



42-34. Community Commercial District (CC)

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1. Purpose. The purpose of the Community Commercial District (CC) is to foster orderly growth where the *principal use* of land is commercial. The intent of this district is to allow for *commercial development* that includes a variety of retail sales and services, public and private administrations, offices and all other *uses* done primarily for sale or profit on the local and community level.
2. Density and Dimensional Requirements. Each use allowed in this district shall at a minimum conform to the following requirements (in the case of a nonresidential use the residential density requirements shall not apply). In some cases a specific use may be required to meet the Supplemental Requirements as set forth in §42-62 (Supplemental Requirements).

Table 2.8. CC Density and Dimensional Requirements

(1) Residential Density (units/acre)		16
Maximum Impervious Surface (%)		80
(4) Maximum Floor Area (sq ft)		80,000 or 30,000
(4) Yard Setbacks (feet)	Front or ROW	<i>Local</i> 10
		<i>Collector</i> 10
		<i>Thoroughfare</i> 20
		<i>Boulevard</i> 30
		<i>Expressway</i> 40
		<i>Freeway</i> 45
	Side	10
	Rear	10
(5) Maximum Height (feet)		50

1. Residential density shall be calculated utilizing the entire acreage of a tract of land. Under this scenario, residential density shall be determined based on the following formula:

Lot size x allowable units per acre = permitted dwelling units

The following example assumes a 5 acre tract with an allowable density of 16 units/acre:

5 acres x 16 units per acre = **80 permitted dwelling units**

The maximum residential density for portions of the tract with a slope of 60 percent or greater (where such slope areas of the tract account for ten (10) percent or more of the tract) shall be one- half ($\frac{1}{2}$) the eligible density.

2. Within a multi-tenant structure/site, the principal tenant shall have a maximum gross floor area of 80,000 square feet. The maximum gross floor area for any other tenant shall be 30,000 square feet. The maximum gross floor area for a single unit on a single lot shall be 30,000 square feet.
3. Accessory structures may be located in the side, rear or front yards and may be setback a minimum of five (5) feet from the side or rear property lines and ten (10) feet from the front or Right of Way (ROW).
4. Conditional Rezoning Requirement. Developments proposing to have ten (10) or more multifamily dwellings shall apply as a conditional rezoning. Subdivisions proposing to cluster the dwelling units on fifty percent (50%) or less of the total project area used to calculate the allowed density, must apply as a conditional rezoning.



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