

**CITY OF WASHINGTON, MISSOURI  
PLANNING & ZONING COMMISSION MEETING  
405 JEFFERSON STREET, WASHINGTON, MISSOURI  
COUNCIL CHAMBERS -- GROUND LEVEL  
Monday, June 14, 2021 @ 7:00 P.M.**

**All plexiglass dividers have been removed from the City Council Chambers and seating opportunities have been re-established to pre-pandemic locations. Should you not feel comfortable in this setting, socially distanced seating opportunities still exist in the general public seating location of the Council Chambers.**

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- 1) Announcement of Meeting / Call to Order/ Roll Call / Pledge of Allegiance.
- 2) Approval of Minutes from May 10, 2021
- 3) **File No. 21-0601**-The applicant is requesting approval of a Special Use Permit at 1498 High Street.
- 4) **Discussion Items:** Downtown Mixed Used Overlay District

NOTE: ATTENDANCE AT THIS PLANNING AND ZONING COMMISSION MEETING BY A KNOWLEDGEABLE REPRESENTATIVE OF YOUR INTERESTS IS RECOMMENDED. ANY QUESTIONS CONCERNING YOUR REQUESTS THAT ARE NOT ANSWERED AT THIS MEETING MAY RESULT IN YOUR REQUEST BEING TABLED OR DENIED.

**CITY OF WASHINGTON, MISSOURI**  
**PLANNING & ZONING COMMISSION MEETING MINUTES**  
**Monday, May 10, 2021 7:00 p.m.**

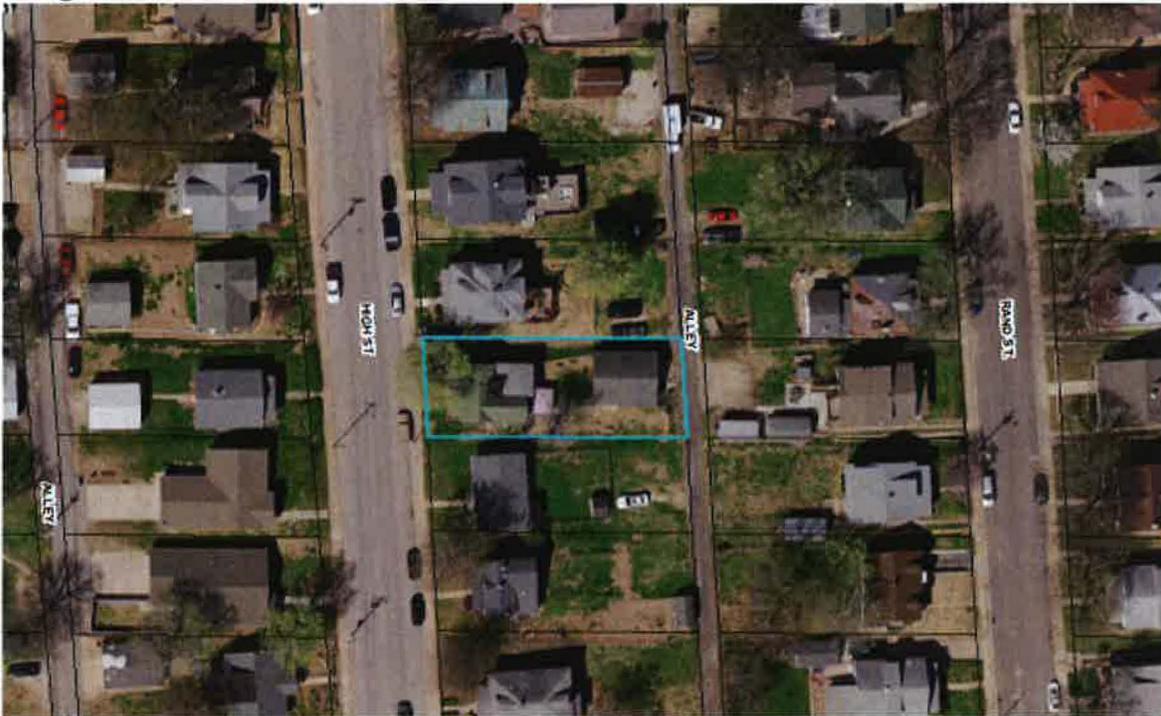
The regular meeting of the Planning & Zoning Commission was held on the aforementioned date and time in the Council Chambers of City Hall, located at 405 Jefferson Street in Washington, MO.

- 1) The meeting was called to order, Pledge of Allegiance, and the following roll call was taken:

**Present:** Carolyn Witt, Mark Hidritch, Mark Kluesner, Mark Piontek, Tom Holdmeier, Sandy Lucy, John Borgmann, Chuck Watson, Samantha Cerutti Wacker, Sal Maniaci

**Absent:** Tony Gokenbach

- 2) **Approval of Minutes from April 12, 2021-Motion made to approve, seconded and passed without dissent.**
- 3) **File No. 21-0501-Applicant is requesting approval of a Special Use Permit for a vacation rental at 312 High Street.**



**Sal Maniaci**-The applicant is requesting a special use permit to utilize 312 High Street for Vacation Rental Dwelling. The structure is currently a single-family home in an R-2 Single and Two Family Overlay District. The special use permit would allow the applicant to accept lodgers for periods of 30 days and less. The home will be required to receive a new occupancy inspection to meet the requirements for short-term lodging.

The proposed use is insignificant to the surrounding area and should not detriment the neighborhood. Off-street parking is also available on the subject property through an alley in the rear and should minimize any additional impact to the nature of the existing neighborhood. Staff recommends approval of the Special Use Permit to operate a Vacation Rental Dwelling at 312 High Street.

**Mark Kluesner**-How are those yearly inspections followed up on?

**Sal Maniaci**-They reapply for their business license and it is triggered then.

**Samantha Wacker**-Do you know where the closest B&B is from this location?

**Sal Maniaci**-No I do not know for sure but I do think there is one off of Stafford and Third Street. This is number 26 legally.

**Ron Snelson-325 High Street**-Is there a minimum days per rental? Because I don't want to see a motel show up in my neighborhood. Who is going to do the background investigations on those people coming into that residence? Is it going to be a vacation home or a motel, commercial vs residential? Who will maintain the property? What is the number of guests per visit? Who and what is the market of the individual for that particular house? Living across the street I think I have a pretty nice house. I don't think that people will want to rent my house as a vacation home. I think it is nice but someone from another state, I just do think it is viable. If I am going to go on a vacation, I want to upgrade. I am concerned about more homes being set aside for these types of setup. If the individual, I know there was a young couple living there for quite some time. Houses are selling in that neighborhood very well. There is one right next door that went up and was sold by the end of the week. They are selling at a pretty good premium right now. I am just concerned about what this is going to bring to our neighborhood. How many cars are we going to have parking on the street? There is a building behind the house, is it prepared to have a vehicles in it or off the alley way? I think most of my neighbors have similar concerns. Again, are we getting a motel or a vacation home? Thank you.

**Sal Maniaci**-I can't answer all of those but I can some of them. The applicant would be able to answer most of those. The Air BNB and VRBO which is what primarily the applicants use, those usually have a three night stay, a maximum amount of people and they do their own background checks to create an account. Now with that being said, just because we are approving short term lodging they can have their own application and advertising. So I just want to get that out there. Those main applications they run your license and they do a background check. You have to be at least 25 to rent on both of those applications. Most require a minimum of three nights. The applicants did let me know that they were not going to be able to make it this evening but they do have a representative here for questions. As far the parking, I don't know about the garage in the back. We do have off street parking.

**Ron Snelson**-We have excessive parking on the street the way it is. Having more people parking along there is going to make it even worse. I worry about the children in the neighborhood because it is a busy street and when you start putting more and more cars there, I worry about someone stepping out between the cars and getting hit. It's amazing if you count cars.

**Tom Holdmeier**-I can tell you one thing we usually do not get into the marketing side of these permits. What they do with their house, selling or buying, or whatever they want to do is up to them. Thanks.

**Tonya Meyer**-Here on behalf of the property owners. They had to make a last minute trip to Kansas City. I don't know a lot about this but I do know that the garage will not be used for parking. They are going to be making some improvements to the property. Also, the person managing the property has experience with this kind of service.

**Tom Holdmeier**-Do they have a minimum number of guests?

**Tonya Meyer**-They will through the VRBO and Air BNB. I don't know that number.

**Samantha Wacker**-Who is the manager?

**Tonya Meyer**-Jessica Leeb.

**Samantha Wacker**-Do these property owners own any other of these kinds of properties in Washington?

**Tonya Meyer**-No.

**Chuck Watson**-Do they have any anywhere?

**John Borgmann**-How many bedrooms does it have?

**Tonya Meyer**-Two.

**John Borgmann**-So the most would probably be four people?

**Tonya Meyer**-I would say maybe six with the couches.

**Samantha Wacker**-What market are you targeting?

**Tonya Meyer**-I think that they just wanted to hold onto the property instead of selling it. So just letting it sit empty they went ahead and decided to do this. We already manage several other properties and we thought it would be great to have the ability to have an Air BNB in Washington. I think the primary market will be business owners but also I would think for families coming to enjoy and take in downtown Washington.

**Sal Maniaci**-The traveling nurses stay at least three months.

**Sandy Lucy**-Do you know when they anticipate this to be ready?

**Tonya Meyer**-In the next two to three months.

**Motion to approve, first, seconded and passed without dissent.**

- 4) **Discussion Items:** Comprehensive Plan Review Committee-It's high time we get this going and start that conversation because our ten year of our comprehensive plan is 2023. But as some of you know that were on the committee last time. We are working on the budget so I would like to discuss this. I will start doing a report card and start going through this and then have a meeting in July before the P&Z meeting. I will send out a reminder.

Downtown Mixed Used Overlay District-

So I know we talked about there was an item on our agenda last month that failed at the Council. I did talk to Tyler King with Downtown Washington but the intent of this possibly this new overlay district that would cover multiple zoning districts is really kind of trying to create an anticipated growth boundary for downtown. We have a lot of pockets that are definitely prime for development. Many of those are already in the C-3 district so we have already covered that there. I have identified some areas that I think logically would go into mixed use so that zero lot line kind of development and they are either 100% outside the C-3, close to it or there are blocks that are half way cut up. I think it would be smart to maybe find some street boundaries. Part of me is thinking why not go even a little larger if you really want to think long term so that is something we can sit on and discuss and I think getting something out to the public to it's not necessary. If there is a single family home on Market Street that we are adding to this we are not necessarily doing anything to the home we are just...the request we had from last month is not the first time this has happened. We have had two requests now with one a little further away that was denied last year and now this one. I get calls sometimes where people are asking if they should be in C-3. I don't want to be a hindrance in development. We don't want to spot zone C-3. That is why I like the idea of a setting a potential boundary or the idea of the intent. Like the one last month, it was catty corner. If you allow that one and then someone comes back a month later you are going to have to say hey, youre going to have to draw a line somewhere. Which is kind of what this is doing. So again the intent, I had two. The first intent is so, kind of like mimicking the C-3. Intent:

## Potential Downtown Development Overlay District

### Intent

To allow to mixed use and higher density redevelopment projects in areas downtown or downtown adjacent that, in the future, are likely to be developed into uses similar to those in the C-3 Central Commercial District.

To set potential growth boundaries of the anticipated mixed use downtown district.

### Code Allowances (match existing C-3 code)

- Zero Setback, unless adjacent to existing residential zoning outside of the Overlay District
- No minimum lot sizes
- No off street parking requirements
- All C-3 Uses permitted

A good example of this is Rhine River, there probably was a point where those properties down there we would consider downtown adjacent, right outside of downtown and once you start bringing in those mixed uses and higher density that naturally is part of downtown. I think that is going to happen to more projects. I think we are going to start getting a lot of these calls and they could be right on the fringe. So these code allowances (see above). There are a couple of C-3 uses that are light industrial because of the Corn Cob Factory and then you get to the disterally. So here is the boundary I sent you all and I am almost wondering if we could go more south with this. The general idea here is to say this is the natural, the natural growth boundary where we are going to see. I stopped at Rhine River and then we know the senior living apartments. It stops at Elijah McLeans and then to Olive, south on Olive to Third Street which is historically single family, I left out the Cedar Street historic district. I cut down south on Elm. Then you go down Fourth Street all the way to Market and I cut the block directly in half so properties that have access to Market would be inside this district and the homes on the opposite side have access to these streets that are perpendicular to the north east street would stay in the current zoning district. So that is my first shot on where we would see these redevelopment areas.



I have highlighted in orange properties that will probably be requested to be higher density mixed use development but right now they would not be able to do that because they are not in C-3. So they would have to come for a rezoning, and obviously this would be an easy one because you have it on each side. Some of these that are split zoned are not in which is the Corn Cob Pipe Factory and the whole block down to the recycle center. There is the Borgia soccer field, the green lot on Lafayette that the Eckelkamps own, and then here on Market Street I could have highlighted a lot of this orange here but the only reason I focused on this lot is we have already seen three corners of this go to zero lot line, this is the only side that hasn't. There are some homes here on Market that have always historically been single family residential and I do include them on both sides of Market here and it is not like we are taking any uses away from them.

I stopped it here on Fourth Street and the reason I did that is because the dark blue is already C-2 overlay which allows single family, two family and mixed use when it comes to retail downstairs and residential upstairs. I would be open for discussion and I could be persuaded to possibly move this. Why not take this boundary down Elm to Fifth Street and even though it is an overlay district. A good example is if someone wanted to redevelop Purcell. Historically on Fifth Street and Jefferson was zero lot line all the way to the corners.



**Samantha Wacker**-I think we should include Fifth Street.

**John Borgmann**-I agree.

**Sandy Lucy**-When downtown talks about their boundaries don't they say Front to Fifth?

**Sal Maniaci**-Normally, they have expanded it and now they go to Eighth Street. Historically it is Front to Fifth and Market to High.

**Mark Kluesner**-I think you are right on with the east to west.

**Sal Maniaci**-It is a sharp boundary and I know that can be contentious in the future. I will adjust this and this Wednesday we have the Core meeting, Economic Vitality, and Design and bring back comments next month. I will come up with a draft and work with Mark. We will probably just write a new code section instead of amending it.

**Motion to adjourn, seconded and passed without dissent at 7:45 p.m.**

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**Thomas R. Holdmeier**  
**Chairman**

To: Planning and Zoning Commission

From: Planning and Engineering Department Staff

Date: June 14, 2021

Re: File #0601- Janes Tamales Road Side Stand

Synopsis: The applicant is requesting approval of a Special Use Permit for a Road Side Stand located in the parking lot of the Iron Spike Museum at 1498 High Street

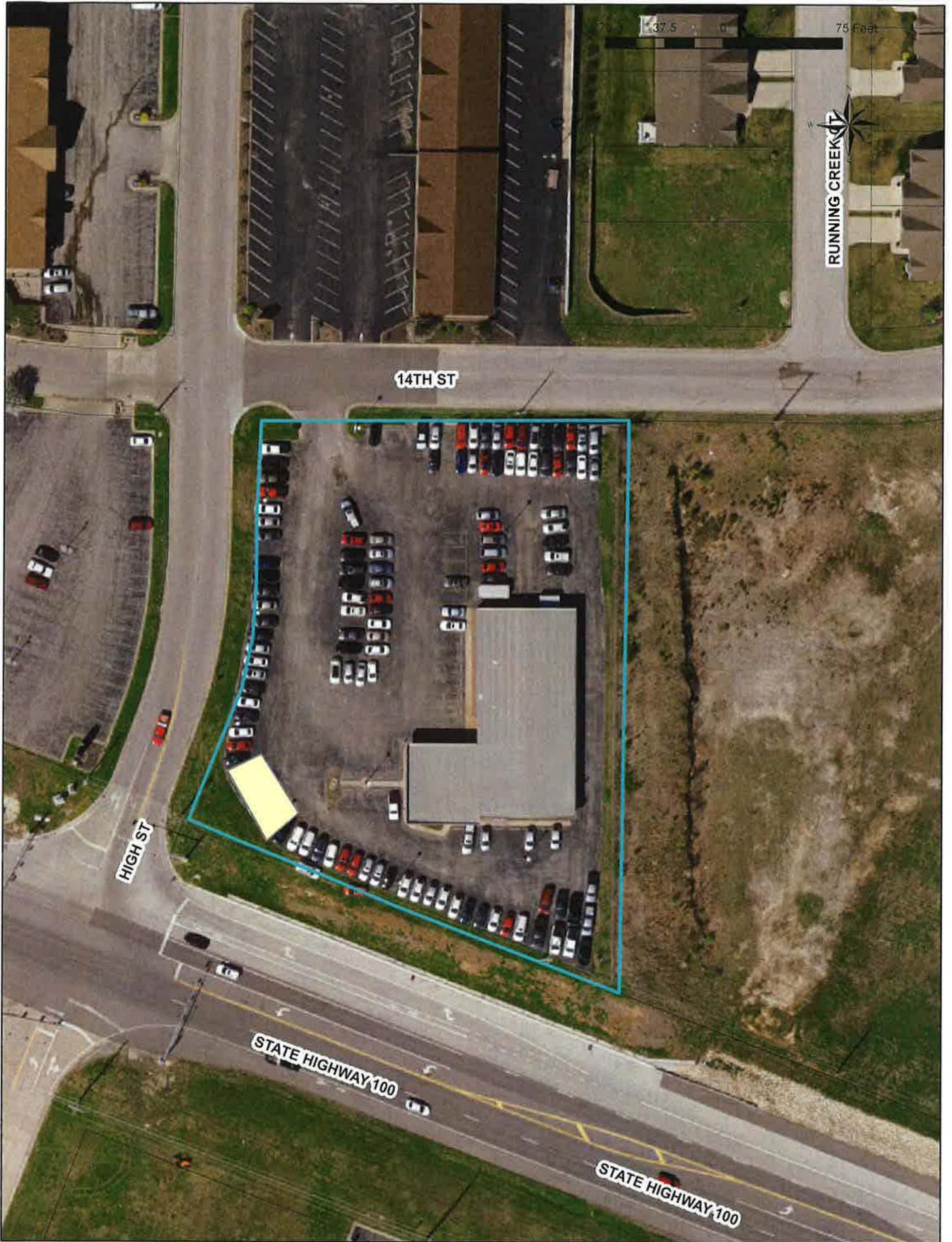
<b>Adjacent Land Use /Zoning Matrix</b>		
	Existing Land Use	Existing Zoning
North	Multi-Tenant Commercial Structure	C-2
South	Multi-Tenant Commercial Structure	C-2
East	Purcell Tire	C-2
West	Multi-Tenant Commercial Structure	C-2

**Analysis:**

The applicant is requesting to operate a Road Side Stand located on private property at addressed at 1498 High Street. The proposed stand will be located at the southwest corner of the property, outside of any fire lane, and will not take more than 4 parking spaces when in operation. The property is zoned C-2 General Commercial allowing for this type of use.

**Recommendation:**

Staff recommends approval of the special use permit to operate a road-side stand at 1498 High Street.



37.5

75 Feet

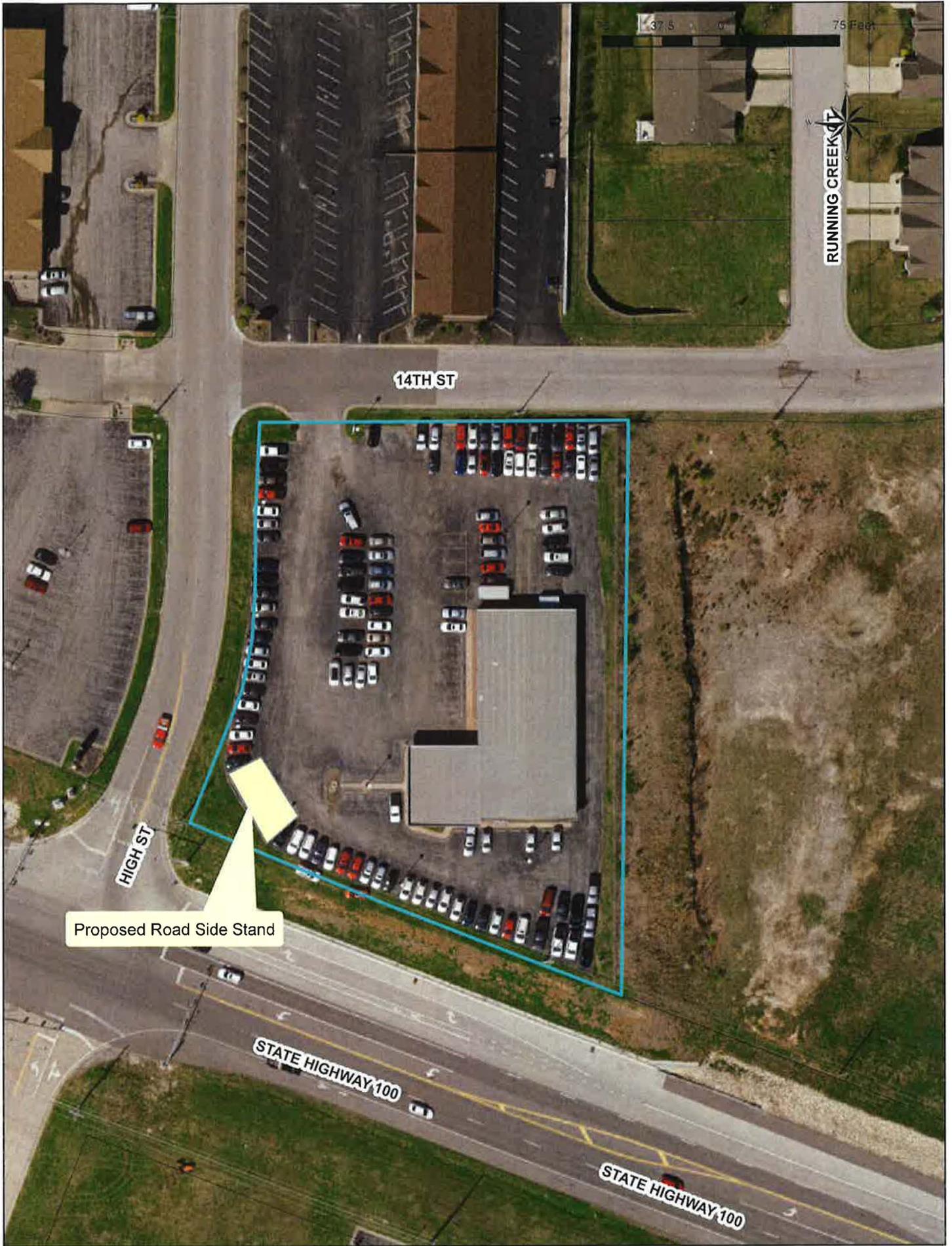
RUNNING CREEK CT

14TH ST

HIGH ST

STATE HIGHWAY 100

STATE HIGHWAY 100



37.5 0 75 Feet  
RUNNING CREEK ST

14TH ST

HIGH ST

Proposed Road Side Stand

STATE HIGHWAY 100

STATE HIGHWAY 100

75 37.5 0 75 Feet

RUNNING CREEK CT

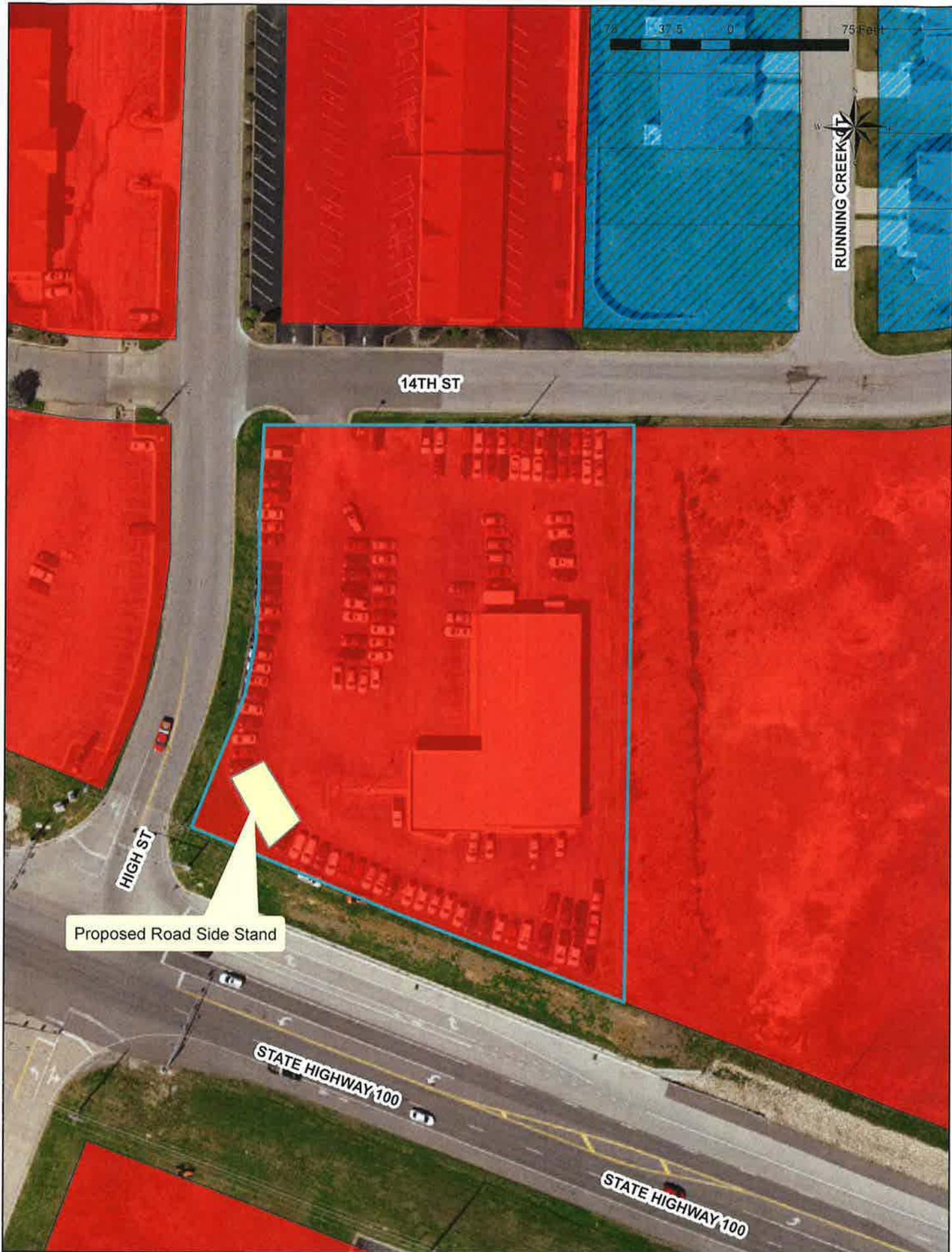
14TH ST

HIGH ST

Proposed Road Side Stand

STATE HIGHWAY 100

STATE HIGHWAY 100





here is the setup

 See latest photos



CITY OF WASHINGTON, MISSOURI

Department of Planning and Engineering Services

405 Jefferson Street • Washington, MO 63090

636.390.1010 Phone • 636.239.4649 Fax

SPECIAL USE PERMIT APPLICATION

All applications for Special Use Permits must be submitted to the Engineering Department at least 15 working days prior to the second Monday of each month in order to be placed on the agenda for the Planning & Zoning Commission Meeting.

Please Print: Street Address: 1498 High St, Washington MO 63090

Lot: Subdivision: PID#

Applicant Name: Jan's tamales LLC. Phone: 636-221-9392

Address of Applicant: 204 Sir Williams Ct Washington MO 63090

Owner: Janette Elfink Phone:

Owner's Address: Jan's tamales LLC

Current Zoning: Proposed Zoning:

It is proposed that the property be put to the following use: Food Stand

Lot Size: Frontage (feet) Depth (feet) Number of Stories

Number of Units: Number of Off-Street Parking Spaces:

Include with this Special Use Permit Application:

- 1. Application Fee of \$150.00 (make check payable to the 'City of Washington')
2. Completed Special Use Permit Application
3. Plot Plan
4. Legal Description of Property
5. Building Elevation Plan (for new construction only)

Signature of Applicant: Janette Elfink Date: 5-15-21

Applicant Name Printed: Janette Elfink

## SPECIAL USE PERMIT EVALUATION CRITERIA

The following criteria are used in evaluating a Special Use Permit Application. It is recommended these criteria be addressed as to their applicability to the proposed Special Use Permit request:

1. The compatibility of the proposal, in terms of both use and appearance, with the surrounding neighborhood.

None

2. The comparative size, floor area, and mass of the proposed structure in relationship to adjacent structures and buildings in the surrounding properties and neighborhood.

10x10 tent

3. The frequency and duration of various indoor and outdoor activities and special events, and the impact of these activities on the surrounding area.

Every Sunday weather permitting.

4. The capacity of adjacent streets to handle increased traffic in terms of traffic volume, including hourly and daily levels.

Very large parking lot there should be no problems

5. The added noise level created by activities associated with the proposed use.

n/a

6. The requirements for public services where the demands of the proposed use are in excess of the individual demands of the adjacent land uses, in terms of police and fire protection, and the presence of any potential or real fire hazards created by the proposed use.

n/a

7. Whether the general appearance of the neighborhood will be adversely affected by the location of the proposed use on the parcel.

none

8. The impact of night lighting in terms of intensity, duration and frequency of use, as it impacts adjacent properties, and in terms of presence in the neighborhood.

N/A

9. The impact of the landscaping of the proposed use, in terms of maintained landscaped areas, versus areas to remain in a natural state, as well as the openness of landscape versus the use of buffers and screens.

N/A

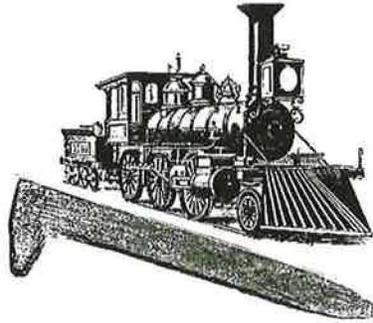
10. The impact of a significant amount of hard-surfaced areas for buildings, sidewalks, drives, parking areas and service areas, in terms of noise transfer, water run-off, and heat generation.

N/A

**Board of Directors**

Don Burhans, President  
Ron Sansone, Vice President  
Claire Saucier, Secretary/Treasurer  
Bill Straatmann  
David Bevforden  
Doug Eckelkamp  
Karl Strauch  
Rick Solter

**Iron Spike, Inc.**



1498 High Street  
Washington, MO 63090  
Phone: 636-283-5166  
[info@IronSpike.org](mailto:info@IronSpike.org)  
[www.IronSpike.org](http://www.IronSpike.org)

June 3, 2021

City of Washington  
Washington, MO 63090

**TO WHOM IT MAY CONCERN**

Iron Spike Model Train Museum has invited Janette Elfrink, Jan's Tamales, to set up a food stand in the south/southwest corner of our parking lot on Sunday afternoons from 12-3 (or until she has sold out) and for periodic special events. This invitation is considered permanent and on-going until cancelled by Iron Spike in writing.

She will provide us with copies of her permits and licenses, which we will keep on file.

Sincerely,

*Claire M. Saucier*

CLAIRE M. SAUCIER  
Board Secretary/Treasurer  
Iron Spike, Inc.

## Potential Downtown Development Overlay District

### Intent

To allow to mixed use and higher density redevelopment projects in areas downtown or downtown adjacent that, in the future, are likely to be developed into uses similar to those in the C-3 Central Commercial District.

To set potential growth boundaries of the anticipated mixed use downtown district.

### Code Allowances (match existing C-3 code)

- Zero Setback, unless adjacent to existing residential zoning outside of the Overlay District
- No minimum lot sizes
- No off street parking requirements
- All C-3 Uses permitted

See attached map and proposed code



FRONT STREET

STAFFORD ST.

HORN ST

FREMONT ST.

ALLEY

5TH ST

STAFFORD ST

CEDAR ST

ALLEY

6TH ST

SECOND STREET

THIRD STREET

UNK

500 0 500 Feet



## **SECTION 400.110 – “C-3 Overlay” DOWNTOWN DEVELOPMENT OVERLAY DISTRICT**

### **A. INTENT AND PURPOSE**

The purpose of this zoning district is to recognize the City of Washington's most historic and unique area of the City — the downtown area. This area is a nationally recognized Historic District. These regulations set forth in this Chapter are to promote a mix of uses such as commercial and residential with appropriate density requirements which reflect existing lot sizes within the downtown area. In this way, the types of uses in the downtown area, a mixture of residential and commercial, can continue in order to promote the unique characteristics of this area not found anywhere else in the City. The intent of the Overlay District is to set potential growth boundaries for this historic district and to allow for mixed uses and higher densities areas that may not currently be zoned C-3, but are appropriate for similar downtown development styles.

### **B. OVERLAY DISTRICT BOUNDARIES**

1. The overlay district boundary is as follows:

The south side of Fifth Street between Elm and Market Streets, the east side of Market Street between Fifth and Front Streets, the north side of Front Street between Market and the western edge of Rhine River Development, the east side of Olive Street between Front and Second Streets, the north side of Second Street between Olive and Cedar Streets, the west side of Cedar between Second and Third Streets, the north side of Third Street between Cedar and Elm Streets, and the west side of Elm Street between Third and Fifth Streets.

### **C. PERMITTED USES**

The permitted uses in the "C-3 Overlay Downtown Development District are those as provided for in **Section 400.120, D** of this Article in the C-3 Central Commercial District. In addition, the following uses are permitted subject to the conditions set forth:

1. Residential uses shall not occupy the street level of any building along Main Street from Cedar to Jefferson Streets and on Elm Street from Fourth to Front Streets. Any street level mixed use in this area shall be subject to a Special Use Permit per the provisions of Article V of this Chapter.
2. Automotive parts stores, and related parts supply retail facilities, provided that if any automotive or related repair services are performed on site, the provisions of Subsection B, (2) of this Section shall be met.
3. The following shall be permitted uses, provided that if any portion of a building or an accessory structure, or any portion of a parking lot associated with any such use, is located within fifty (50) feet of a Residential District, excluding public rights of way, then such use shall be only by Special Use Permit:
  - a. Repair of automobiles,
  - b. farm implements,

- c. construction machinery,
  - d. small engines and related repair services, including repair garages,
  - e. body shops;
  - f. public garages,
  - g. car washes, and
  - h. new and used vehicle sales.
4. Any building used primarily for any of the listed uses may have not more than forty percent (40%) of the floor area devoted to industry or storage purposes incidental to such primary use; provided, that not more than five (5) employees shall be engaged at any time on the premises in such incidental use.
  5. Drive-in or drive-thru establishments that can provide a five (5) car stack as indicated within **Article VI, Section 400.265, C**. Drive-in or drive-thru establishments that cannot provide a five (5) car stack as indicated within **Article VI, Section 400.265, C** shall require a special use permit.

#### **D. ACCESSORY USES**

A permitted accessory use is any use or structure which complies with the definition of "Accessory Use" contained in **Article II - Definitions**, and as further provided for in **Article IV - Supplementary Regulations, Section 400.140**. In addition, the following are permitted accessory uses:

1. Accessory building and uses customarily incidental to the above uses.
2. Where a lot is used for a commercial purpose, more than one (1) main building may be located upon the lot but only when such buildings conform to all open space requirements around the lot for the District in which the lot is located.

#### **E. SPECIAL USES**

Certain additional uses may be permitted in the "C-3" Commercial District as provided for in the table of permitted and special uses **Section 400.120, D** of this Article and subject to the provisions of **Article V** of this Chapter. Additional provisions apply to certain uses as listed below:

1. Mobile home parks are subject to the provisions of **Article IV, Section 400.160**.
2. Food Stands for temporary and seasonal periods; provided however, that Food Stands to be operated and maintained for periods of ten (10) days or less within a given calendar year shall not require a Special Use Permit, if a proper permit is secured pursuant to the provisions of **Chapter 635** of the Washington Municipal Code.
3. Agricultural uses such as field crops, truck gardening; berry or bush crops; tree crops, flower gardening; orchards; aviaries and apiaries; grazing, breeding and raising of

livestock; provided, that all buildings and enclosures for the feeding, breeding or milking, but not including pasturing and grazing of such animals are located not less than two hundred (200) feet from any lot line; including a greenhouse, but not including a salesroom or roadside.

4. Nursery, truck gardening and the raising of farm crops may be permitted (but not the raising of poultry, pets or livestock for strictly commercial purposes or on a scale that would be objectionable because of noise or odor to surrounding residences), according to the criteria set forth in **Article V, Section 400.230** of this Chapter; and provided further, that no building shall be erected or maintained on the property which is used for the sole purpose of selling the products grown or raised.
5. Any use substantially similar to the special uses listed **Section 400.120, D** in terms of the effect of the proposed use upon surrounding properties may be permitted, provided that in determining whether such proposed use is substantially similar to the expressed special uses, there shall be taken into consideration any objectionable characteristics of the proposed use, including, but not limited to, the emission of odor, dust, smoke, gas fumes, noise or vibration, as well as the criteria set out in **Article IV, Section 400.200**; provided further, however, that any such substantially similar special use shall be consistent in all other respects with the provisions of this Chapter.
6. Any use itemized in **Section 400.120, D** which does not qualify as a permitted use by virtue of the fact that any building, accessory structure or parking lot associated with such use is within fifty (50) feet of a Residential District, excluding public rights of way.
7. Above-ground storage tanks for the storage of combustible liquids shall be prohibited except when allowed by special use permit from the City of Washington City Council. Above-ground storage tanks for the storage of flammable liquids shall be prohibited.

## **F. PARKING AND LOADING REQUIREMENTS**

1. Location of Parking Spaces and Vehicle Types that May be Parked.
  - a. Parking spaces may be located and vehicles may be parked in the front, side or rear yards. Parking spaces for residences shall be located in the side and rear yard and in the front yard on a driveway only. Driveways and parking areas shall be an improved surface of either asphalt or concrete.
  - b. No trucks, truck trailers, or vehicles of any type shall be on skids, jacks, or any other device that will make them immobile or inoperable, except for emergency repairs.
  - c. Garages and repair establishments shall not store or temporarily store any vehicle to be repaired for a period of more than fifteen (15) days. This does not include vehicles that are garaged or vehicles which may be authorized for storage for longer periods by Council under Special Use Permit.
  - d. No trucks or trailers of any kind, or any portions thereof, shall be used for storage purposes.

- e. Vehicles in excess of thirty thousand (30,000) pounds gross vehicle weight are permitted within this District only if the following two (2) conditions are met:
  - (1) After taking into account the number of normal parking spaces which such vehicle occupies, the remaining number of available parking spaces must still meet the number of required spaces provided for within this District; and
  - (2) The parking of any such vehicle must not limit ingress or egress from the facility, nor impose upon any fire lanes or any other applicable regulation or restriction. If these two (2) restrictions cannot be met, parking of vehicles in excess of thirty thousand (30,000) pounds gross vehicle weight is not permitted.
- 2. Number of Required Spaces. No off-street parking is required in the C-3 or C-3 Overlay District.
- 3. Loading requirements
  - a. There shall be provided at the time any building is erected or structurally altered, off-street loading space in accordance with the requirements of **Article VI** of this Chapter.
  - b. No building or part thereof heretofore erected which is used for any of the purposes specified above, shall hereafter be enlarged or extended unless off-street loading space is provided in accordance with the provisions of this Chapter.

**G. G. AREA REQUIREMENTS**

- 1. Minimum Depth of Front Yard. None unless the frontage is partly in a dwelling district in which case the front yard regulations of the dwelling district shall apply.
- 2. No side yards are required for commercial buildings except on the side of a lot abutting a dwelling district, in which case there shall be a side yard of not less than six (6) feet.
- 3. No rear yards are required for commercial buildings except on the rear of a lot abutting a dwelling district, in which case there shall be a rear yard of not less than twenty (20) feet.
- 4. Minimum Lot Area. None.
- 5. Gasoline pumps and pump islands may occupy the required yards; provided however, that they are not less than fifteen (15) feet from street lines, and not less than fifty (50) feet from the boundary of any Residential District.
- 6. Awnings may project into City right-of-way, provided there is a minimum distance of eighteen (18) inches between such projection and the back of curb, or edge of pavement, if no curb exists.

**H. H. HEIGHT REQUIREMENTS**

- I.** The maximum height is one hundred (100) feet or eight (8) stories.