

Community Commercial (CC)

Purpose

Community commercial districts provide a diversity of retail, service, office, finance and related business uses to serve the needs of community residents and the larger region. In the community commercial district, the size of buildings are larger, and the intensity and density of uses are greater than in neighborhood commercial districts. Community commercial districts should be concentrated at major activity centers, along high traffic transportation corridors and are ideally served by transit.

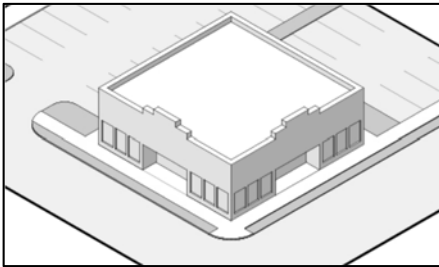
Because community commercial districts support multiple neighborhoods, they may include larger-scale tenants, including hardware stores, apparel, sporting goods and other larger-format retailers. Community commercial districts also accommodate a wide range of commercial uses, including auto-oriented uses. However, the community commercial district enables commercial activity centers and corridors to transform over time into more dense, diverse, and walkable places that incorporate other types of uses.

Community commercial districts should be supported and surrounded by adjacent multifamily and mixed use development that capitalize on the proximity to services, and provide a transition to lower density residential neighborhoods.

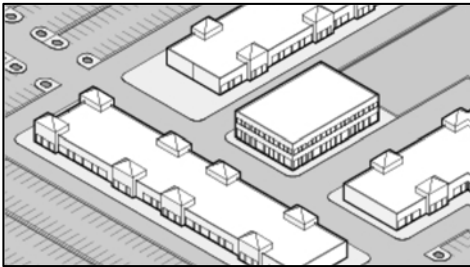
Dimensions

Building Types	Lot Area (min. sq. ft.)	Setbacks (min. ft.)				FAR/Max. Building Size	Max. Height (ft.)
		Front	Interior	Abutting Street	Rear		
Multi-Unit Dwelling	4,000	0	0	0	10	Min/Max Density: 12-24 du/ac	75
Comm.	7,500	25	5	20	10	2.0:1	100 [1]
Office	7,500	25	5	20	10	2.0:1	100 [1]
Civic	7,500	25	5	20	10	2.0:1	100 [1]
Notes:	[1] Every building in excess of 50 feet high shall provide an additional one foot of side, rear and front setback for each additional two feet in height above 50 feet.						

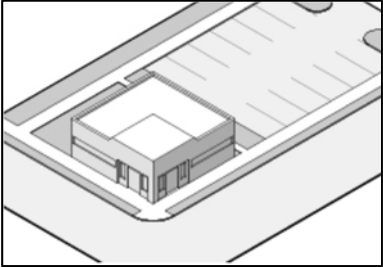
Building Types



Commercial Building



Community Commercial Center



Office and Flex Office

Uses

On the reverse side is a list of the allowed and special uses within this district:

Allowed Uses:

- Accessory Car Wash
- Alternative Financial Services
- Amusement Parlor/Arcade
- Athletic Area
- Automated Teller Machine
- Barber[shop], Beauty Shop, Spa
- Bed and Breakfast Inn
- Brewery, Distillery or Winery
- Bus Terminal
- Business and Professional Office
- Commercial Auto Rental Services
- Commercial Auto Repair Services
- Commercial Auto Sales
- Car Wash
- Child Care Center
- Civic, Social, and Fraternal Organizations
- Commercial Parking
- Commercial Services, General
- Community Center
- Congregate Living Facility/Senior Housing
- Cultural Institutions
- Drugstore/Pharmacy w/ drive-thru
- Drug-store/Pharmacy
- Dry Cleaner/Laundromat/ Laundry Service Station
- Dry Cleaner w/ drive-thru
- Electric Vehicle Charging Station
- Financial Institution
- Financial Institution w/ drive-thru
- Funeral Home/Parlor
- Government Offices and Facilities
- Group Day Care Home
- Home Supply and Lumberyard
- Hospital
- Hotel and Motel
- Kennel
- Live/Work
- Massage Establishment
- Medical and Dental Offices and Clinics
- Microbrewery
- Minor Facilities/Office
- Multi-Family Dwellings
- Nursing, Convalescent, and Rest Home
- Off-Premises Contacts (OPC)
- Personal Auto Rental Services
- Personal Auto Repair Services
- Personal Auto Sales
- Pet Grooming
- Pet Shop
- Plant Nursery and Greenhouse
- Public Service Facilities
- Recreation and Entertainment, Indoor
- Religious Assembly
- Restaurant
- Restaurant w/ Drive-Thru
- Retail, General
- Retail w/ Drive-Thru
- School, Primary or Secondary, Public or Private
- School, Vocational-Technical and Trade
- Self-Storage/Personal Property
- Service Stations
- Shelter Care Facility
- Studio – Art, Fitness, Music, Dance
- Tattoo Parlor
- Theater
- Thrift Store
- Timeshare Unit
- University or College
- Urgent Care Facility
- Veterinarian, Indoor Only

Special Uses:

- Airport and Passenger Terminal
- Alcohol and Drug Abuse Treatment Facility
- Amusement Park or Theme Park
- Antenna and Antenna Support Structure
- Campground & Vehicle Park
- Cemetery and Mausoleum
- Food Truck Court
- Major Facilities/Service Yard
- Park and Playground
- Park and Ride Lot
- Private Marina
- Public Marina
- Recreation and Entertainment, Outdoor
- Recreation Areas and Facilities
- Shelter
- Telecommunications Tower and Facility