

## **DIVISION 9. ZONE DISTRICT REGULATIONS FOR THE CC - COMMUNITY COMMERCIAL DISTRICT.**

### **Section 14-62. Uses permitted by right.<sup>1</sup>**

- (1) All businesses of a retail or service nature.
- (2) Wholesaling of products provided that storage space does not exceed one thousand five hundred (1,500) square feet of floor area.
- (3) Fabrication or assembling incidental to retail sales from the premises, provided that not more than twenty-five percent (25%) of the floor area occupied by such business is used for manufacturing, processing, assembling, treatment, installation and repair of products.
- (4) Mortuary or embalming establishment or school.
- (5) Accessory building or use (not involving open storage), when located on the same lot.
- (6) All uses permitted in the HDR - High Density Residential District.
- (7) All uses permitted in the NS - Neighborhood Service District.
- (8) Churches and schools or other public or semi-public uses. (Ord. 1630, eff., 5/26/00)

### **Section 14-63. Conditional uses.**

- (1) The following conditional uses may be permitted within the Community Commercial District:
  - (a) Enterprises or businesses of the same nature or class as those listed in Section 14-62, which in the opinion of the Commission, as evidenced by a resolution of record, are not more obnoxious or detrimental to the welfare of the area than are those listed in said Section 14-62.
  - (b) Electric substations and gas regulator stations.
  - (c) Fire stations, police stations and telephone exchanges.
  - (d) Water reservoirs, water storage tanks, water pumping stations and sewer lift stations.
- (2) For each instance, the Commission shall be provided with site development plans showing the proposed development or use and its relationship to adjacent properties. The site development shall show existing contours of the site at two foot (2') intervals, the location of improvements on the site, the height and bulk of proposed structures, description and placement of screening or screen

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<sup>1</sup> Chapter 14, Article 4, Division 9, Section 14-62 is amended by the addition of Subsection (8).  
(Ord. 1630, eff., 5/26/00)

planting, availability of utilities if applicable, and a statement of the time-sequence of development and environmental impact on properties in the immediate vicinity.

(3) The Commission may, in addition, prescribe any additional conditions regarding intensity or limitation of use, appearance, hours of operation, setbacks or required open space, or other such conditions which may be deemed necessary by the Commission.

**Section 14-64. Building height limit.**

Except as provided in Section 14-101, the height regulations are as follows: No structure shall exceed five (5) stories or fifty feet (50') in height.

**Section 14-65. Area regulations.**

Except as provided in Section 14-101, the area regulations are as follows:

- (1) Minimum floor area: No minimum requirements.
- (2) Minimum lot area: No minimum requirements.
- (3) Minimum lot frontage: No minimum requirements.
- (4) Minimum front yard: No minimum requirements except that motor fuel pumps shall not be erected less than twenty-five feet (25') from the front property line.
- (5) Rear yard: No minimum requirements.
- (6) Minimum side yard: No minimum requirements.