accommodate the retail, service, and office uses which are characteristic of the major retail area of the city that is the central core of the Indiana North Harbor Central Business District. This central core is intended to contain intensive retail business activities. In accord with the zoning regulations, the boundaries of this C-3 District have been defined by the City Engineer.

(A) *C-3 North Harbor Business District.* 3700, 3800, 3900 Blocks of Main Street right-of-way to east and west alleys. Also, Broadway right-of-way to north and south alleys bounded by Michigan Avenue to Alder Street.

(B) *C-3 North Harbor Business District Special Use 01.* 3900 Block of Main Street right-of-way to east and west alleys and Broadway right-of-way to east and west alleys bounded by Grand Boulevard to Michigan Avenue, excluding Nunez Park and the remainder of north Broadway between Deodar Street and the Nunez Park.

(C) *C-3 North Harbor Business District Special Use 02.* Broadway right-of-way to east and west alley, travel east to the intersection of Guthrie Street (Honorary King Street), turn northwest, travel to intersection of Alder Street turn south, travel to intersection of Broadway. (Boundary is from center of right-of-way to alleys.)

(D) *C-3 North Harbor Business District Special Use 03.* Broadway right-of-way to east and west alleys, bounded by Pulaski Street and Alder Street.

(E) *C-3 North Harbor Business District Special Use 04.* Broadway right-of-way to east and west alleys, bounded by Grand Boulevard to Ivy Street.

(F) *P-1 Park District.* Broadway right-of-way to north alley and Deodar Street and Elm Street to the east and west.
(Ord. 0-08-0020, passed 9-22-2008)

§ 156.216 PERMITTED USES.

The permitted uses for each C-3 North Harbor Business District and C-3 North Harbor Business District Special Uses 01, 02 and 03 not specifically listed shall not be permitted unless use variance is petitioned for. No building, structure or parcel of land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended or designed for other than one of the following uses.

Table 6 - C-3 North Harbor Business District Permitted Uses

Land Use Category	*C-3 Bus. Distr.*	*Special Use 01*	*Special Use 02*	*Special Use 03*	*Special Use 04*	*Development Requirements*
P = Permitted Use; S = Special Use; C = Conditional Use						
Civil buildings	P					
Commercial studios						
Eating/drinking establishments	P					C-3
Second level or above: residential units	P					C-3, S
Residential units at all levels		P			P	C-3, S
Carryout establishments	P					
Coffee shops	P					
General retail	P					
Health spa without lodging	P					
Clinical massage with state license	P					
Internet cafes	P					
Grocery stores (min 10,000 sq. ft. max: 17,000 sq. ft.)				P		C-3, S
Second level or above: office/professional building	P					C-3, C
Second level or above: medical building	P					C-3, C
Photography studio	P					C-3, C
Barbershops	P					C-3, C

Table 6 - C-3 North Harbor Business District Permitted Uses						
Land Use Category	*C-3 Bus. Distr.*	*Special Use 01*	*Special Use 02*	*Special Use 03*	*Special Use 04*	*Development Requirements*
P = Permitted Use; S = Special Use; C = Conditional Use						
Dry cleaners	P					C-3, C
Shoe repair shops	P					C-3, C
Tailor shops	P					C-3, C
Bank without drive-thru	P					C-3, C
Home healthcare services	P					C-3, C
Indoor theaters (no adult entertainment)	P					C-3, C
Business incubators	P					C-3, C
Community centers	P					C-3, C
Senior community centers	P	P				C-3, C
Senior dwelling units	P	P				C-3, C
Other uses which are of the same general character as the above permitted uses, as determined by the zoning administrator, but specifically prohibiting those uses which are first permitted in the C-1 Neighborhood Retail District and C-2 General Commercial District						
Farmers market	P					C-3, C
Public plaza (principle use)	P					C-3, C
Parking garages (principle use)	P					C-3, C
Health club	P					
Gymnasium	P					
Music school	P					
Public/private utility facilities	P					
Antenna towers-television(in rear of business)	P					
Radio and television stations/studios	P					
Clubs/lodges						
Training studios	P					

(A) Civil buildings;

(B) Commercial studios;

(C) Residential units on the upper floors of commercial buildings;

(D) Residential units on the first floor in designated blocks, per the following design requirements:

(1) A minimum of two stories;

(2) A building frontage set at ten feet from the sidewalk. All residential structures shall conform to the area, lot width, yard, height and bulk regulations of the zoning district in which the structure is located, or for those uses which are not allowed in that zoning;

(3) An entry level of a minimum height of five feet zero inches above finish grade; and

(4) A minimum of 65% masonry on all exposed facades.

(E) Eating and drinking establishments, including carryout establishments and coffee shops;

(F) General retail;

(G) Health spa without lodging accommodation/ clinical massage establishments. All massages must be performed by an individual with a State Board of Professional Regulations License for a massage therapist;

(H) Internet cafés;

(I) Community grocery stores (10,000 square feet minimum and 17,000 square feet maximum);

(J) Offices including business or professional and medical or dental, second floor or above;

(K) Photography studios, including the developing of film and pictures when conducted as part of the retail business on the premises. The development and sale of pornographic material is prohibited in the C-3 District;

(L) Services, including, but not limited to, barbershops, beauty shops/salons, dry cleaning, shoe repair, tailor shops, banks and financial institutions without drive-through facilities and similar stores or shops which sell services on site; excluding business related services which have a primary business office component;

(M) Home healthcare services;

(N) Theaters–indoor. Adult entertainment theaters are prohibited in the C-3 District;

(O) Business incubators; and

(P) Other uses which are of the same general character as the above permitted uses, as determined by the Zoning Administrator, but specifically prohibiting those uses which are first permitted in the C-1 Neighborhood Retail District and C-2 General Commercial District.

(Ord. 0-08-0020, passed 9-22-2008) Penalty, see § 156.999

Cross-reference:

Business regulations, see Title XI

§ 156.217 CONDITIONAL USES.

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined below as conditional uses and Chapter 55 and Chapter 91 through Chapter 96 of the of the municipal code.

(A) Community centers;

(B) Cultural institutions;

(C) Farmers' markets;

(D) Public plazas and parking garages as a principal use;

(E) Health clubs/gymnasiums, music and dance schools;

(F) Public and private utility facilities;

(G) Antenna towers for television and radio broadcast only in accordance with tower specifications and uses stated in §§ 156.325 through 156.329. Antenna towers must be placed in rear of business;

(H) Radio and television stations and studios;

(I) Clubs, lodges. An application for these conditional uses shall be processed in accordance with the requirements of § 156.218 of this subchapter;

(J) Religious buildings constructed prior to January 1, 2008; and

(K) Training studios.
(Ord. 0-08-0020, passed 9-22-2008) Penalty, see § 156.999

§ 156.218 CONDITIONAL USE PROCEDURES.

(A) *Authority.* The development and execution of this subchapter is based upon the division of the city into zoning districts within which districts the use of buildings, structures and land, and the bulk and location of buildings and structures in relation to the land are substantially uniform. It is recognized, however, that there are certain uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts, without consideration, in each case, of the impact of those uses upon adjacent land and of the public need for the particular use in the particular location. Upon receiving the finding of the City Board of Zoning Appeals (BZA), the Plan Commission shall evaluate the BZA's findings and recommendation for the preparation of a report to the City Council. The City Council, after receiving a report from the Plan Commission, containing its findings and recommendations, may allow a conditional use and any variance requested in connection therewith in a particular zoning district or districts.

(B) *Standards for conditional uses.* The Commission shall not recommend nor the City Council grant a conditional use in a particular zoning district or districts unless it shall make findings based upon the evidence presented to it in each specific case that:

(1) The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare;

(2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and

(3) The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the District.

(C) *Procedures for and effective period of applications for conditional uses.*

(1) An application for a conditional use shall be processed in accordance with the provisions of division (D) below of this section.

(2) An application for a conditional use shall be valid for a period of two years from the date on which the application is filed with the Department of Redevelopment.

(3) Any application for a conditional use which is not processed completely in accordance with city ordinances and regulations, including the preparation and approval of required ordinances, within the two-year period, shall automatically lapse and become null and void without further action by the city.

(4) The Department of Community Development shall send written notice to the last known property owner of record at least 30 days before any application for a conditional use shall lapse.

(5) Upon the applicant's request, the City Council may grant a one-year extension to the application period.

(6) After an application for a conditional use has lapsed, all fees paid by the applicant shall be forfeited, and any subsequent application for a conditional use shall be accompanied by the fees required by this code.

(D) *Initiation of conditional use.* A conditional use may be proposed by a person being the owner, lessee or contract purchaser of the subject property.

(1) The following conditions shall be required.

(2) Except as provided in this division, offices, training studios, health spas (established after July 1, 2008), and health clubs/gymnasiums shall not be permitted below the second floor of any building or structure.

(a) Office uses and health spas (established after July 1, 2008) shall be permitted in single-story buildings adjoining the C-3 North Harbor Business District, less than 3,000 square feet, which are set back at least 12 feet from the right-of-way.

(b) Office uses, training studios, health spas (established after July 1, 2008), and health clubs/gymnasiums will not be continued where a building is remodeled in a manner that does not conform to the requirements of this division.

(c) If granted the conditional use, training studios and health clubs/gymnasiums shall be permitted in single-story buildings adjoining the C-3 North Harbor Business District, less than 3,000 square feet, which are set back at least 12 feet from the right-of-way.

(E) *Generally.*

(1) 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.

(2) All new buildings within a C-3 zoned classification shall be a minimum of two stories and a maximum of three stories. All new building located on a corner lot shall be a minimum of three stories and a maximum of five stories.

(3) Acceptable facade wall base materials shall be pre-cast concrete,
(Ord. 0-08-0020, passed 9-22-2008) Penalty, see § 156.999

§ 156.219 LOT WIDTH REQUIREMENTS.

The minimum lot width requirements in the C-3 Downtown Core District shall be 30 feet.

(A) *Setback requirements.*

(1) No commercial building shall be set back more than three feet zero inches from the sidewalk. See Figures 1, 2, 3 and 4.

(2) No residential building shall be set back more than 15 feet zero inches from the property line.

(3) No commercial building at the corners of Main Street and Broadway shall be setback more than three feet zero inches from the sidewalk and three feet zero inches from the alley. See Figure 4.

Figure1

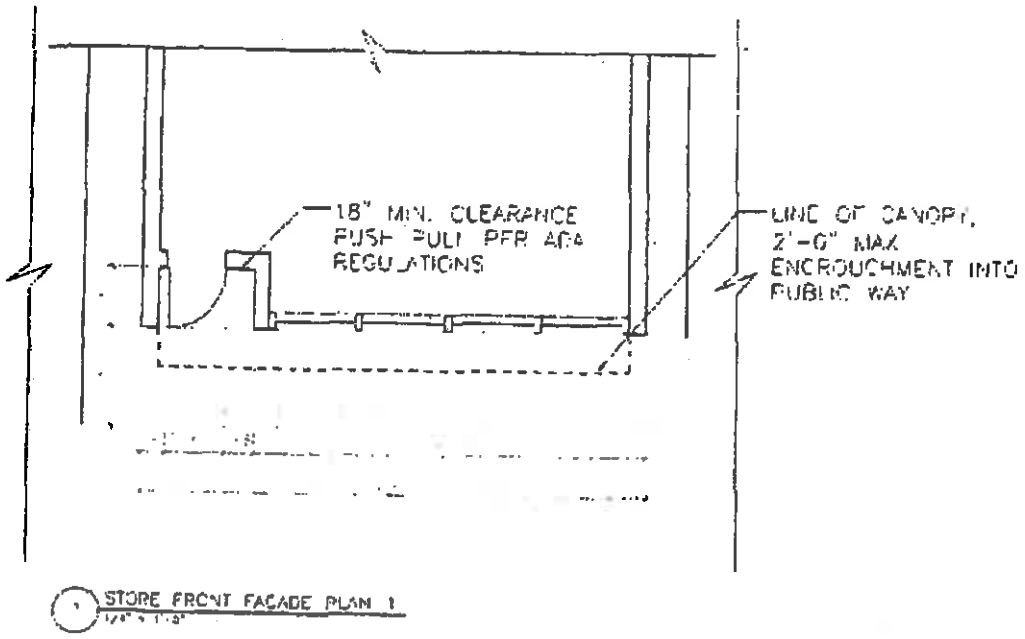


Figure 2

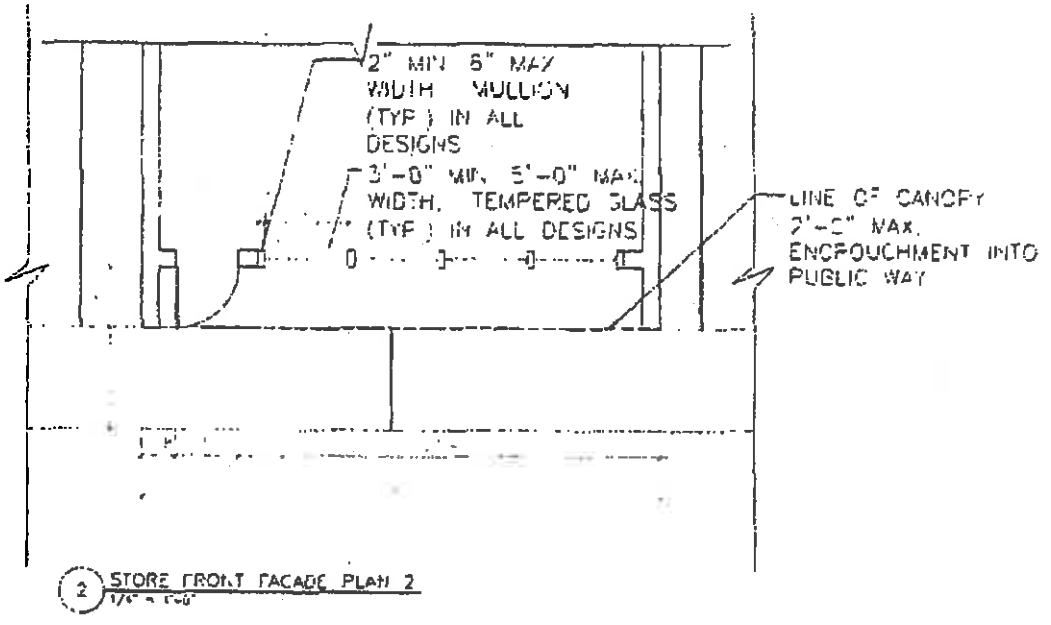


Figure 3

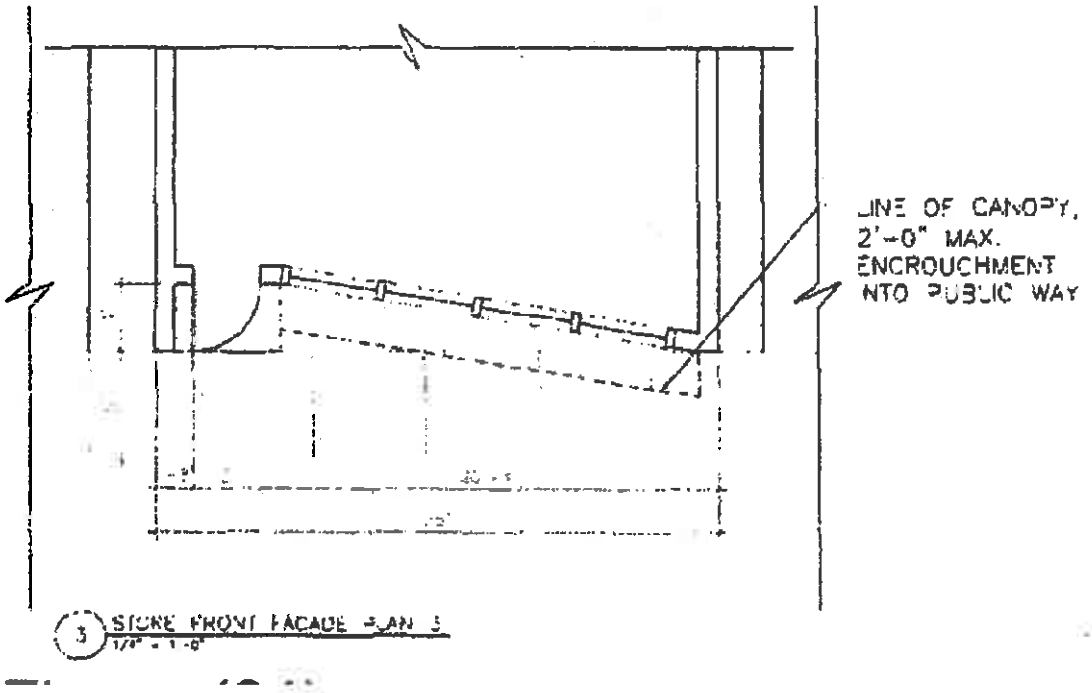
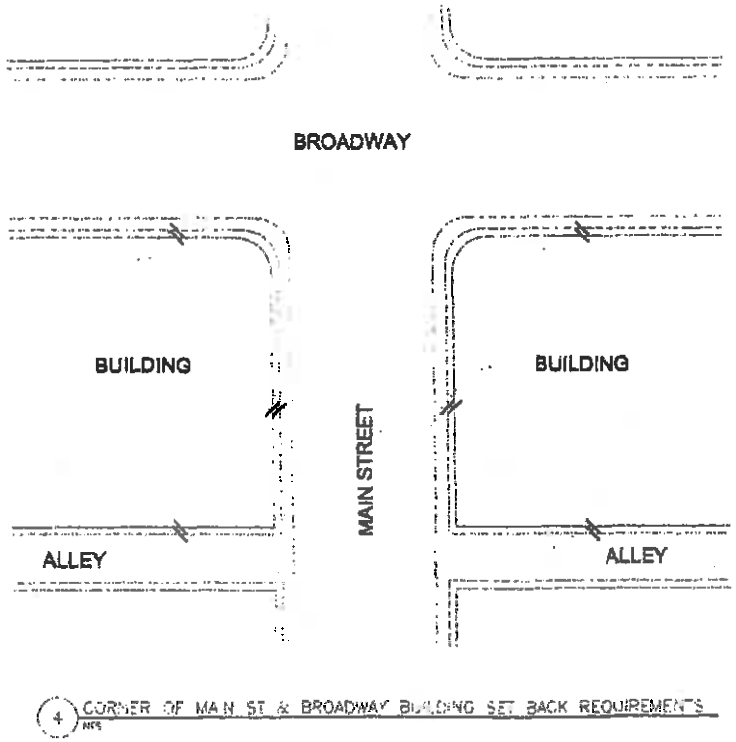


Figure 4



(Ord. 0-08-0020, passed 9-22-2008) Penalty, see § 156.999

§ 156.220 BUILDING SIZE REQUIREMENTS.

(A) The minimum building sizes required in the C-3 district shall be as follows.

Facade width min.	30 feet 0 inches (with the exception of the corner of Broadway and Main Street)

(B) All new structures not located at the corners of Main Street and Broadway shall be a minimum of 1,000 square feet in net floor area. All new structures located at the corners of Main Street and Broadway shall be a minimum of 3,375 square feet.

(C) Facade width minimum for buildings facing Main Street and located at the corners of Main Street and Broadway shall be in compliance with Figure 4. (Ord. 0-08-0020, passed 9-22-2008) Penalty, see § 156.999

§ 156.221 YARD REQUIREMENTS.

The minimum yards required in the C-3 district shall be as follows.

Front yard	0 feet, 3 feet maximum
Corner side yard	0 feet, 3 feet maximum
Interior side yard	None
Rear yard:	
If the rear lot line abuts property located in a business district:	None
If the rear lot line of the C-3 district coincides with a side or rear lot line of property that is residentially zoned and intended for residential use	12 feet

(Ord. 0-08-0020, passed 9-22-2008) Penalty, see § 156.999

§ 156.222 HEIGHT LIMITATIONS/BULK REGULATIONS.

(A) The maximum floor area ratio for all buildings and structures in the C-3 district shall be two to five.

(B) All new buildings within a C-3 zoned classification shall be a minimum of two stories and a maximum of three stories. All new buildings located on a corner lot shall be a minimum of three stories and a maximum of five stories for a minimum distance of 60 feet from the corner.

(C) The building heights per floor shall be a minimum of nine feet zero inches high. The exterior building wall base shall be no less than 30 inches high and shall be a form of masonry block (see Figure 10). The building facade requirements shall be as indicated in Figure 10 as well as the requirements stated in this subchapter. The overall building height per story shall be as follows:

2 Story	24 feet, 0 inches minimum and 35 feet, 0 inches maximum
3 Story	35 feet, 0 inches minimum and 46 feet, 0 inches maximum
4 Story	48 feet, 0 inches minimum and 55 feet, 0 inches maximum
5 Story	55 feet, 0 inches minimum and 60 feet, 0 inches maximum

(Ord. 0-08-0020, passed 9-22-2008)

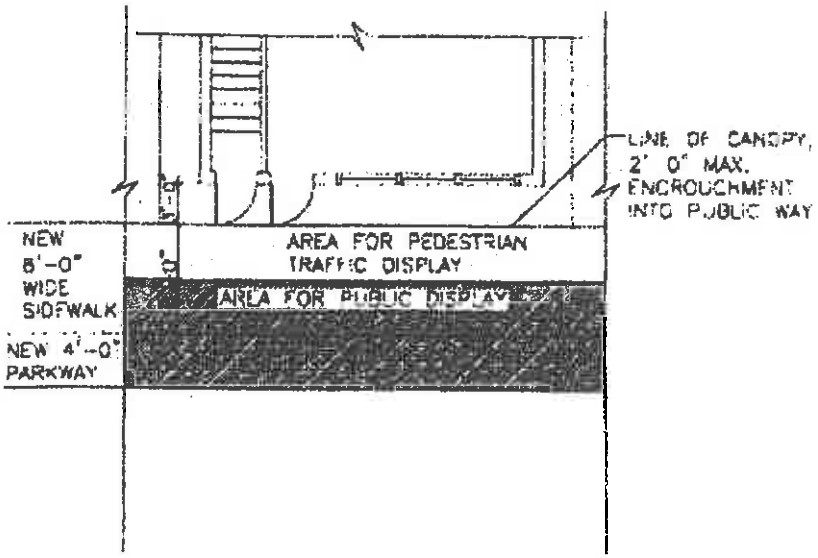
§ 156.223 PUBLIC DISPLAY AREA REQUIREMENTS.

(A) The figures below indicate locations for public displays and pedestrian rights-of-way.

(B) Public displays can be placed as shown.

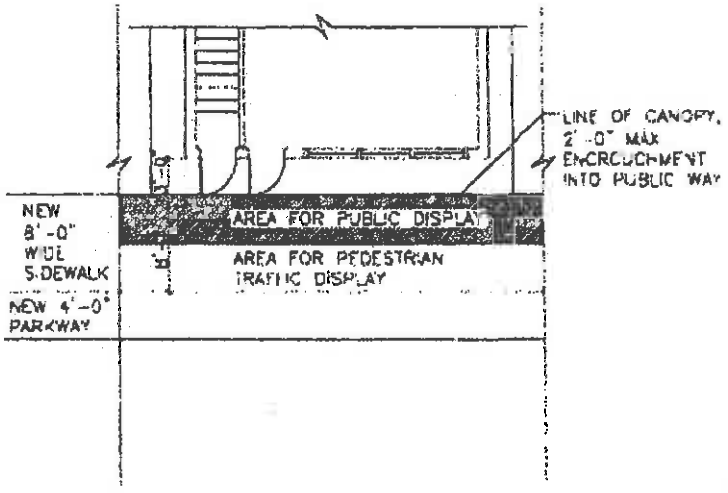
(C) The four feet zero inches parkway can not be used as a means for pedestrian traffic.

Figure 5



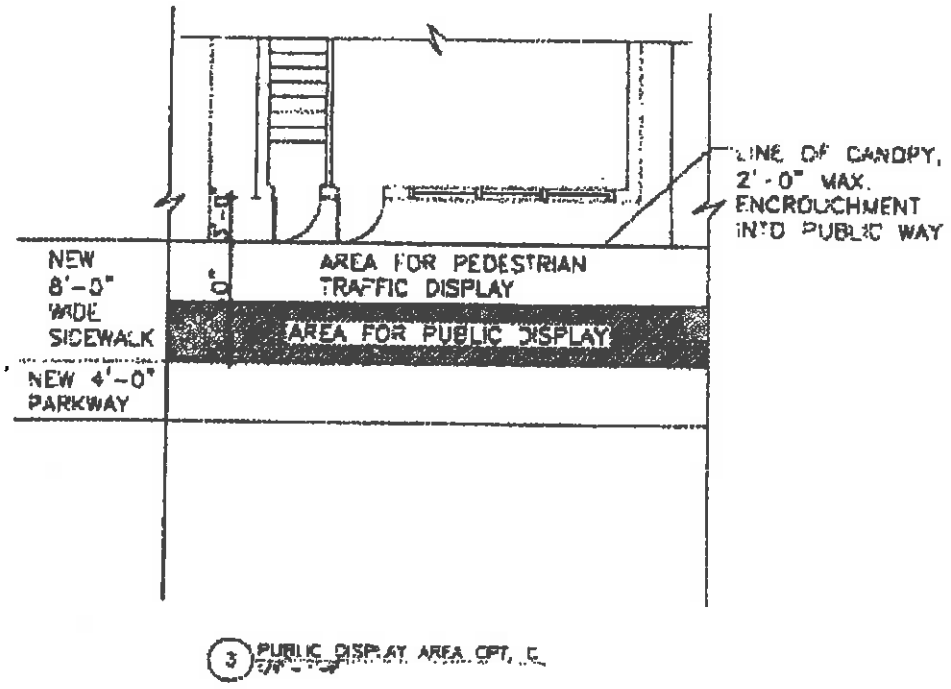
1 PUBLIC DISPLAY AREA OPT. A

Figure 6



2 PUBLIC DISPLAY AREA OPT. B

Figure 7



(Ord. 0-08-0020, passed 9-22-2008) Penalty, see § 156.999

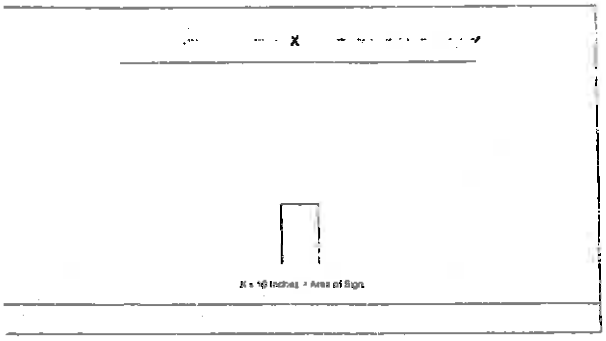
§ 156.224 COMMERCIAL SIGNS.

Commercial signs are permitted for lawfully established and maintained businesses, including retail, services and office locations as provided herein. Commercial signs shall be limited to the business, product and/or activity available or conducted on the property. In particular, and billboards, are expressly prohibited. Provided, these provisions shall not apply to nonconforming uses nor to home occupations. All existing buildings' signage and associated lighting to conform to the city code requirements. All new signage has to be reviewed and approved by the Planning Director prior to erection.

(A) *Wall signs.* Each commercial business is allowed to display one wall sign per each frontage along a public roadway or expressway. Wall signs may also be displayed adjacent to an off-street parking area provided customer access is also available.

(1) For every linear foot of store frontage, ten inches, up to a maximum of 90 square feet of signage is allowed and a minimum height of two feet zero inches is required. See Figure 8.

Figure 8



(2) The area of wall sign shall be determined by enclosing the elements of the graphic in an imaginary box(es). The sum total area of the graphic within the box(es) is deducted from the permitted wall signage available.

(3) If a raceway is visible it shall match the color of the exterior of the building.

(4) No signs other than those identifying the property where they are installed or identifying the use conducted therein shall be permitted. Advertising by material or product manufacturers and suppliers other than the primary use of property shall not be permitted. All lighting elements such as wires, conduits, junction boxes shall be concealed from view as much as possible.

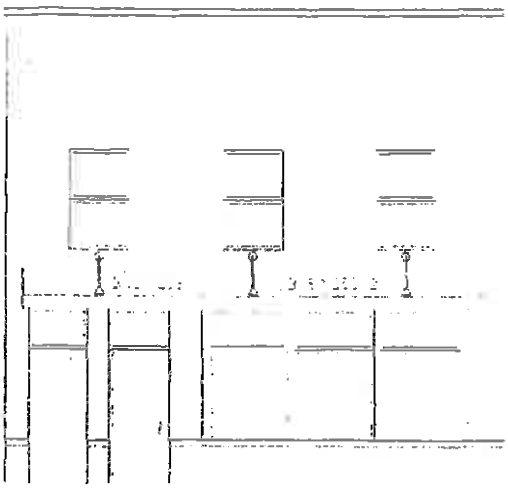
(B) *Changeable copy.* Changeable copy is allowed. Changeable copy cannot exceed 50% of the surface of the sign.

(C) *Awning signs.*

(1) Awning signs are allowed to a maximum of 12 square feet of text size per frontage facing a public or private roadway.

(2) When an awning covers multiple storefronts, each store is allowed up to 30 square feet of copy space. See Figure 9.

Figure 9



(3) Canopies and awnings are limited to two colors. Logos are exempt from this provision. Striping may only be vertical or horizontal.

(4) Canopies may be illuminated per § 156.226 of this subchapter.

(D) *Window signs.* Window signs are allowed up to 25% of each window. Temporary windows signs are exempt from permit.

(E) *Real estate signs.* Real estate signs in commercial districts are limited to one sign not to exceed 32 square feet with a maximum height of ten feet.

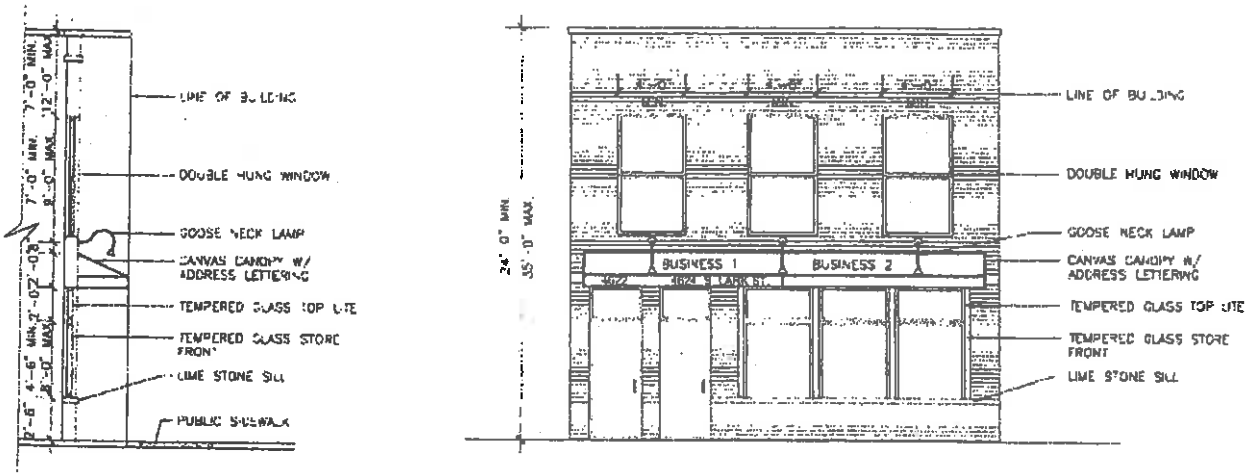
(F) *Permits.* LED and LCD signage permitted based upon Planning Committee approval.
(Ord. 0-08-0020, passed 9-22-2008) Penalty, see § 156.999

§ 156.225 SIGNAGE LOCATION.

All signage shall meet the following requirements for location unless stated otherwise in this subchapter.

(A) Signage shall be mounted at minimum height of nine feet zero inches and a maximum height of 12 feet zero inches. Signage height shall be no less than two feet zero inches and must match all awning dimensions as shown in Figure 10. Lettering for signage shall be a minimum of six inches and a maximum of 24 inches.

Figure 10 - Facade Requirements



(B) Acceptable types of building signage are as follows, no other forms of signage or signage materials will be accepted:

(1) Illuminated glass signage;

(2) Surface mounted metal letters;

(3) Neon;

(4) LED; and

(5) LCD.

(Ord. 0-08-0020, passed 9-22-2008) Penalty, see § 156.999

§ 156.226 SIGNAGE ILLUMINATION.

Internally or externally illuminated signs shall be permitted, per the regulations of this chapter, provided they meet the following requirements.

(A) Signs shall be illuminated only by steady, stationary, shielded or shaded light sources directed solely at the sign, or internal to it so that the light intensity or brightness does not create either a nuisance to adjacent property or a traffic hazard for motorists or pedestrians.

(B) Individual letters or logos may be internally illuminated. All other portions of the sign shall be opaque.

(C) No exposed reflective type bulb and no strobe light shall be used. All bulbs to be metal halide.

(D) Illuminated signs shall produce no more than 30 foot-candles of illumination, four feet from the sign.

(E) Whenever external illumination is used for a sign, the source of light shall be located, shielded and directed in a manner that the light source is not visible from a public street or private residence.

(F) See the Appendix for awning light fixture specifications or any approved equal.

(Ord. 0-08-0020, passed 9-22-2008) Penalty, see § 156.999

§ 156.227 FENCES.

(A) *C-3 Business District.* The establishment of fences in the C-3 Downtown Core District shall be regulated as follows.

(1) Acceptable open fences include, without limitation, wrought iron. Fences may be constructed and maintained in the side yard with a setback of three feet and in the rear yard with a setback of one foot.

(2) Fences shall be permitted in the required interior side yard or rear yard; provided, that the fence does not extend nearer to a lot line adjoining a street than the longest distance between the lot line and the nearest wall of the principal building or structure; in the case of corner lots, not beyond the front or street side line of the building or structure; and does not exceed a height of three feet for front yard and ten feet for rear yard.

(3) Fences must be positioned so that the finished side faces away from the lot on which constructed.

(4) Walls which enclose outside storage shall be a minimum of six feet and a maximum of ten feet in height.

(B) *Public utility minimum standards.* All fences shall be constructed and maintained in accordance with the following Department of Public Utilities minimum standards construction to allow for safe access to equipment.

(1) Five feet of clearance shall be maintained between any fence and all sides of an electrical transformer, except the side of the transformer which is padlocked, which shall have a ten-foot clearance.

(a) If it is impossible to maintain ten feet of clearance between the padlocked side of an

electrical transformer and the fence, a removable section of fence or a gate with a padlock shall be installed.

(b) All padlocks shall be issued by the city.

(2) Five feet of clearance shall be maintained between any fence and all sides of an electrical pedestal.

(a) If it is impossible to maintain five feet of clearance between an electrical pedestal and the fence, a removable section of fence or a gate with a padlock shall be installed.

(b) All padlocks shall be issued by the city.

(Ord. 0-08-0020, passed 9-22-2008) Penalty, see § 156.999

§ 156.228 C-3 NORTH HARBOR BUSINESS DISTRICT—SPECIAL USE-01.

The Special Use-01 design requirements for construction within the C-3 North Harbor Business District shall be as follows.

(A) All new residential buildings within a C-3-zoned classification shall have minimum first floor elevation of five feet zero inches above finish grade. All methods of elevation such as stairs, ramps and the like shall be concrete or masonry clad. All elevation materials and their composition are to be reviewed by the Plan Commission prior the approval from the BZA and the City Council.

(B) All new residential buildings within a C-3-zoned classification shall have a minimum floor to ceiling height of nine feet zero inches. The exterior building wall base shall be no less than 30 inches high and shall be a form of masonry block. All facade materials (above the required base material) and their composition are to be reviewed by the Plan Commission prior the approval from the BZA and the City Council. When a facade consists of all brick material, the accent color of brick or masonry material shall cover no more than 15% of total surface area. Glazing shall be provided for no less than 30% of the total surface area. See Figure 10 in § 156.225.

(C) All new residential buildings within a C-3-zoned classification shall have a minimum facade height of 20 feet zero inches and a maximum facade height of no more than five feet zero inches above the top of the roof line of a three-story structure.

(1) A minimum of two stories;

(2) A building frontage set at ten feet from the sidewalk. All residential structures shall conform to the area, lot width, yard, height and bulk regulations of the zoning district in which the structure is located or, for those uses which are not allowed in that zoning;

(3) A minimum of 65% masonry on all exposed facades; and

(4) For residences located in the C-3 district, the rear setback requirement for a garage shall be a three feet zero inches minimum and 20 feet zero inches maximum. Rear setbacks for residences shall be 23 feet zero inches.

(D) Special Use-01 fence requirements. The establishment of all fences in residential districts shall be regulated as follows.

(1) Open fences, as described in this section, not exceeding six feet in height may be constructed and maintained at the front or corner side yard lot line. The minimum fence height requirement shall be four feet.

(2) (a) An open fence shall be designed so that an area equal to 30% of the width of each upright remains unobstructed.

(b) Acceptable open fences include, without limitation, wrought iron.

(3) Fences not exceeding six feet in height may be constructed and maintained at any point behind the corner side yard line, provided they do not extend forward of the wall of the principal building facing the front yard.

(4) Fences up to six feet in height shall be permitted in the required interior side yard or rear yard; provided, that the fence does not extend nearer to a front lot line than the longest distance between the lot line and the nearest wall of the principal building or structure; and the fence does not extend nearer than ten feet to the corner side property line.

(5) Fences must be positioned so that the finished side faces away from the lot on which it is constructed.

(6) Every fence fronting onto an existing or proposed road right-of-way, except for corner lots, must include a gate giving access to the right-of-way.

(7) In order to maintain the urban character the C-3 Downtown Core District, no stockade fences located within the C-3 Downtown Core District shall be permitted. All fencing within this district shall be wrought iron.

(8) A fence permit fee and approval by the City Planning Department shall be paid for all fences to be erected in the C-3 Downtown Core District before a fence is erected on any property within the city.
(Ord. 0-08-0020, passed 9-22-2008) Penalty, see § 156.999

§ 156.229 C-3 NORTH HARBOR BUSINESS DISTRICT—SPECIAL USE-02.

The Special Use-02 design requirements for construction within the C-3 North Harbor Business District shall be as follows.

(A) The permitted uses and design requirements for senior housing in this area shall be determined by the Department of Redevelopment.

(B) The following permitted uses are allowed:

(1) Senior housing;

(2) Parking garages;

(3) Multi-level residential dwellings (minimum two stories and maximum six stories);

(4) Medical service businesses; and

(5) Commercial retail stores.

(C) All elevations materials and their composition are to be reviewed by the Redevelopment Commission prior to approval from the BZA and the City Council.
(Ord. 0-08-0020, passed 9-22-2008) Penalty, see § 156.999

§ 156.230 C-3 NORTH HARBOR BUSINESS DISTRICT—SPECIAL USE-03.

The Special Use-03 design requirements for construction within the C-3 North Harbor Business District shall be as follows.

(A) All new Special Use-03 Commercial Buildings within a C-3-zoned classification shall have minimum square footage of 10,000 square feet and a maximum square footage of 17,000 square feet.

(B) All elevation materials and their composition are to be reviewed by Plan Commission prior the approval from the BZA and the City Council.
(Ord. 0-08-0020, passed 9-22-2008) Penalty, see § 156.999

§ 156.231 C-3 NORTH HARBOR BUSINESS DISTRICT—SPECIAL USE-04.

All new residential buildings within the C-3 North Harbor Business District: Special Use-04 boundaries shall conform to the design requirements, area, lot width, yard, height bulk regulations and fence requirements of the zoning district C-3 North Harbor Business District: Special Use-01 of this subchapter. No new commercial buildings shall be allowed within the Special Use-04 boundaries. Existing commercial buildings located within the Special Use-04 boundaries shall have 24 months from