

Businesses Permitted in the C-3 Downtown Business District

Excerpt from Sanger Municipal Code Chapter 90 - Zoning

- Antique shops.
- Apartment hotels.
- Artists' studios.
- Business colleges.
- Commercial schools.
- Communications equipment buildings.
- Exhibit halls.
- Exercise, health and dance studios.
- Gymnasiums.
- Household pets, the keeping thereof, subject to the provisions of [section 90-31](#)
- Ice and food products dispensing machines.
- Institutions of a philanthropic nature, except correctional and mental.
- Laboratories:
 - a. Biological.
 - b. Dental.
 - c. Medical.
 - d. Optometrical.
- Lodges, clubs and fraternal organizations.
- Meeting halls.
- Museums.
- Newspaper publishing.
- Post offices.
- Print shops, lithographing, publishing and blueprinting.
- Public parking lots.
- Sports and recreation clubs, membership.
- Taxidermists.
- Residential structures and uses existing on July 23, 1994, on lots which contain no commercial structures or uses; provided that no new commercial structure or use shall be added to a lot which contains a residential use, and further provided that any addition to a residential structure shall comply with the development standards of the R-1-6 zone district, as set forth in sections [90-294](#) through [90-297](#)
- Home occupations, subject to the provisions of [section 90-30](#)
- Appliance sales, household.
- Art galleries.

- Auto parts sales, new.
- Automobile service stations.
- Banks and financial institutions.
- Bicycle shops.
- Bookstores.
- Building and loan offices.
- Cafeterias.
- Carnivals, promotional.
- Clothing stores.
- Confectioneries.
- Dairy products.
- Department stores.
- Drugstores.
- Employment agencies.
- Florist shops.
- Fruit and vegetable stores, within completely enclosed building.
- Furniture stores.
- Garden supplies.
- Gift shops.
- Hardware stores.
- Health foods.
- Hobby shops.
- Home furnishings.
- Ice cream.
- Jewelry stores.
- Leather goods and luggage.
- Libraries.
- Liquor products, package.
- Lunchrooms.
- Meat markets.
- Musical instruments.
- Music instruction.
- Newspaper stands.
- Notions.
- Offices:
 - a. Administrative.

- b. Business.
 - c. General.
 - d. Medical.
 - e. Professional.
- Pet shops.
 - Photographic studios and supplies.
 - Picture framing.
 - Plant nurseries.
 - Post offices.
 - Radio and television broadcasting studios.
 - Radio and television sales and service.
 - Reading rooms.
 - Restaurants, serving wine and beer with meals only.
 - Shoe repair shops.
 - Shoe stores.
 - Soft drink fountains.
 - Sporting goods.
 - Stamp and coin brokers.
 - Stationery stores.
 - Super drugstores.
 - Supermarkets.
 - Tire, battery and accessory parts retail sales and service stores.
 - Tobacco products.
 - Toy stores.
 - Variety stores.
 - Bakery, retail.
 - Barbershops.
 - Beauty shops.
 - Christmas tree sales lots.
 - Clothing store, up to 1,200 square feet.
 - Collection and distribution station for laundry or dry cleaners.
 - Convenience grocery stores, up to 3,000 square feet.
 - Delicatessens.
 - Drugstore, up to 1,200 square feet.
 - Florist shop, up to 1,200 square feet.
 - Gift shop, up to 1,200 square feet.

- Health food store, up to 1,200 square feet.
- Hobby shop, up to 1,200 square feet.
- Ice cream shop, up to 1,200 square feet.
- Laundry, self service.
- Office, nonmedical, up to 2,000 square feet.
- Shoe repair store, up to 1,200 square feet.
- Stationary store, up to 1,200 square feet.
- Variety store, up to 1,200 square feet.
- Accessory buildings, subject to the provisions of subsection [90-894\(4\)](#).

Businesses Permitted Subject to Obtaining a Conditional Use Permit from the Sanger Planning Commission

- Automobile service station.
- Cleaning and dyeing shop, retail. Dry cleaning clothes allowed only in enclosed machine using nonflammable cleaning compounds.
- Eating places, not including drive-in restaurants or places which serve alcoholic beverages.
- Electric distribution substations.
- Gasoline service.
- Ice and food products dispensing machines.
- Office, nonmedical, in excess of 2,000 square feet.
- Photo processing pickup and delivery outlets.
- Utility pumping stations.
- Amusement arcades and parlors operating three or more amusement devices.
- Any conversion of a residential building to a permitted nonresidential use involving any change in the exterior appearance of the building.
- Bowling alleys.
- Bars and cocktail lounges.
- Cleaning and dyeing shops, retail. Dry cleaning clothes allowed only in enclosed machine using nonflammable cleaning compounds.
- Exercise, dance and health studios.
- Ice and food products dispensing machines.
- Microwave relay stations.
- Motion picture theaters.

- Public parking lots or structures, subject to the provisions of sections 90-614, 90-615 and 90-884 through 90-889
- Self-service car washes.
- Small animal veterinary hospitals and clinics, within completely enclosed buildings, with no boarding except as is incidental to medical care, subject to provisions of sections 90-884 through 90-889
- Sports and recreation clubs, membership.
- Reserved.
- Water pump stations.
- Amusement arcades and parlors operating more than three amusement devices.
- Automobile rental and leasing.
- Automobile sales with incidental repair and service (any repair and service shall be conducted within an enclosed building), including the sale of trucks not to exceed three tons factory rating.
- Bus terminals.
- Caretaker's residence.
- Cleaning and dyeing shops, retail. Dry cleaning clothes allowed only in enclosed machine using nonflammable cleaning compound.
- Mortuaries.
- Pawn shops.
- Pool and billiard parlors.
- Secondhand goods sales, all goods displayed, sold and stored within an entirely enclosed building.
- Tattoo parlors.
- Thrift shops.
- Multiple-family residential structures and uses utilizing the development standards of the RM 2.5 zone district (sections 90-331 through 90-375) provided that any residential use in the same structure as a commercial use shall not be located on the ground floor.
- Murals, subject to the provisions of subsection 90-891(9).