



Zoning Districts

District Intent:

The "CC", Commercial, Community zoning district is intended to establish appropriate locations for a variety of businesses providing a variety of goods and services to (1) community-wide consumers and (2) those who travel through or visit the area. This zoning district is not intended for use along traffic corridors, but should instead be applied at significant intersections along major transportation routes. This zoning district should be applied only to areas with adequate infrastructure and road access to accommodate moderately high traffic volumes.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits. In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

Amendment(s):

Former Section 3.19(C) revised per City Ord. 5, 2009 (2.17.09) & County Ord. 2, 2009 (3.2.09).

Section 3.20(A) and (B) revised per City Ord. 22, 2011 & County Ord. 6, 2011 (9.6.11).

3.20 Commercial: Community (CC)

A. Permitted

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Communications / Utilities Uses*

- communication service exchange
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses

- clinic
- community center
- day-care center (adult or child)
- funeral home
- government office
- police, fire, or rescue station
- post office
- trade or business school
- worship facility

Park Uses

- nature preserve / conservation area
- park / playground

Commercial Uses

- auto-oriented uses (small scale)
- auto-oriented uses (medium scale)
- auto-oriented uses (large scale)
- auto rental (includes truck, RV, etc.)
- builder's supply store
- equipment rental
- health spa
- hotel / motel
- instructional center
- liquor store
- microbrewery / artisan distillery
- office uses
- personal service uses
- recreation uses (small scale)
- recreation uses (medium scale)
- restaurant
- retail uses (small scale)
- retail uses (medium scale)
- retail uses (large scale)



B. Conditional

Primary Uses:

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses

- dwellings, multi-family
- dwellings, secondary (on upper floors of other use)
- nursing home / assisted living facility
- retirement facility

Public / Semi-Public Uses

- animal shelter
- government facility (non-office)
- hospital
- institution for the developmentally disabled / mentally ill
- library
- private club
- parking lot / garage (as a primary use)
- school (grades pre-school through 12)
- transportation terminal

Park Uses

- amphitheater / outdoor venue
- athletic complex
- campground / RV park
- driving range (as a primary use)

Commercial Uses

- agricultural supply facility
- greenhouse / plant nursery
- theater (outdoor)

Industrial Uses

- agricultural products terminal
- boat/RV storage facility (outdoor)
- contractor's office / workshop
- mini-warehouse self-storage facility
- wholesale facility



3.20 Commercial: Community (CC)



C. Lot Standards

Minimum Lot Area

- 10,000 sq. ft.

Maximum Lot Area

- 10 acres (435,600 sq. ft.)

Minimum Lot Width

- 50 feet

Minimum Lot Frontage

- 50 feet

Maximum Lot Coverage

- 65%

Minimum Front Setback

- Arterial Road: 50 feet
- Arterial Street: 10 feet*
- Collector Road: 35 feet
- Collector Street: 10 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

* 25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures

Minimum Side Setback

- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Rear Setback

- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Living Area per Dwelling

- Secondary: 500 square feet
- Multi-family: 500 square feet

Minimum Ground Floor Living Area

- not applicable

Maximum Primary Structures per Lot

- 1*

*shopping centers, office complexes and multi-family residential developments with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height

- Primary Structure: 40 feet
- Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

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