

§ 4-107

CC - Core Commercial District Uses.

CC PERMITTED USES	SIC CODE	SIC DESCRIPTION	PARKING SPACES REQUIRED
1. Telephone, telegraph, radio, television services, (except communications towers - see conditional uses)	48	Communications	None
2. Public utility including water tower, substation	49	Electric, gas, water, sewer	None
3. Wholesale trade, furniture, office and medical equipment and supplies	502 504 5112 5192	Furniture, home; Photo, office, medical equipment, computers; Office supplies; Books	One (1) per 300 square feet of gross sales area
4. Retail trade, involving sale of merchandise on premises (except SIC 5541- automobile service station - see special exceptions)	52 53 54 551 56 57 58 59	Building material, hardware, garden supply; General merchandise; Food stores; Automotive dealers; Apparel & accessory; Home furniture, & equip; Eating & drinking places; Miscellaneous retail.	None
5. Finance, insurance, and real estate	60 61 62 63 64 65 67	Depository institutions; Credit institutions; Security dealers, etc.; Insurance carriers; Insurance agents; Real estate agents, etc.; Investment offices.	None
6. Government building or facility, including postal facility	43 91, 92, 93, 94, 95, 96	U.S. Postal Service; General government, justice, public order, safety, finance, etc.	One (1) for each 200 square feet of floor area

CC PERMITTED USES (CONT.)	SIC CODE	SIC DESCRIPTION	PARKING SPACES REQUIRED
7. Services to individuals, business and government establishments, (except: carwash or automobile repair garage - see conditional uses and special exceptions)	701, 702 72 73 751,752 76 7832 784 79 80 81 82 83 84 86 87 89	Hotels, motels, rooming & boarding houses; Personal services; Business services; Auto rental & parking; Miscellaneous repair; Indoor motion pictures; Video tape rental; Amusement, recreation; Health services (except hospitals); Legal services; Schools & libraries; Social services; Museums & gardens; Membership organization; Engineering, accounting, research & management; Services not classified.	None
8. Accessory use on same lot with principal use, as follows: <ol style="list-style-type: none"> a. Off-street parking or storage area for vehicles owned by members, customers or employees of business; b. Completely enclosed building for storage of supplies or merchandise for use in the principal business. 			

CC CONDITIONAL USES [approved by Zoning Administrator if all conditions are met]	SIC CODE	SIC DESCRIPTION	PARKING SPACES REQUIRED
1. Garage for repair & servicing of motor vehicles, provided all following conditions are met: a. operations are in fully enclosed building; b. no open storage of wrecked vehicles or dismantled parts, or parts visible beyond premises.	753	Automotive repair shops	Three (3) for each service bay
2. Communications tower, see Chapter 5, Supplemental Regulations	48	Communications	One (1) space
3. Dwelling unit, provided all following conditions are met: a. dwelling unit must be on a level above the grade level floor within a permitted principal use building; b. dwelling units must have access to a street as required by building and fire codes.	N/A		One (1) for each dwelling unit in excess of two units per building
4. Temporary Christmas tree sales, on vacant lot for a period not to exceed 45 days	N/A		None
5. Contractor's office & equipment shed, provided all following conditions are met: a. used in connection with construction on premises; b. must not cause traffic congestion or nuisance; c. for term up to one (1) year; may be renewed once.	N/A		One (1) for each 300 square feet of office area.
6. Church, synagogue, temple, or place of worship, including religious education building, parsonage or parish house, off-street parking for members and visitors without pay, and recreation facilities	8661	Religious organizations, churches, etc.	One (1) for each two employees.

CC SPECIAL EXCEPTIONS [approved by Board of Zoning Appeals after hearing]	SIC CODE	SIC DESCRIPTION	PARKING SPACES REQUIRED
1. Automobile service station, including limited sale of groceries, provided the Board of Appeals determines: a. the use is compatible with the district; b. parking & service areas are separated from adjoining residential property by planting screen, fence or wall at least 6 feet high; c. no major repairs or vehicle sales conducted on premises; d. adequate provisions are made for access and traffic safety; e. conditions are imposed to protect adjacent property from adverse impact;	5541	Gasoline service stations	Two (2) for each fuel pump, plus three (3) for each service bay or wash rack
2. Car wash, either automatic or self-service, provided the Board of Appeals determines: a. the use is compatible with the district; b. adequate spaces for vehicles awaiting entry are required; more than minimum may be required; c. the area is required to be adequately screened from adjoining residential property; d. adequate provisions are made for access and traffic safety; e. hours of operation are limited to prevent late night noise.	7542	Carwashes	<u>Self-service wash:</u> three (3). <u>Automatic wash:</u> set by Board; minimum six (6).
3. Transportation terminals for bus and railroad service, provided the Board of Appeals determines: a. repair facilities and truck terminals are not permitted; b. adequate maneuvering and parking spaces are set; c. adequate provisions are made for access and traffic safety; d. the area is adequately screened from residential areas; e. the use is compatible with the district.	40 417	Railroad; Terminal for motor vehicle passenger transportation	Set by the Board; minimum: one (1) for each 200 square feet of gross floor space
4. Tourist Home (as defined in §1-201)	N/A		One (1) for each guest room

§ 4-108 CC - Core Commercial District Regulations.

The following regulations apply to all uses in CC districts:

Minimum lot area:	None
Minimum lot width at building line:	None
Minimum front setback:	(1) Shopping centers - 50 feet from a street right of way; (2) Other uses: none.
Minimum side setback:	None, except: (1) when use abuts a residential zone a setback equal to that required for the residential zone shall be provided; (2) when a setback not required is provided, it shall be not less than 3 feet.
Minimum rear setback:	Ten (10) feet, except when rear of property abuts a public alley no rear setback is required.
Maximum structure height:	Thirty-five (35) feet when permitted by fire regulations (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae);
Off street parking area requirements:	See parking, supplemental regulations, Chapter 5.
Screening:	See landscaping, supplemental regulations, Chapter 5. <u>Open sales yards:</u> Yards used for sale, rental or storage of materials or equipment must be screened from adjoining residential property or other zoning districts by a planting screen, fence or wall at least 6 feet high.
Signs:	See signs, supplemental regulations, Chapter 5.
Subdivision regulations:	Applicable regulations must be met.
Supplemental regulations:	See Chapter 5.