

Section 13-313.3—Yards

No front or side yards are required, but each lot shall have a rear service area of not less than one thousand (1,000) square feet, which shall be accessible by a fifteen foot (15') unobstructed right-of-way.

Section 13-313.4—Floor Area Ratio

The floor area ratio for C3 General Commercial Districts shall be not more than 2.0.

C4—Highway Commercial Districts

Section 13-314—In General

Uses included in C4 Highway Commercial Districts shall have access only to freeways, major arterials, or secondary arterials within one-half (½) mile of a freeway or major arterial access point. Where access is provided to an arterial road, no access ~~driveways~~ **HAVING ONE (1) ENTRANCE AND EXIT POINT** (either directly from an individual zoning lot or from a frontage road) may be provided to the arterial road more than once every three hundred feet (300') of frontage on such arterial road. Screening buffers around the district shall be sufficient to permit a buffer for non-commercial use.

Section 13-314.1—Uses Permitted

(a) The following uses (including accessory structures and uses customarily incidental to permitted use) shall be permitted in C4 Highway Commercial Districts:

- (1) Automobile service centers including the following:
 - (i) Driving schools
 - (ii) Car wash
 - (iii) Parts, supply or tire stores
 - (iv) Rental establishments
 - (v) Repairs and service stations
 - (vi) Sales, open or enclosed
 - (vii) Showrooms
 - (viii) Bicycle repair or sales
- (2) Blueprinting establishments
- (3) Boats, showroom and sales
- (4) Bowling alleys
- (5) Building materials
- (6) Business machines stores, sales, rentals, and repairs
- (7) Carpet cleaning establishments
- (8) Commercial parking garages or lots
- (9) Contractor establishments—electrical, glazing, heating, painting, plumbing, roofing, or ventilating, without open storage
- (10) Dance halls—night clubs