

SECTION 2.17 C-C3 COMMUNITY COMMERCIAL

A. Intent

This district promotes a commercial zone for the conduct of retail and service enterprises which depend on a community size market area and which are adjacent to arterials and major streets. This zone encourages concentrations of commercial activity forming a point of reference to provide economy of services, transportation, land, and development.

B. Space and Bulk Requirements

Minimum parcel area <i>per dwelling</i>	One thousand (1,000) square feet per dwelling	
Minimum lot area	None, except that minimum lot area for residential uses is 3,000 square feet.	
Minimum lot width	None	
Minimum required setback	front	Twenty-five (25) feet
	side	None
	rear	None

See Section 3.06 C. for Accessory Structure setbacks

Maximum building height.....Forty-five (45) feet

C. General Standards

See Supplementary Regulations - Chapter 3

D. Permitted Uses

1. Retail trade and service, with no outdoor storage or display, with a gross building floor area of less than one hundred thousand (100,000) square feet
2. Professional, business, and governmental office
3. Personal services
4. Transient lodging
5. Commercial recreation, amusement, and cultural facilities
6. Printing and publishing establishments
7. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks
8. Two-family dwelling
9. Day care home
10. Community residential facility serving eight (8) or fewer persons
11. Boarding house
12. Civic, social, and fraternal organizations
13. Agriculture, including any and all structures or buildings needed to pursue such activities
14. Open space land
15. Accessory buildings and uses

E. Conditional Uses

1. Repair services, except automotive repair
2. Eating and drinking establishments

3. Residential and commercial mini-warehouse
4. Recreational vehicle park
5. Multiple-family dwellings
6. Home occupation
7. Day care center
8. Community residential facility serving nine (9) or more persons
9. Long-term care facility
10. Seasonal commercial and temporary uses

F. Special Exceptions

1. Service stations
2. Wholesale trades and services
3. Other retail trades and services with a gross building floor area of less than one hundred thousand (100,000) square feet
4. Public and quasi-public buildings and uses
5. Public utility