

(f) **Central Commercial (CC) District**

1. **Description and Purpose**

This district is intended to permit both large and small-scale “downtown” commercial development at an intensity which provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development. To accomplish this effect, maximum Floor Area Ratios (FARs) permitted in this district are much higher than those allowed in the Suburban Commercial (SC) and Urban Commercial (UC) Districts. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide an alternative, primarily infill development designation for commercial activity to the Suburban Commercial (SC) and Urban Commercial (UC) District are designed to assist in maintaining the long-term viability of the City center.

2. **List of Allowable Land Uses** (per Subchapter 15-2)

a. **Land Uses Permitted by Right:** (per Section 15.202(2))

Selective Cutting (per Section 15.206(2)(f))
Passive Outdoor Public Recreation (per Section 15.206(3)(a))
Office (per Section 15.206(4)(a))
Personal or Professional Services (per Section 15.206(4)(b))
Indoor Sales or Service (per Section 15.206(4)(c))
Indoor Maintenance Service (per Section 15.206(4)(e))

b. **Land Uses Permitted as Special Use:** (per Section 15.202(3))

Cultivation (per section 15.206(2)(a))
Active Outdoor Public Recreation (per Section 15.206(3)(b))
Indoor Institutional (per section 15.206(3)(c))
Public Services and Utilities (per Section 15.206(3)(e))
Off-Site Parking Lot (per Section 15.206(6)(a))

c. **Land Uses Permitted as Conditional Uses:** (per Section 15.202(4))

Townhouse – 2,500 sf lot (per Section 15.034)
Multiplex – 2,500 sf lot area per unit (per Section 15.034)
Apartment – 1,000 sf lot area per unit (per Section 15.034)
Institutional Residential (per Sections 15.206(3)(f) and 15.034)
Clear Cutting (per Section 15.206(2)(g))

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Outdoor Institutional (per Section 15.206(3)(d))
In-Vehicle Sales or Service (per Section 15.206(4)(g))
Indoor Commercial Entertainment (per Section 15.206(4)(h))
Commercial Indoor Lodging (per Section 15.206(4)(k))
Bed and Breakfast Establishments (per Section 15.206(4)(l))
Pet Shops (per Section 15.206(4)(q)) (G. O. 84-96-97; 11/18/96)
Group Day Care Center (9+ children) (per Section
15.206(4)(m))
Rooming House (per Section 15.206(4)(o))
Single-family residences [G. O. No. 150-97-98; 5/18/98]

d. **Land Uses Permitted as Accessory Uses:** (per Section
15.202(5))

1) Land Uses Permitted by Right:

Farm Residence (per section 15.206(8)(c))
Private Residential Garage or Shed (per Section
15.206(8)(d))
Company Cafeteria (per Section 15.206(8)(h))
Lawn Care (per Section 15.206(8)(h))
On-Site Composting/Wood Piles <5 cubic yards (per
Section 15.206(8)(t))

2) Land Uses Permitted as Special Use:

On-Site Parking Lot (per Section 15.206(8)(b))
Company Provided On-Site Recreation without
lighting (per Section 15.206(8)(l))
Drainage Structure (per Section 15.206(8)(n))
Filling (per Section 15.206(8)(o))
Exterior Communication Devices (per Section
15.206(8))
Home Occupation (per Section 15.206(8)(s))
On-Site Composting/Wood Piles 5 – 10 cubic yards
(per Section 15.206(8)(t))

3) Land Uses Permitted as Conditional Use:

Commercial Apartment (per Section 15.206(8)(a))
Company Provided On-Site Recreation with lighting
(per Section 15.206(8)(l))
In-Vehicle Sales or Service (per Section 15.206(8)(k))
Light Industrial Incidental to Indoor Sales (per Section
15.206(8)(m))
Exterior Communication Devices not meeting
Special Use Requirements (per Section
15.206(8))

e. **Land Uses Permitted as Temporary Uses:** (per Section
15.202(6))

Contractor's Project Office (per Section 15.206(9)(a))

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Contractor's On-Site Equipment Storage (per Section 15.206(9)(b))
Relocatable Building (per Section 15.206(9)(c))
On-Site Real Estate Sales Office (per Section 15.206(9)(d))
General Temporary Outdoor Sales (per Section 15.206(9)(e))
Outdoor Sales of Farm Products (per Section 15.206(9)(f))
Outdoor Assembly (per Section 15.206(9)(g))
Remediation Structure (per Section 15.206(9)(h))
Donation Drop-off Boxes (per Section 15.206(9)(i))

3. **Regulations Applicable to Residential Uses**

a. **Residential Density and Intensity Requirements:** (per Table 15.304)

1) *Townhouse*¹:

Maximum Gross Density (MGD): 12.00 du/acre
Minimum Lot Area (MLA): 2,500 square feet
Minimum Site Area (MSA): 4,500 square feet

2) *Multiplex*¹:

Maximum Gross Density (MGD): 12.00 du/acre
Minimum Lot Area (MLA): 2,500 square feet
Minimum Site Area (MSA): 4,500 square feet

3) *Apartment*¹:

Maximum Gross Density (MGD): Up to 40.00 du/acre
Minimum Lot Area (MLA): 2,500 square feet
Minimum Site Area (MSA): 4,500 square feet

4) *Institutional Residential*¹:

Maximum Gross Density (MGD): Up to 40.00 du/acre
Minimum Lot Area (MLA): 4,500 square feet
Minimum Site Area (MSA): 4,500 square feet

b. **Residential Bulk Requirements:** (per Table 15.402)

A: Minimum Lot Area: *Townhouse*¹, *Multiplex*¹, and *Apartment*¹: 2,500 square feet; *Institutional Recreational*¹: 4,500 square feet

B: Minimum Lot Width: *Townhouse*¹: 16 feet or 36 feet for a corner lot; **All Other Dwelling Unit Types:** 60 feet or 70 feet for a corner lot

Minimum Setbacks:

C: Building Coverage Ratio: 0.50

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- D:** Reserved
- E:** Front or Street Side Lot Line to House: ***Townhouse¹***, ***Multiplex¹***, and ***Apartment¹***: 20 feet; and ***Institutional Residential¹***: 30 feet; add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
- F:** Front or Street Side Lot Line to Attached Garage: ***Townhouse¹***, ***Multiplex¹***, and ***Apartment¹***: 20 feet; and ***Institutional Residential¹***: 30 feet; add 10 more feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
- G:** Side Lot Line to House or Attached Garage: ***Townhouse¹***: 10 feet or 0 feet on zero lot line side; ***Multiplex¹***, ***Apartment¹***, and ***Institutional Residential¹***: 10 feet
- H:** Total of Both Sides, Lot Lines to House or attached Garage: ***Townhouse¹***: 10 feet or 20 feet for a corner lot; ***Multiplex¹*** and ***Apartment¹***: 20 feet or 30 feet for a corner lot; and ***Institutional Residential¹***: 20 feet or 40 feet for a corner lot
- I:** Rear Lot Line to House or Attached Garage: 25 feet
- J:** Side Lot Line to Accessory Structure: 3 feet, 5 feet when abutting an alley
- K:** Rear Lot Line to Accessory Structure: 3 feet, 5 feet when abutting an alley
- L:** Peripheral Setback: See 15.610(4)(b) along zoning district boundary
- M:** Minimum Paved Surface Setback: 3 feet from side or rear
- N:** Minimum Dwelling Unit Separation: ***Townhouse¹***: 20 feet or 0 feet on zero lot line side; **All other dwelling unit types**: 20 feet
- O:** Maximum Height of Dwelling Unit: 35 feet (***Apartment¹*** and ***Institutional Residential¹*** in excess of 35 feet permitted with a conditional use permit)
- P:** Maximum Height of Accessory structure: 15 feet
- Q:** Minimum Number of Off-Street Parking Spaces Required on the Lot (Includes garage, drives, & all designated parking surfaces): 3 spaces per du, except that in multi-family development 2 spaces are required for each unit with 2 or more bedrooms, 1 ½ spaces for each unit with one bedroom or less
- R:** Minimum Dwelling Core Dimensions: 24 feet by 40 feet
- S:** Minimum Roof Pitch: 3 : 12
- T:** Minimum Eave Width: 18 inches

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¹Standard type for conventional development or dwelling unit type permitted by right;
Italic type for cluster development or dwelling unit type requiring conditional use

- c. **Residential Landscaping Requirements:** Not applicable for Single and Two-family. See Nonresidential Landscaping Requirements for Multi-family Residential.
- d. **Residential Performance Standards:** (See Subchapter 15-7)
- e. **Residential Signage Regulations:** (See Subchapter 15-8)

4. **Regulations Applicable to Nonresidential Uses**

- a. **Nonresidential Density and Intensity Requirements:**
(per Table 15.305)

Minimum Landscape Surface Ratio (LSR): .00
Minimum Lot Area (MLA): na
Maximum Building Size (MBS): na

- b. **Nonresidential Bulk Requirements:** (per Table 15.403)

- A: Minimum Lot Area: na
- B: Minimum Lot Width: 0 feet
- Minimum Setbacks:**
- C: Building to Front or Street Side Lot Line: 0 feet
- D: Building to Residential Side Lot Line: 0 feet
- E: Building to Residential Rear Lot Line: 20 feet
- F: Building to Nonresidential Side Lot Line: 0 feet
- G: Building to Nonresidential Rear Lot Line: 10 feet
- H: Peripheral Setback: See 15.610(4)(b) along zoning district boundary
- I: Minimum Paved Surface Setback: 0 feet
- J: Minimum Building Separation: 0 feet
- K: Maximum Building Height: 20 feet (Can exceed 20 feet w/conditional use permit)
- L: Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in Section 15.206

- c. **Nonresidential Landscaping Requirements (Nonresidential and Multi-family):**

- 1) 0 landscaping points per 100 linear feet of building foundation
- 2) 0 landscaping points per 1,000 square feet of gross floor area

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- 3) 0 landscaping points per 100 linear feet of street frontage
 - 4) 20 landscaping points per 10,000 square feet paved area/20 stalls
- d. **Nonresidential Performance Standards:** (See Subchapter 15-7)
- e. **Nonresidential Signage Regulations:** (See Subchapter 15-8)