

ARTICLE F. CC-1 CENTRAL COMMERCIAL ZONE

SECTION:

10-6F-1: Intent

10-6F-2: Permitted Uses

10-6F-3: Area, Width And Location Requirements

10-6F-4: Special Provisions

10-6F-1: INTENT:

The intent in establishing the CC-1 Central Commercial Zone is to provide a place where retail and service uses can be constructed and maintained which will serve the needs of the citizens of the City and surrounding areas. It is the further intent in establishing this Zone to maintain the central business district as the "heart of the City" and to these ends, to promote its development in step with the increase in population within the trading area. The uses characteristic of this Zone are retail stores, banks, office buildings, theaters, motels and a wide variety of specialty shops. Conversely, uses which tend to create business dead spots, cause undue scattering of business and generally tend to thwart the use of the land for its primary purpose, have been excluded from the Zone. (Ord. 4-8-86, 4-8-1986)

10-6F-2: PERMITTED USES:

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this Title:

- A. General retail stores and shops providing goods and services for sale at retail in the customary manner; provided, that all storage and sales activities shall be contained within a building. Also, manufacturing and processing activities which are an integral part of and incidental to the retail establishment.
- B. Accessory signs.
- C. Hotels and motels.
- D. Office buildings, medical clinics, hospitals.
- E. Restaurants and food drive-ins.
- F. Personal service establishments, such as barber shops and beauty shops, photographic studios, shoe repair, laundries (commercial and self-service), reception centers and similar establishments.
- G. Automotive service establishments, including gasoline stations, car washes, parking lots and storage garages, and minor automotive repair establishments.
- H. Public parks and buildings.
- I. Establishments for the sale of hardware, lumber, plumbing and heating equipment and similar building products. All storage activities shall be within a building or within an enclosure surrounded by a fence not less than six feet (6') in height.
- J. Automobile, motorcycle, snowmobile sales structures and lots (for both new and used units). Also the related repair facilities when such facilities are included as an integral part of the sales structure.
- K. Recreational enterprises, including bowling alleys, recreation centers, motion picture theaters (indoor only), athletic clubs, private clubs and fraternal lodges.
- L. Funeral homes.
- M. Other uses similar to the foregoing uses which are interpreted by the Planning Commission to be in harmony with the intent of the Zone.
- N. Permitted accessory uses. Accessory uses and structures shall be permitted in the CC-1 Zone, provided they are incidental to and do not substantially alter the character of the permitted principle use or structure. Such permitted accessory uses and structures include, but are not limited to, buildings, such as garages, carports and equipment storage buildings, which are customarily used in conjunction with and incidental to a principle use or structure permitted in the CC-1 Zone. (Ord. 4-8-86, 4-8-1986)
- O. Kennels. (Res. 2-25-97-2, 2-25-1997)

10-6F-3: AREA, WIDTH AND LOCATION REQUIREMENTS:

There shall be no area, width and location requirements for commercial buildings and structures constructed in accordance with the Building Code, except that an area sufficient to accommodate parking, unloading and access shall be provided and maintained. (Ord. 4-8-86, 4-8-1986)

10-6F-4: SPECIAL PROVISIONS:

- A. Storage Of Materials: All materials, merchandise and equipment (except vehicles in running order) shall be stored within an enclosed building or within an enclosure surrounded by a fence not less than six feet (6') in height.
- B. Activities Within Enclosed Building: All display, sales and repair activities shall be conducted within a fully enclosed building, except those activities that are customarily and appropriately conducted in the open, including, but not limited to, automobile service stations, temporary sales of Christmas trees and nursery stock shall be permitted outside a building unless otherwise prohibited under the terms of this Title.

C. Odor, Dust, Noise: No dust, odor, smoke, vibration or intermittent light, glare or noise shall be emitted which is discernible beyond the premises except for normal traffic movements.

D. Parking Surface: All off-street parking shall be hard surface.

E. Entrances: All buildings located adjacent to a major street shall have at least one entrance way facing onto said street.

F. Supplementary Development Standards: All buildings and uses within this Zone shall comply with all applicable supplementary development standards as set forth in this Title.

G. Gasoline Pumps: All gasoline service station pumps shall be set back at least twenty feet (20') from all property lines. (Ord. 4-8-86, 4-8-1986)