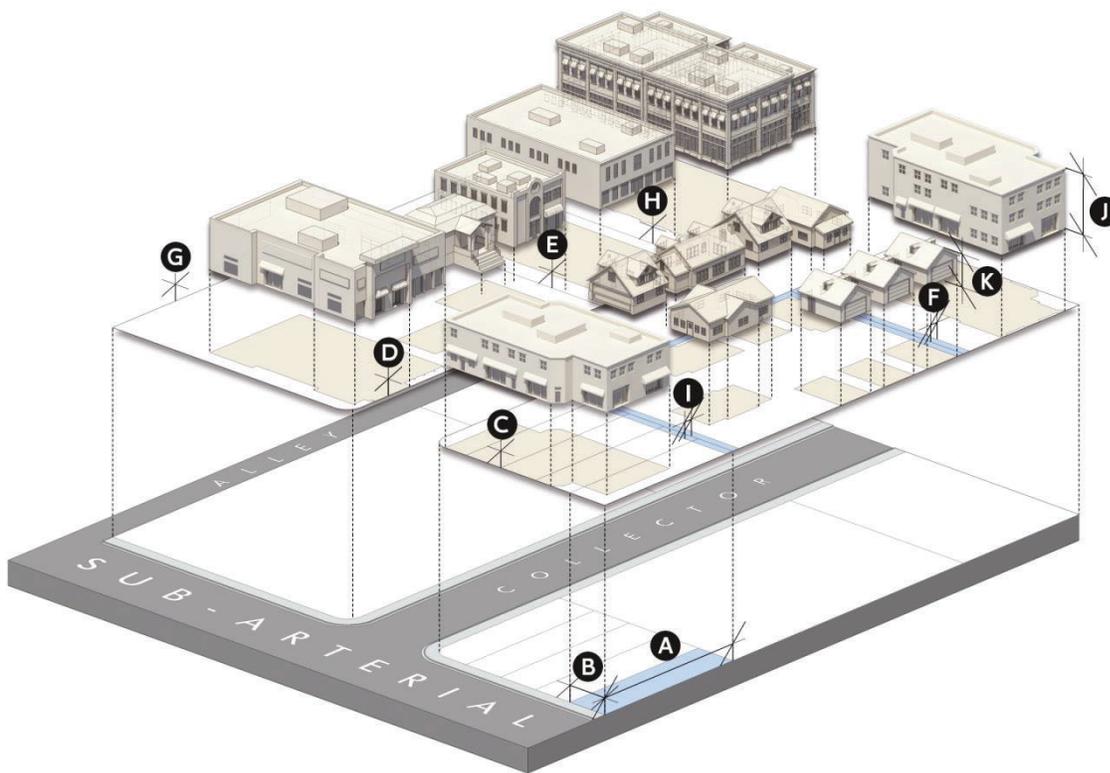


### 3.3.4. HISTORIC COMMERCIAL CORE (HCC)

#### A. Purpose

The purpose of the Historic Commercial Core district is to preserve the original commercial center of Carbondale as a unique commercial area with an historic character. The intent is to accommodate a variety of complimentary commercial, service, entertainment, and residential uses and to create a market atmosphere compatible with the downtown. The district is intended for primarily customer-oriented commercial uses on the street level, with office and residential on the upper stories. The HCC district is designed to accommodate intense development of individually owned businesses in an attractive, pedestrian-oriented setting, following the design character and patterns of the historic downtown area.

Figure 3.3.4-A: HCC District



**B. Dimensional and Other Standards**

<b>Table 3.3-5: HCC District Dimensional Standards</b>		
<b>Lot Standards</b>		
	Lot area, minimum	2,500 sf
<b>A</b>	Lot depth, minimum	100 feet
<b>B</b>	Lot width, minimum	25 feet
	Impervious lot coverage, maximum	100 percent
	Landscaped area, minimum	None
<b>Setbacks, Minimum</b>		
<b>Front:</b>		
	Adjacent to Highway 133	n/a
<b>C</b>	Adjacent to sub-arterial street	0 feet
<b>D</b>	Adjacent to collector street	0 feet
	Adjacent to local street	0 feet
<b>Side:</b>		
	Adjacent to alley	0 feet
<b>E</b>	Adjacent to commercial or industrial district	0 feet
<b>F</b>	Adjacent to residential district	5 feet
<b>Rear:</b>		
<b>G</b>	Adjacent to alley	0 feet
<b>H</b>	Adjacent to commercial or industrial district	0 feet
<b>I</b>	Adjacent to residential district	5 feet
<b>Building Standards</b>		
<b>J</b>	Height, principal building, maximum	35 feet [1]
<b>K</b>	Height, accessory building, maximum	25 feet
<b>Notes:</b>		
[1] See Section 5.7.7 for additional height standards applicable to the HCC zoning district.		

<b>Table 3.3-6: Other Applicable Sections</b>	
Summary Tables of Dimensional Standards	Section 3.7
Exceptions to Dimensional Standards	Section 3.8
Allowable Uses	Section 4.2
Use-Specific Standards	Section 4.3
Landscaping and Screening	Section 5.4
Site and Building Design	Section 5.6 and 5.7
Off-Street Parking	Section 5.8
Exterior Lighting	Section 5.10

Table 4.2-1: Allowed Uses – Town of Carbondale		Residential Districts					Commercial and Mixed-Use Districts				Other Non-Residential Districts				Use-Specific Standards
Use Category	Use Type	AG	OTR	R/LD	R/MD	R/H/D	C/T	CRW	HCC	MU	O	T	PF	I	
<b>RESIDENTIAL USES</b>															
Household Living	Dwelling, duplex				P	P				C			P		
	Dwelling, live/work			C	C	C	P	C	P	P			P	P	4.3.2.A
	Dwelling, manufactured/factory-built home or modular structure (IBC or IRC homes, not HUD)	P	P	P	P	P				C			P		4.3.2.F
	Dwelling, multi-family				C	P	P	S	P	P			P		4.3.2.B
	Dwelling, single-family attached				C	P				C			P		4.3.2.C
	Dwelling, single-family detached	P	P	P	P	P	P							P	4.3.2.D
	Mobile home park				S	S									4.3.2.G
Group Living	Adult day care			C	C	C	P	P	P	P					
	Assisted living facility				S	S	P	S	S	S					
	Group home	C	C	C	C	C	C	C	C	C					4.3.2.E
	Nursing home					S	S	S	S	S					
<b>PUBLIC, INSTITUTIONAL, AND CIVIC USES</b>															
Community and Cultural Facilities	Civic building						P	P	P	P			P	P	
	Club or lodge						C	C	C	C					4.3.3.A
	Community center		C	C	C	C	C	C	C	C					
	Convention hall						C	C	C	P			P		
	Country club	S		S											
	Library						P	P	P	P			P		
	Museum						C	C	P	P	C		P		
	Religious use	C	C	C	C	C	C	C	C	C					4.3.3.D
Transit Uses	Transit stop	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Transit terminal or station						C	C	P	P		P	P	S	
Child Care Facilities	Day care – fewer than seven children	C	C	C	C	C	C	C	C	S			C		
	Day care – seven children or more	S	S	S	S	S	S	S	S	S			S	S	4.3.3.B
Health Care Facilities	Hospital						P	P	P	P			P		
	Medical or dental clinic						P	P	P	P					
Parks and Open Space	Park, playground, open space	P	P	P	P	P	P	P	P	P	P	P	P	C	4.3.3.C

<b>Table 4.2-1: Allowed Uses – Town of Carbondale</b>		<b>Residential Districts</b>					<b>Commercial and Mixed-Use Districts</b>				<b>Other Non-Residential Districts</b>				<b>Use-Specific Standards</b>
<b>Use Category</b>	<b>Use Type</b>	<b>AG</b>	<b>OTR</b>	<b>R/LD</b>	<b>R/MD</b>	<b>R/H/D</b>	<b>C/T</b>	<b>CRW</b>	<b>HCC</b>	<b>MU</b>	<b>O</b>	<b>T</b>	<b>PF</b>	<b>I</b>	
<b>Educational Facilities</b>	School, public or private	P	S	S	S	S	S	S	S	S			P		
	Vocational school or training center						C	C	C	C				P	
<b>COMMERCIAL USES</b>															
<b>Agriculture and Animal-Related Services</b>	Animal husbandry	P													
	Commercial farming, plant husbandry, commercial greenhouse	P					P								
	Community garden	P	P	P	P	P	C	C	C	C	P	C	P		
	Kennel	P					S	S						S	
	Sale of produce and plants raised on premises	P	P	P	P	P	C	C	C	C	C	C	C	C	
	Veterinary clinic	P					P	P	P	P				C	
<b>Adult Entertainment Establishments</b>	Adult entertainment establishment													S	
<b>Arts</b>	Art gallery						P	P	P	P				C	
	Instructional or performing arts studio						P	P	P	P				C	
<b>Parking Lots</b>	Commercial parking lot (surface or structured)						P	P	P	P			P	C	
<b>Food and Beverage Services</b>	Bar, tavern, or lounge						P	C	P	P					
	Microbrewery, distillery, and/or tasting room						S	S	S	S					
	Restaurant						P	P	P	P				C	
	Restaurant, with outdoor dining facility						P	P	P	P				C	
<b>Funeral and Interment Service</b>	All uses						S	P	S	S				C	
<b>Lodging Facilities</b>	Bed and breakfast	C	S	S	C	C	P	C	P	P					
	Boardinghouse						P		P	P					
	Hostel						C	C	C	C					
	Hotel						P	P	P	P					
	Motel						C	C	C	C					
<b>Maintenance and Repair Services</b>	Major repair establishment						C	C		C				P	
	Minor repair establishment						P	P	P	P				P	
<b>Marijuana</b>	Medical marijuana center						P	P	P	P				P	
	Medical marijuana infused product manufacturer							S						S	

<b>Table 4.2-1: Allowed Uses – Town of Carbondale</b>		<b>Residential Districts</b>					<b>Commercial and Mixed-Use Districts</b>				<b>Other Non-Residential Districts</b>				<b>Use-Specific Standards</b>
<b>Use Category</b>	<b>Use Type</b>	<b>AG</b>	<b>OTR</b>	<b>R/LD</b>	<b>R/MD</b>	<b>R/H/D</b>	<b>C/T</b>	<b>CRW</b>	<b>HCC</b>	<b>MU</b>	<b>O</b>	<b>T</b>	<b>PF</b>	<b>I</b>	
	Optional medical marijuana cultivation premises							S						S	4.3.4.N
	Retail marijuana cultivation facility							S						S	4.3.4.T
	Retail marijuana products manufacturing facility							S						S	4.3.4.T
	Retail marijuana store						P	P	P	P				S	4.3.4.T
	Retail marijuana testing facility						C	C	C	C				C	4.3.4.T
<b>Offices, Business, and Professional Services</b>	Bank, financial institution						P	P	P	P					4.3.4.D
	Mail or package delivery service						P	P	C	P				P	
	Printing shop, blueprinting, and copies						P	P	P	P				P	
	Professional, government, or administrative office						P	P	P	P			P	P	4.3.4.P
<b>Personal Services</b>	Commercial laundry and dry cleaning													P	
	Dry cleaning pick-up						P	P	P	P				P	4.3.4.J
	Personal service, general						P	P	P	P					
	Self-service laundromat						P	P	P	P					
<b>Recreation and Entertainment, Indoor</b>	Health club						P	P	P	P				C	
	Indoor recreational facility						P	P	P	P				C	4.3.4.K
	Theater						P	P	P	P					
<b>Recreation and Entertainment, Outdoor</b>	Campground and RV park										C		C		4.3.4.H
	Commercial outdoor facility						S	S	S	S	S		S	S	4.3.4.I
<b>Retail Sales</b>	Building materials, feed, supply store						S	P		S				P	
	Convenience store, without fuel						P	P		P					
	Grocery store						P	P	P	P					
	Liquor store						P	P	P	P					4.3.4.M
	Non-bulk storage/sale of Liquefied Petroleum Gas (LPG) – less than 2,000 gallons						C	C						P	4.3.4.O
	Retail, general, 10,000 sf or less						P	P	P	P				S	4.3.4.R
	Retail, general, over 10,000 sf						P	P	S	S				C	4.3.4.S
	Wholesale material sales							P						C	

<b>Table 4.2-1: Allowed Uses – Town of Carbondale</b>		<b>Residential Districts</b>					<b>Commercial and Mixed-Use Districts</b>				<b>Other Non-Residential Districts</b>				<b>Use-Specific Standards</b>
<b>Use Category</b>	<b>Use Type</b>	<b>AG</b>	<b>OTR</b>	<b>R/LD</b>	<b>R/MD</b>	<b>R/H/D</b>	<b>C/T</b>	<b>CRW</b>	<b>HCC</b>	<b>MU</b>	<b>O</b>	<b>T</b>	<b>PF</b>	<b>I</b>	
<b>Vehicles and Equipment</b>	Automotive fuel sales						S	S						S	4.3.4.C
	Automotive parts and accessory sales						P	P	C	C					
	Automotive repair shop						S	P						P	
	Automotive sales or leasing							P						S	
	Auto wash							P						P	
	Equipment sales and leasing, farm and construction							P						P	
	Small engine repair						C	P						P	
<b>INDUSTRIAL USES</b>															
<b>Industrial Services</b>	Asphalt and concrete batch plant operation													S	
	Bulk storage of Liquefied Petroleum Gas (LPG) - (2,000 gallons or more)													S	4.3.5.C
	Contractor construction yard or facility													P	
	Gravel and mineral extraction and processing													S	
	Motor or railroad freight depot													P	
	Printing and publishing facility													P	
<b>Manufacturing and Production</b>	Assembly, fabrication, manufacturing, and/or testing						S	S	S	S				P	4.3.5.B
	Brewery, bottling plant						S	S	S	S				P	
	Food processing plant – over 2500 sq ft building													C	
	Food processing plant – up to 2500 sq ft building						C	C	C	C				C	
<b>Storage and Warehousing</b>	Outdoor storage												P	P	4.4.4.D
	Self-storage facility (mini-storage)						C	C						P	4.3.5.G
	Shipping, receiving, and distribution facility													P	
	Warehousing													P	
<b>Waste and Salvage</b>	Automotive salvage yard													S	
	Construction waste recycling and compacting facility													S	4.3.5.D
	Recycling of metals, paper, plastic, or automotive oil													S	
<b>Utilities</b>	Radio or television tower	C						C					C	C	

<b>Table 4.2-1: Allowed Uses – Town of Carbondale</b>		<b>Residential Districts</b>					<b>Commercial and Mixed-Use Districts</b>				<b>Other Non-Residential Districts</b>				<b>Use-Specific Standards</b>
<b>Use Category</b>	<b>Use Type</b>	<b>AG</b>	<b>OTR</b>	<b>R/LD</b>	<b>R/MD</b>	<b>R/H/D</b>	<b>C/T</b>	<b>CRW</b>	<b>HCC</b>	<b>MU</b>	<b>O</b>	<b>T</b>	<b>PF</b>	<b>I</b>	
	Solar energy device, primary use	P						P			P		P	P	4.4.4.G
	Substation, receiving station, or switching station						S	S					S	S	4.3.5.E
	Water and wastewater treatment facility												P		4.3.5.I
	Water reservoir	P											P		
	Water storage tank												P		4.3.5.J
<b>ACCESSORY USES</b>															
	Accessory dwelling unit		S	C	C	P					C				4.4.4.A
	Administrative, laboratory, and storage use related to public utility uses												P	P	4.4.4.B
	Automatic teller machine (ATM)						P	P	P	P				C	
	Garage, carport, or utility shed	P	P	P	P	P	P	P	P	P				P	
	Home occupation	C	C	C	C	C	C		C	C					4.4.4.C
	Outdoor storage, accessory	C					C	C					P	P	4.4.4.D
	Retail sales of products directly related to a primary industrial use													P	4.4.4.E
	Satellite-receiving dish	P	P	P	P	P	P	P	P	P			P	P	4.4.4.F
	Solar energy device, accessory use	P	P	P	P	P	P	P	P	P	P	P	P	P	4.4.4.G
	Wind energy conversion system (WECS)	C	C	C	C	C	C	C	C	C	C	C	C	C	4.3.5.K
	Other accessory uses, if determined by the Director to comply with the performance standards of the Code. See Section 4.4.2.														4.4.2.
<b>TEMPORARY USES</b>															
	Expansion or replacement facilities						C	C	C	C			C	C	4.5.6.B
	Mobile vendor	C	C	C	C	C	C	C	C	C				C	4.5.5.A
	Regularly operated open air and/or farmer's market	C					C	C	C	C			C	C	
	Temporary office space and equipment storage						C	C	C	C	C	C	C	C	4.5.6.A
	Temporary special event						P	C	P	P	C	C	C	C	4.5.5.A
	Tent structure for single-vehicle parking	P	P	P	P	P	P								4.5.6.C
<b>WIRELESS FACILITIES (See Section 5.13)</b>															
	Small cell facility, including wall-mounted or roof-mounted wireless facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	

<b>Table 4.2-1: Allowed Uses – Town of Carbondale</b>		<b>Residential Districts</b>					<b>Commercial and Mixed-Use Districts</b>				<b>Other Non-Residential Districts</b>				<b>Use-Specific Standards</b>
<b>Use Category</b>	<b>Use Type</b>	<b>AG</b>	<b>OTR</b>	<b>R/LD</b>	<b>R/MD</b>	<b>R/H/D</b>	<b>C/T</b>	<b>CRW</b>	<b>HCC</b>	<b>MU</b>	<b>O</b>	<b>T</b>	<b>PF</b>	<b>I</b>	
	Alternative tower structure	S	S	S	S	S	S	S	S	S	S	S	S	S	
	Freestanding tower structure											S	S	S	S
	Base station	S	S	S	S	S	S	S	S	S	S	S	S	S	
	Non-small cell wall-mounted or roof-mounted wireless facilities	S				S	S	S	S	S	S	S	S	S	4.3.6.A
	Eligible Facilities Request	P	P	P	P	P	P	P	P	P	P	P	P	P	

<b>Table 4.2-2: Allowed Uses – Rights-of-Way</b>		
<b>Use Category</b>	<b>Use Type</b>	<b>Rights-of-Way</b>
<b>WIRELESS FACILITIES (See Section 5.13)</b>		
	Small cell facility	P
	Alternative tower structure for small cell facility	P
	Alternative tower structure for non-small cell facility	
	Base station for small cell facility	P
	Base station for non-small cell facility	
	Freestanding tower structure	
	Eligible Facilities Request	P

**2. Employees**

No more than two non-resident employees are permitted in addition to the residents of the dwelling.

**3. Ownership**

The non-residential use shall be owned and operated by a resident of the live-work dwelling unit.

**B. Dwelling, Multi-Family****1. CRW District**

- a. Ground floor dwelling units are not permitted.
- b. Dwelling units on the second or third floors require a conditional use permit when the total square footage of dwelling units equals 20 percent or less of the total square footage for all other uses on the site.
- c. Dwelling units on the second or third floors require a special use permit when the total square footage of dwelling units is greater than 20 percent of the total square footage for all other uses on the site.

**2. HCC and MU Districts**

Dwelling units on the ground floor require a conditional use permit.

**C. Dwelling, Single-Family Attached**

Each individual dwelling unit shall have a separate entrance facing the street frontage to which the building address is assigned. Buildings on corner lots may have entrances facing either street frontage.

**D. Dwelling, Single-Family Detached**

In the R/MD, R/HD, C/T, and PF districts, a special use permit is required for two or more single-family dwelling units on a lot.

**E. Group Homes**

The following standards apply to group homes in all zoning districts where they are allowed:

**1. Distance Separation Requirements**

To prevent the potential creation of an institutional setting within a single-family residential area by concentration of group homes in a neighborhood, no group home facility may locate within 300 feet of another group home facility, unless separated by a physical barrier, commercial zone district, or topographic feature that the Director determines to adequately mitigate the need for additional distance separation.

**2. Service Restrictions**

Services provided within the group home shall be restricted to the residents of the facility.

**3. Maximum Occupancy**

Total occupancy of a group home shall not exceed the maximum number of residents allowed.