

Sec. 94-43. - Community Commercial District (CC).

(a) *Purpose.*

- (1) Community Commercial Districts provide a diversity of retail, service, office, finance and related business uses to serve the needs of community residents and the larger region. In the Community Commercial District, the size of buildings are larger, and the intensity and density of uses are greater than in Neighborhood Commercial Districts. Community Commercial Districts should be concentrated at major activity centers, along high traffic transportation corridors and are ideally served by transit.
- (2) Because Community Commercial Districts support multiple neighborhoods, they may include larger-scale tenants, including hardware stores, apparel, sporting goods and other larger-format retailers. Community Commercial Districts also accommodate a wide range of commercial uses, including auto-oriented uses. However, the Community Commercial District enables commercial activity centers and corridors to transform over time into more dense, diverse, and walkable places that incorporate other types of uses.
- (3) Community Commercial Districts should be supported and surrounded by adjacent multi-family and mixed-use development that capitalize on the proximity to services, and provide a transition to Lower Density Residential neighborhoods.

(b) *Uses.* All uses in the CC District shall conform to Table 94-60.1, Permitted Uses.

(c) *Dimensions.* Development in the CC District shall conform to the following dimensional standards:

Table 94-42.1 CC Dimensional Standards

Building Types	Lot Area (min. sq. ft.)	Setbacks (min. ft.)				FAR/Max. Building Size	Max. Height (ft.)
		Front	Interior	Abutting Street	Rear		
Multi-family Dwelling	4,000	0	0	0	10	Min/Max Density: 12-24 du/ac	75
Comm.	7,500	25	0	20	10	2.0:1	100 [1]

Office and flex office	7,500	25	0	20	10	2.0:1	100 [1]
Civic	7,500	25	0	20	10	2.0:1	100 [1]
Notes:	[1] Every building in excess of 50 feet high shall provide an additional one foot of side, rear and front setback for each additional two feet in height above 50 feet.						

(Ord. No. 2018-0030, § 2, 4-10-2018; Ord. No. 2019-0071, § 2, 6-11-2019; Ord. No. 2021-0101, § 2, 9-14-2021)