

Community Commercial (CC) zoning in Benicia, California, is designed to serve the **day-to-day needs of nearby residential neighborhoods** while also supporting a vibrant, walkable environment. This zoning allows a wide range of **retail, service, office, and limited residential uses**. Here's a comprehensive list of **typical allowable uses** under CC zoning in Benicia, based on the city's zoning code and common practices:

Permitted Uses (By Right or with Minor Review)

These uses typically do **not require a Conditional Use Permit**:

Retail & Sales

- Neighborhood markets & grocery stores
- Convenience stores
- Bookstores & gift shops
- Clothing or apparel boutiques
- Florists
- Pharmacies
- Art & framing shops
- Specialty food shops (e.g., bakeries, wine shops)
- Hardware stores (small-scale)

Personal & Consumer Services

- Hair salons & barber shops
- Nail salons & day spas
- Fitness studios (e.g., yoga, pilates)
- Tailoring or dry cleaning (drop-off only)
- Pet grooming

Office Uses

- Real estate offices
- Insurance agencies
- Legal, accounting, or consulting offices
- Medical and dental clinics (small-scale)
- Counseling or therapy offices

Food & Beverage

- Coffee shops & cafes
- Sandwich or deli shops
- Ice cream or dessert shops
- Take-out food establishments (limited seating)

Live/Work or Mixed-Use

- Residential units above or behind a commercial space
 - Home occupation-type businesses with street frontage
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