

# Community Commercial

**District Information:** (Refer to Chapter 50, Article 3: Zoning Districts for more information)

Community Commercial District (CC) supports medium to large-scale commercial and mixed-use development with a city-wide or regional market focus. A wide range of retail, service, and office uses are permitted.

Locations: This district is typically found on the largest and highest speed street, the City Connector Street Type, and often near highway access. Stadium Drive at Drake is an example of this. These streets typically have bus service, but little pedestrian or cycling activity.

Uses: A wide range of retail, service, and office uses are permitted, residential uses are permitted, but not on the ground floor when facing a public street as this district is intended to be commercial focused. This district supports the most intensive and auto-oriented commercial development.

Standards: The commercial development of CC is typically large-scale, meaning larger lot, building, and parking area. The buildings are typically set back from the street, with parking in the front yard which supports the auto-oriented nature of these locations.

**Use Information:** (Refer to Chapter 50, Article 4: Uses for more information)

Permitted Uses: A wide variety of commercial and civic uses are permitted by right in the CC District.

Permitted with Development Standards: These uses are permitted, but must follow a set of design standards, some which are noted below. For a full list of uses permitted with development standards, please see the Table 4.1-1 Use Table.

- Day Care Centers require a minimum quantity of outdoor space.
- Packaged Liquor has a minimum distance required between other package liquor stores.
- Vehicle Service has several site design requirements and require a special use permit for gas stations
- Craftsmen Industrial is a production use that requires a retail component, for example a bakery or candle making with a small retail or showroom area
- Warehousing & Distribution is only permitted with a special use permit
- Marijuana includes several business types with design standards, including designated consumption lounges, micro-businesses, and retailers which have a minimum required distance between uses and a restriction based on Street Type

# Zoning Standards

**Standards:** (Refer to Chapter 50, Article 5: Zoning Standards for more information)

This district follows traditional zoning standard requirements, except for buildings located within 25 feet of a street facing property line, have some facade requirements. Refer to Table 5.1-2 Dimension Standards by District for more details.

Building Location, Front & Corner Side: There is not a required front or corner side set back for buildings in the CC District.

Height: Up to six (6) stories is permitted.

Parking & Driveways: Refer to Article 7 Parking & Loading Standards.

Facade Requirements: When buildings are located within 25' of the front and corner side property lines, entrance and transparency (ratio of windows to wall) are required. Refer to Article 5.5 Street Facing Facades for further information.

