



Sec. 83-240. - Commerce Center (CC) District.

<p>A. Purpose.</p>		<p>Typical Development Form</p>
<p>The purpose of the Commerce Center (CC) District is to accommodate a wide range of retail, service, office, and institutional uses that provide goods and services serving the residents and businesses in the community at large (e.g., most retail sales and services uses, small- to medium-sized shopping centers, restaurants, office buildings, recreational and entertainment uses, hotels, places of worship, medical clinics). The district is also intended to accommodate low-impact light industrial uses. Design standards are intended to ensure uses and development are pedestrian-friendly and relate to the street, and are compatible with surrounding development.</p>		
<p>B. Use Standards.</p>		
<p>See use specific standards in Article VII (Use Standards).</p>		
<p>C. Intensity and Dimensional Standards. ¹</p>		
<p>Lot area, minimum</p>	<p>10,000 s.f.</p>	
<p>Lot width, minimum</p>	<p>60 ft.</p>	
<p>Density, maximum</p>	<p>n/a</p>	
<p>Lot coverage, maximum</p>	<p>60%</p>	
<p>Gross floor area, maximum</p>	<p>n/a</p>	
<p>Structure height, maximum</p>	<p>35 ft.</p>	<p>Typical Lot Layout</p>

Front yard depth, minimum	Along major arterials, excluding limited access roads	75 ft. ³
	Along minor arterial	50 ft. ⁴
	Along rural collector roads	35 ft. ⁵
	Lots abutting internal/local roads	10 ft. ⁶

Side yard depth, minimum	n/a
--------------------------	-----

Rear yard depth, minimum	10 ft. ²
--------------------------	---------------------

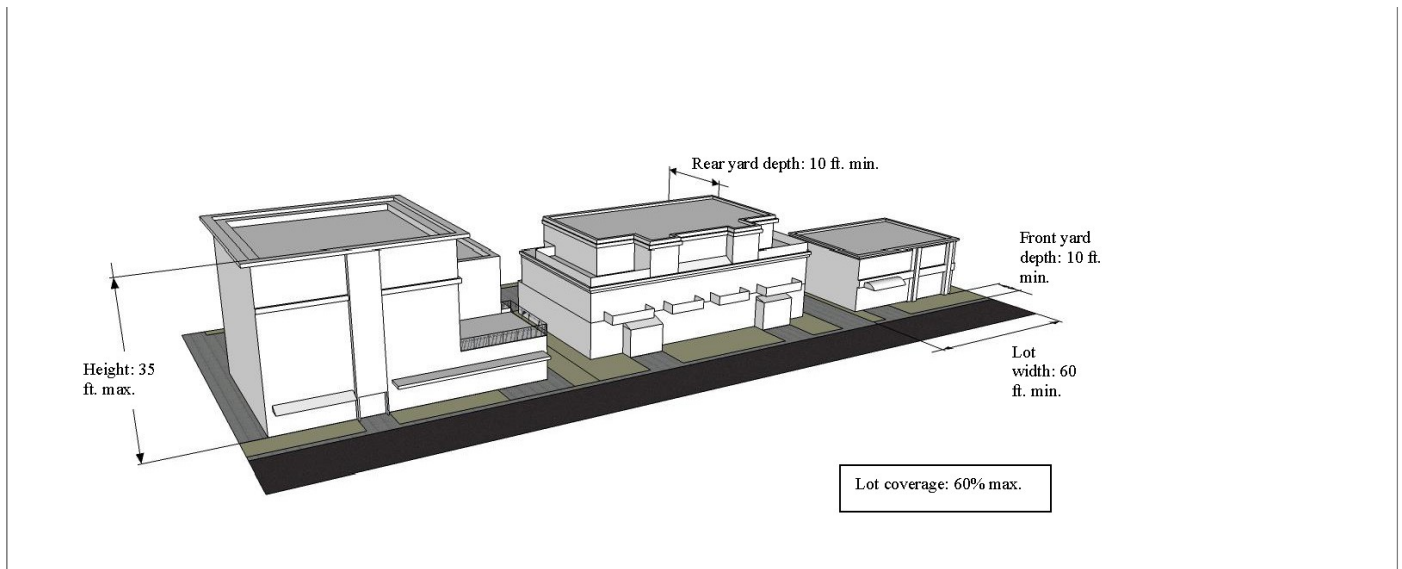
Corner lot yard depth, minimum	10 ft.
--------------------------------	--------

<p>Notes: ac = acre(s) ft. = feet</p> <p>1. See measurement rules and allowed exceptions/ variations in Article XII (Interpretations).</p> <p>2. Three ft. for accessory uses and structures.</p> <p>3. Fifty ft. for accessory uses and parking lots.</p> <p>4. Thirty-five ft. for accessory uses and parking lots.</p> <p>5. Twenty ft. for accessory uses and parking lots.</p> <p>6. Ten ft. for accessory uses and parking lots.</p>
--

D. Development Standards.

See development standards in Article VIII (Development Standards).
--

Typical Development Configuration
--



(Ord. No. O-2013-06, 9-16-13; Ord. No. 2014-23, 9-15-14; Ord. No. O-2016-19, 5-23-16)

Sec. 83-241. - Permitted uses.

The following uses are allowable as principal uses by right in the CC District, subject to compliance with any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Forestry and logging;
- (2) Greenhouse, nursery, and floriculture production;
- (3) Dwelling, live/work;
- (4) Assisted living facility;
- (5) Hospice facility;
- (6) Telecommunications facility, collocated;
- (7) Community center;
- (8) Library;
- (9) Museum;
- (10) Adult day care center;
- (11) Child day care center;
- (12) Private school;
- (13) Vocational or trade school;
- (14) Courthouse facility;
- (15) Government administrative offices;

- (16) Government maintenance, storage, or distribution facility;
- (17) Law enforcement facility;
- (18) Post office;
- (19) Massage clinic;
- (20) Medical or dental clinic;
- (21) Medical or dental lab;
- (22) Medical treatment facility;
- (23) Community garden;
- (24) Park or greenway;
- (25) Club or lodge;
- (26) Place of worship;
- (27) Surface transportation passenger station/terminal;
- (28) Utility use, minor;
- (29) Animal grooming;
- (30) Veterinary clinic;
- (31) Business service establishment;
- (32) Bar or lounge;
- (33) Brewpub;
- (34) Micro-distillery;
- (35) Nightclub;
- (36) Restaurant with drive-through service;
- (37) Restaurant without drive-through service;
- (38) Specialty eating or drinking establishment;
- (39) Contractor's office;
- (40) Professional offices;
- (41) Other office facility;
- (42) Auditorium or stage theater;
- (43) Motion picture theater;
- (44) Recreation facility, commercial indoor;
- (45) Recreation facility, nonprofit;
- (46) Recreation facility, public;
- (47) Antique store;

- (48) Art gallery;
- (49) Arts, crafts, music, dance, photography, or martial arts studio/school;
- (50) Auction facility;
- (51) Bank or financial institution with drive-through service;
- (52) Bank or financial institution without drive-through service;
- (53) Check cashing establishment;
- (54) Convenience store;
- (55) Drugstore or pharmacy with drive-through service;
- (56) Drugstore or pharmacy without drive-through service;
- (57) Farmers' market;
- (58) Funeral home;
- (59) Grocery store;
- (60) Large retail sales establishment;
- (61) Lawn care, pool, or pest control service;
- (62) Liquor store;
- (63) Personal services establishment;
- (64) Shopping center;
- (65) Tattoo or body piercing establishment;
- (66) Taxidermy shop;
- (67) Other retail sales establishment;
- (68) Automotive painting or body shop;
- (69) Automotive repair and servicing;
- (70) Automotive wrecker service;
- (71) Car wash or auto detailing;
- (72) Gas station;
- (73) Parking lot or parking structure (as a principal use);
- (74) Taxi or limousine service facility;
- (75) Tire sales and mounting;
- (76) Vehicle/equipment sales or rental;
- (77) Hotel or motel;
- (78) Convenience center, county;
- (79) Recycling drop-off center;

- (80) Conference or training center;
- (81) Fire or EMS station;
- (82) Shed sales, outdoor;
- (83) Artisan food and beverage production.

(Ord. No. O-2013-06, 9-16-13; Ord. No. O-2016-46, 9-26-16; Ord. No. O-2017-25, 9-25-17; Ord. No. O-2018-06, 8-27-18; Ord. No. O-2019-05, 1-28-19; Ord. No. O-2021-13, 6-28-21)

Sec. 83-242. - Conditional uses.

The following uses are allowable as principal uses in the CC District only on approval of a conditional use permit and subject to any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Telecommunications tower;
- (2) College or university;
- (3) Hospital;
- (4) Cemetery;
- (5) Public square or plaza;
- (6) Civic center;
- (7) Utility use, major;
- (8) Adult book or video store;
- (9) Adult motion picture theater;
- (10) Animal shelter;
- (11) Pound;
- (12) Kennel, commercial;
- (13) Arena, stadium, or amphitheater;
- (14) Country club;
- (15) Marina, commercial;
- (16) Recreation facility, commercial outdoor;
- (17) Flea market;
- (18) Self-service storage facility;
- (19) Truck hauler business;
- (20) Commercial landscape operation;
- (21) Manufacturing, assembly, or fabrication, light;

(22) Wood and stump recycling business;

(23) Contractor's storage yard.

(Ord. No. O-2013-06, 9-16-13; Ord. No. 2016-46, 9-26-16; Ord. No. O-2018-06, 8-27-18; Ord. No. O-2022-26, 6-27-22; Ord. No. O-2022-27, 6-27-22)

Sec. 83-243. - Accessory uses.

The following uses are allowable as accessory uses that are incidental and customarily subordinate to principal uses in the CC District, subject to compliance with any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Amateur radio antenna;
- (2) Automatic teller machine (ATM);
- (3) Canopy, nonresidential drive-through;
- (4) Clubhouse;
- (5) Crematories (as accessory to P funeral home);
- (6) Electric vehicle (EV) level 1 or 2 charging station;
- (7) Electric vehicle (EV) level 3 charging station;
- (8) Family day care home;
- (9) Fuel oil or bottled gas distribution or storage, limited;
- (10) Home garden;
- (11) Office (as accessory to P multifamily dwelling or commercial use);
- (12) Open space, park, playground, or recreational facility;
- (13) Outdoor display and sale of merchandise;
- (14) Outdoor storage (as an accessory use);
- (15) Parking or storage of large vehicles;
- (16) Rainwater cistern;
- (17) Residential care facility;
- (18) Private recycling bins;
- (19) Satellite dish;
- (20) Small wind energy system;
- (21) Solar energy collection system;
- (22) Swimming pool, spa, or hot tub;
- (23) Television or radio antenna.

(Ord. No. O-2013-06, 9-16-13)