

ARTICLE XVIII

“C – 3” ADULT ENTERTAINMENT DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT: It is the intent and purpose of the “C – 3” Adult Entertainment District to regulate adult entertainment establishments which by their nature are known to produce deleterious effects to adjacent development and serious secondary negative impacts to juveniles, especially where such uses are clustered. Special regulation of such uses is therefore necessary to insure that these and other adverse secondary effects will not impact residential neighborhoods, public and quasi-public institutions or facilities serving the youth of the community.

SECTION 2. DISTRICT REGULATIONS: In the “I – 1” District, no building or land shall be used and not building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the uses listed in SECTION 3 below.

SECTION 3. USE REGULATIONS:

1. Escort agencies
2. Adult book and/or video stores
3. Adult entertainment establishments, including bars, cabarets, massage parlors, except medical therapeutic, live theaters, motion pictures, and other sexually-oriented entertainment businesses.
4. Adult novelty stores.

SECTION 4. INTENSITY OF USE REGULATIONS:

1. The minimum lot size shall be seven thousand (7,000) square feet with a minimum lot width of fifty (50) feet.

SECTION 5. HEIGHT REGULATIONS:

1. No building shall exceed thirty-five (35) feet in height.

SECTION 6 YARD REGULATIONS:

1. Front Yard. There shall be a front yard having a depth of not less than twenty-five (25) feet, except as required for arterial streets and collector streets in ARTICLE XXVI.
 - a. Where a lot or group of lots have a double frontage, the required front yard shall be provided on both streets.
 - b. Where a lot is located at the intersection of two or more streets or roads, there shall be a front yard on each street side of a corner lot.

2. There shall be a side yard of not less than ten (10) feet on each side of the building.
3. Rear Yard. There shall be a rear yard of not less than twenty-five (25) feet, or twenty (20) percent of the depth of the lot, whichever amount is smaller.

SECTION 7. USE AND LOCATION RESTRICTIONS: All adult entertainment uses shall conform to the following requirements:

1. No adult entertainment use, escort agency, adult book and/or video store, or adult novelty store shall be conducted in any manner.
 - a. To allow the merchandise or activities of the establishment to be visible from any point outside of the building or structure containing such use.
 - b. That permits the observation of any material depicting, describing or relating to sexual activities from any point outside of the building or structure containing such use.
2. The provisions of Subsections (a.) and (b.) above shall apply to any display, decoration, sign, window or other opening.
3. No adult use as set out in Section 4 above shall be allowed within one thousand (1,000) feet of another adult use.
4. No adult use as set out in Section above shall be allowed within one thousand (1,000) feet of any residential zoning district or within one thousand (1,000) feet of any residence.
5. No adult use as set out in Section 4 above shall be located within one thousand (1,000) feet of a pre-existing church or place of worship, day-care facility, park, educational institution, library, museum, community center, playground or swimming pool.
6. For purposes of Subsections (3.), (4.) and (5.) above, measurements shall be made in a straight line, without regard to intervening buildings, structures or objects, from the nearest point on the property line of the applicant's adult entertainment use to the nearest point on the property line of the church, etc.
7. No more than one such use shall be conducted within any building or structure containing an adult use.
8. No permitted adult oriented business as defined herein shall be operated between the hours of 11:30 p.m. and 8:00 a.m.

SECTION 8. SIGN REGULATIONS. See ARTICLE XXI.

SECTION 9. PARKING AND LOADING REGULATIONS: See ARTICLE XXII.

SECTION 10. LANDSCAPING REGULATIONS: See ARTICLE XXIII

SECTION 11. TRAFFIC REGULATIONS: See ARTICLE XXIV.