

C-3 (Heavy Commercial) Fact Sheet

Purpose

To provide for areas for distribution, sales, and storage activities that require extensive indoor or outdoor spaces, large or specialized equipment, or significant truck or rail transportation. These uses may generate limited emissions and noise which make them incompatible with other commercial or residential uses.



Limited Uses

- Minor utilities
- Commercial parking
- Convenience store with gas pumps
- Manufactured building or mobile home sales
- Mobile vending
- Pawnshop
- Title loans/check cashing
- Vehicle rental
- Vehicle sales and leasing
- Recreational vehicle sales, leasing, or rental
- Car wash
- Contractors office with storage
- Self service storage
- Vehicle repair
- Commercial vehicle repair
- Outdoor display
- Outdoor storage, limited and general

Conditional Uses

(Must contact the Planning Department for an application)

- Single family detached residence
- Place of worship
- Firearm training and sports facility (indoor)
- Special event facility
- Retail package sales of distilled spirits (liquor store)
- Light industrial uses
- Automobile or truck storage lot
- Microbrewery
- Sales or rental of machinery

Allowed Uses

- College/university
- Nonprofit club or lodge
- Library/museum
- Nonprofit service organization
- School, private or special
- Conservation area
- Indoor recreational uses (exceptions apply)
- Gym/health spa/yoga studio
- Schools of the arts
- Professional offices
- Bail bonds
- Call centers
- Radio/TV stations and recording studios
- Trade/vocational/business schools
- Outdoor recreation uses (exceptions apply)
- Personal services, with exceptions
- Beauty, hair, or nail salon
- Retail sales
- Convenience store without gas pumps
- Helicopter landing area
- Ice vending machine
- On site parking

Lot Requirements

Minimum Lot Size:	20,000 square feet
Minimum Lot Frontage:	100 feet
Minimum Front Setback*: (measured from street centerline)	125 feet from an arterial street 90 feet from a collector road 55 feet from all other streets 30 feet from a service drive (measured from property line)
Minimum Rear Setback:	30 feet (can be reduced to 3 feet bordering C-3/M-1/M-2 properties)
Minimum Side Setback:	30 feet (can be reduced to 3 feet bordering C-3/M-1/M-2 properties)

This information is provided for general information only. *Properties in overlay districts or with zoning conditions or variances may have different requirements. For additional information, contact the Planning Department at 706-868-3400, or planning@columbiacountyga.gov.