

CHAPTER 17.52. - CONVENIENCE COMMERCIAL (CC) ZONE

17.52.010. - Permitted uses.

Permitted uses in the CC zone are as follows:

- (1) Restaurants.
- (2) Service establishments, such as barbershops and beauty shops, watch and jewelry repair, pharmacies, pick-up stations for laundry or dry cleaning.
- (3) Commercial (business) offices, including realty, insurance and travel agencies.
- (4) Retail stores, including only the following: drug, clothing, boutiques, sporting goods, books, small grocery, antiques, gift, crafts, small office supply, bakery, print shops, furniture and florist.
- (5) Art, photographic, health, dance and music studios.
- (6) Day care centers.
- (7) Nursing homes, housing ten or fewer full-time residents.
- (8) Bed and breakfast establishments, having ten or fewer rooms.
- (9) Private or government owned community buildings such as libraries, parks, museums, art galleries and post offices.
- (10) Medical and dental clinics/offices.
- (11) Funeral homes and mortuaries.

(Code 1973, § 17.38.010; Ord. No. 3-1995, § 2, 1995; Ord. No. 7-1999, § 1, 1999; Ord. No. 18-2000, § 18, 2000)

17.52.020. - Conditional uses.

Conditional uses in the CC zone are as follows:

- (1) Educational institutions.
- (2) Religious institutions.
- (3) Licensed liquor and beer outlets.
- (4) Hotel/motel.
- (5) Light equipment sales and repair shops.
- (6) Public and semi-public uses.
- (7) Cabinetry, wood crafting shop.
- (8) Nonprofit organizations.
- (9) Video rental stores.

Nursing homes, housing 11 or more full-time residents.

- (11) Mixed-residential dwelling and commercial use occurring in the same building.
- (12) Single-family and multifamily uses (R10,000, R3 and R4 subject to all requirements of those particular zones).
- (13) Other such uses as listed and permitted which are not more detrimental, as determined by the planning commission and board of trustees.

(Code 1973, § 17.38.020; Ord. No. 18-2000, § 19, 2000)

17.52.030. - Lot sizes and dimensions.

(a) The sizes and dimensions of a lot in a CC zone shall be as follows:

- (1) Minimum lot size: 6,600 square feet.
- (2) Minimum lot width: 35 feet street frontage.

(b) No side yard setback 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 section 17.44.030.

(Code 1973, § 17.38.030; Ord. No. 3-1995, § 4, 1995)

17.52.040. - Structure height and area.

The structure height and area requirements in a CC zone are as follows:

- (1) Maximum building height: not to exceed 30 feet.
- (2) Maximum area covered by structure: not to exceed 75 percent of lot.

(Code 1973, § 17.38.040; Ord. No. 3-1995, § 5, 1995)

17.52.050. - Required off-street parking and loading.

For required off-street parking and loading, see chapter 17.84.

(Code 1973, § 17.38.050; Ord. No. 3-1995, § 6, 1995)

17.52.060. - Signs.

Signs in the CC zone are permitted provided they comply with chapter 17.76.

(Code 1973, § 17.38.060; Ord. No. 3-1995, § 7, 1995; Ord. No. 18-2000, § 20, 2000)

17.52.070. - Sewerage.

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

- (1) Inability to tap existing sewer lines.
- (2) Ability to meet current county sewage disposal regulations.
- (3) Compliance with the provisions of chapter 16.48.

(Code 1973, § 17.38.070; Ord. No. 3-1995, § 8, 1995; Ord. No. 18-2000, § 21, 2000)

17.52.080. - 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.

(Code 1973, § 17.38.080; Ord. No. 3-1995, § 9, 1995)