

CHAPTER 17.38

CONVENIENCE COMMERCIAL (CC) ZONE

Sections:

- 17.38.010 Principal Permitted Uses
- 17.38.020 Conditional Permitted Uses
- 17.38.030 Lot Sizes and Dimensions
- 17.38.040 Structure Height and Area
- 17.38.050 Required Off-Street Parking and Loading
- 17.38.060 Signs
- 17.38.070 Sewerage
- 17.38.080 Outdoor Storage and Buffering

17.38.010 Principal Permitted Uses

- (A) Restaurants.
 - (B) Service Establishments, such as Barber and Beauty Shops, Watch and Jewelry Repair, Pharmacies, Pick-Up Stations for Laundry or Dry Cleaning.
 - (C) Commercial (Business) Offices, including Realty, Insurance and Travel Agencies.
 - (D) Retail Stores including only the following: Drug, Sundries, Clothing, Boutiques, Sporting Goods, Books, Small Grocery, Antiques, Gift, Soda, Crafts, Small Office Supply, Bakery, Small Print Shops, Moderate Sized Furniture and Florist.
 - (E) Art, Photographic, Health, Dance and Music Studios.
 - (F) Day Care Centers.
 - (G) Nursing Homes - Housing 10 or fewer full time residents
 - (H) Bed and Breakfast Establishments - having 10 or fewer rooms
 - (I) Private or Government owned Community Buildings such as Libraries, Parks, Museums, Art Galleries and Post Offices.
 - (J) Medical and Dental Clinics/Offices.
 - (K) Funeral Homes and Mortuaries.
- (Ord. 18-2000 § 18, 2000; Ord. 7-1999, §1, 1999; Ord. 3-1995, § 2, 1995)

17.38.020 Conditional Permitted Uses

- (A) Educational Institutions.
- (B) Religious Institutions.
- (C) Licensed Liquor and Beer Outlets.
- (D) Hotel/Motel.
- (E) Light Equipment Sales and Repair Shops.
- (F) Public and Semi-Public Uses.
- (G) Cabinetry, Wood Crafting Shop.
- (H) Non-Profit Organizations.
- (I) Video Rental Stores.
- (J) Nursing Homes - housing 11 or more full time residents
- (K) Mixed-Residential Dwellings and Commercial Uses occurring in the same Building
- (L) Single-Family and Multi-Family Uses (R10,000, R3 and R4 subject to all requirements of those particular zones).
- (M) Other such uses as listed and permitted which are not more detrimental, as determined by the Planning Commission and Town Council.

(Ord. 18-2000 § 19, 2000)

17.38.030 Lot Sizes and Dimensions.

- A. The sizes and dimensions of a lot in a CC zone shall be as follows:

Minimum lot size, six thousand six hundred square feet;
Minimum lot width, thirty-five feet street frontage.

- B. No side yard set back shall be required provided the building's side wall is constructed of at least four-hour fire resistance material. If building material has less than four-hour fire resistance, a minimum side yard of five feet shall be required, see Chapter 17.36.030 of the Palmer Lake Municipal Code. (Ord. 3-1995, § 4, 1995)

17.38.040 Structure Height and Area. The structure height and area requirements in a CC zone are as follows:

Maximum building height, as required by section 14.11 in code book.

Maximum area covered by structure, seventy-five percent of lot, see Chapter 17.36.040 of the Palmer Lake Municipal Code.

(Ord. 3-1995, § 5, 1995)

17.38.050 Required Off-Street Parking and Loading. For required off-street parking and loading for a CC zone, see Chapter 17.60. (Ord. 3-1995, § 6, 1995)

17.38.060 Signs. Signs in the CC zone are permitted provided they comply with Chapter 17.56 and Chapter 14.50. (Ord. 18-2000 § 20, 2000; Ord. 3-1995, § 7, 1995)

17.38.070 Sewerage: Septic tanks may be permitted if all of the following conditions are met:

- A) Inability to tap existing sewer lines.
- B) Ability to meet current El Paso County "Sewage Disposal Regulations."
- C) Compliance with the provisions of Chapter 16.48 of the Palmer Lake Municipal Code. (Ord. 18-2000 § 21, 2000; Ord. 3-1995, § 8, 1995)

17.38.080 Outdoor Storage and Buffering. All outdoor storage must be screened from view by landscaping or fences. Landscaping and/or buffering must also be provided between commercial and residential areas. (Ord. 3-1995, § 9, 1995)