

N = No: prohibited
 SP = Special Use Permit required: See Section 29.1503
 SDP Minor = Site Development Plan Minor: See Section 29.1502(3)
 SDP Major = Site Development Plan Major: See Section 29.1502(4)
 ZBA = Zoning Board of Adjustment
 (Ord. No. 3993, 06-16-09)

(3) **Zone Development Standards.** The zone development standards for the CCN Zone are set forth in Table 29.802(3) below:

Table 29.802(3)
Community Commercial Node (CCN) Zone Development Standards

DEVELOPMENT STANDARDS	CCN ZONE
Maximum FAR	.75
Minimum Lot Area, Single Building	25,000 sf, 17,500 sf if lot has frontage on a cul-de-sac
Minimum Lot Area, Center	100,000 sf
Maximum Building Area, Single Building	150,000 sf
Maximum Building Area, Center	800,000 sf
Minimum Lot Frontage	60 ft.
Minimum Building Setbacks:	
Front Lot Line	0
Side Lot Line	0
Rear Lot Line	0
Lot Line Abutting a Residentially Zoned Area	10 ft. side, 10 ft. rear
Landscaping in Setbacks Abutting a Residentially Zoned Lot	High Screen. See Sec 29.403
Maximum Building Coverage	65%
Minimum Landscaped Area	15%
Maximum Height	35 ft.
Parking Allowed Between Buildings and Streets	Yes
Drive-Through Facilities Permitted	Yes
Outdoor Display Permitted	Plants and produce only. See Sec 29.405
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	Yes

(Ord. No. 3591, 10-10-00; Ord. No. 3595, 10-24-00; Ord. No. 3822, 3-8-05; Ord. No. 3840, 07-12-05; Ord. No. 4312, 6-27-17)

Sec. 29.803. RESERVED

(Ord. No. 3872, 03-07-06)

Sec. 29.804. "HOC" HIGHWAY-ORIENTED COMMERCIAL.

(1) **Purpose.** The Highway-Oriented Commercial (HOC) Zone is intended to allow auto-accommodating commercial development in areas already predominantly developed for this use. The zone allows a full range of retail and service businesses with a large local or citywide market. Development is expected to be generally auto-accommodating, with access from major traffic ways. The zone's development standards are intended to promote an open and pleasant street appearance; development that is aesthetically pleasing for motorists, pedestrians and the businesses themselves; and compatibility with adjacent residential areas.

- (2) **Permitted Uses.** The uses permitted in the HOC Zone are set forth in Table 29.804(2) below:

Table 29.804(2)
Highway-Oriented Commercial (HOC) Zone Uses

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N, except Transitional Living Facility	SP	ZBA
Household Living	N, except mini-storage warehouse facility (see Sec. 29.1308)	SP	ZBA
Short-term Lodgings	Y	SDP Minor	Staff
OFFICE USES	Y	SDP Minor	Staff
TRADE USES			
Retail Sales and Services - General (including printing, publishing, commercial art and reproduction)	Y	SDP Minor	Staff
Retail Trade - Automotive, etc.	Y	SDP Minor	Staff
Entertainment, Restaurant and Recreation Trade	Y	SDP Minor	Staff
Wholesale Trade	Y	SDP Minor	Staff
INDUSTRIAL USES			
Industrial Service	N, except mini-storage warehouse facility (see Sec. 29.1308(8)(a)(v))	SP	ZBA
Small Production Facility	Y	SP	ZBA
INSTITUTIONAL USES			
Colleges and Universities	Y	SP	ZBA
Community Facilities	Y	SDP Minor	Staff
Social Service Providers	Y	SP	ZBA
Medical Centers	Y	SP	ZBA
Parks and Open Space	Y	SP	ZBA
Religious Institutions	Y	SP	ZBA
Schools	N	--	--
Funeral Facilities	Y	SP	ZBA
TRANSPORTATION, COMMUNICATIONS AND UTILITY USES			
Passenger Terminals	Y	SDP Minor	Staff
Basic Utilities	Y	SDP Major	City Council
Commercial Parking	Y	SDP Minor	Staff
Radio and TV Broadcast Facilities	Y	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	SP	ZBA
Rail Line and Utility Corridors	Y	SP	ZBA
Railroad Yards	N	--	--
MISCELLANEOUS USES			
Commercial Outdoor Recreation	Y	SDP Minor	Staff
Child Day Care Facilities	Y	SDP Minor	Staff
Detention Facilities	Y	SDP Minor	Staff
Major Event Entertainment	Y	SDP Minor	Staff

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
Vehicle Service Facilities	Y	SDP Minor	Staff
Adult Entertainment Business	Y	SDP Minor	Staff
Sports Practice Facility	Y	SDP Minor	Staff
Temporary Concrete and Asphalt Batch Plants - See Sections 29.1311 and 29.1503	Y	ZBA	SP

Y = Yes: permitted as indicated by required approval.

N = No: prohibited

SP = Special Use Permit required: See Section 29.1503

SDP Minor = Site Development Plan Minor: See Section 29.1502(3)

SDP Major = Site Development Plan Major: See Section 29.1502(4)

ZBA = Zoning Board of Adjustment

(Ord. No. 3591, 10-10-00; Ord. No. 3610, 4-10-01; Ord. No. 3794, 08-24-04; Ord. No. 3922, 06-12-07; Ord. No. 3993, 06-16-09; Ord. No. 4085, 09-27-11; Ord. No. 4216, 5-12-15)

(3) **Zone Development Standards.** The zone development standards for the HOC Zone are set forth in Table 29.804 (3) below:

Table 29.804(3)
Highway-Oriented Commercial (HOC) Zone Development Standards

DEVELOPMENT STANDARDS	HOC ZONE
Maximum FAR	.50
Minimum Lot Area	No minimum except for mixed uses, which must provide 6,000 ft. of lot area for the first dwelling unit and 1,000 sf for each additional dwelling unit in a group living use
Minimum Lot Frontage	50 ft.
Minimum Building Setbacks: Front Lot Line Side Lot Line Rear Lot Line Lot Line Abutting a Residentially Zoned Lot	20 ft., except for a fuel pump canopy, which shall maintain a 10 ft. setback measured from the front edge of the canopy 5 ft. 10 ft. 20 ft. side, 20 ft. rear
Landscaping in Setbacks Abutting a Residentially Zoned	High Screen. See Section 29.403
Maximum Building Coverage	50%
Minimum Landscaped Area	15%
Maximum Height	85 ft. or 7 stories, except for fuel pump canopies, which are limited to 18 ft. with a minimum clearance of 14 ft.
Parking Allowed Between Buildings and Streets	Yes
Drive-Through Facilities permitted	Yes. See Section 29.1303
Outdoor Display permitted	Yes. See Section 29.405
Outdoor Storage permitted	Yes. See Section 29.405
Trucks and Equipment Permitted	Yes

(Ord. No. 3595, 10-24-00; Ord. No. 4312, 6-27-17)