

CHAPTER 18.55
CC CENTRAL COMMERCIAL DISTRICT

§ 18.55.010. Purpose.

The central commercial or CC district is to be applied in the established central business district or similar areas where there is or will be a concentration of retail sales and service uses within a defined commercial center attractive to pedestrian shoppers. New residential uses are permitted, subject to regulations contained within this chapter.

(Ord. 632-91 § 15.01, 10-22-1991; Ord. 664-00 § 15.01, 6-27-2000; Ord. 676-07 § 1(15.01), 8-28-2007; Ord. 700-11 § 1, 7-12-2011; Ord. 732-17 § 1, 11-14-2017)

§ 18.55.020. Permitted uses.

The following uses and structures are permitted in the CC district:

- (1) Banks, business offices, food, hardware, variety, department, drug, jewelry, clothing stores, and general retail establishments.
- (2) Music and dance studios.
- (3) Blueprint shops and photographic stores.
- (4) Cafes, restaurants, and catering shops.
- (5) Art and antique shops, pawnshops, and florists.
- (6) Newspapers and commercial printing shops, and repair shops.
- (7) Laundries.
- (8) Barber shops and beauty parlors.
- (9) Libraries.
- (10) Movie theaters.
- (11) Museums and galleries.
- (12) Bakeries, including only retail sales on the premises and baking to supply not more than three retail outlets.
- (13) Outdoor advertising signs and structures pertaining to the use or operation on the site and not exceeding one and one-half square feet of sign per linear foot of site frontage.
- (14) Professional offices, studios, and clinics.
- (15) Public utility offices, substations, communications equipment buildings and related structures and uses unless a conditional use permit is required for such uses by other provisions of this title.
- (16) Incidental storage when contained within an enclosed building and when it is

clearly incidental to and integral to the operation of the primary business.

- (17) Other uses which, in the opinion of the planning commission, are similar to those uses listed above.
 - (18) Residences, boardinghouses, transitional and supportive housing, and group dwellings; provided, that residential units and quarters occupy only the second story or higher of structures whose first stories contain nonresidential uses, either permitted or permitted by conditional use permits in the CC district, except as authorized under WMC § 18.110.090(8).
- (Ord. 632-91 § 15.02, 10-22-1991; Ord. 664-00 § 15.02, 6-27-2000; Ord. 676-07 § 1(15.02), 8-28-2007; Ord. 700-11 § 1, 7-12-2011; Ord. 714-15 § 1, 6-9-2015; Ord. 732-17 § 1, 11-14-2017)

§ 18.55.030. Uses permitted with a conditional use permit.

The following uses and structures are permitted in the CC district only if a conditional use permit has first been secured:

- (1) Pet shops and veterinary offices.
- (2) Mortuaries and funeral parlors.
- (3) Bars and cocktail lounges.
- (4) Private and public parking lots.
- (5) Private schools and business colleges.
- (6) Public schools and colleges.
- (7) Martial arts and exercise studios.
- (8) Health clubs.
- (9) Outside sales and transient or mobile business operations.
- (10) New and used automobile sales, automotive rental establishments and automotive repair; provided, that these uses are located on properties fronting on Tehama Street.
- (11) Mini-markets without gasoline sales.
- (12) Hotels, motels, and similar lodging facilities.
- (13) Bed and breakfast establishments.
- (14) Churches.
- (15) Civic clubs.
- (16) *Reserved.*

- (17) Accessory uses, including repair operations and services. Such services shall be clearly incidental to the sale of products at retail on the premises, shall not employ more than five persons excluding sales personnel, and shall be placed and constructed so as not to be offensive or objectionable because of odor, dust, smoke, noise, or vibration.
- (18) Other uses which, in the opinion of the planning commission, are similar to those uses listed above.
- (19) Uses and structures with drive-through windows.
- (20) Cannabis retail/dispensary business subject to development standards and WMC § 9.20.070 to § 9.20.080 and defined in WMC § 8.10.010.
(Ord. 632-91 § 15.03, 10-22-1991; Ord. 664-00 § 15.03, 6-27-2000; Ord. 676-07 § 1(15.03), 8-28-2007; Ord. 700-11 § 1, 7-12-2011; Ord. 714-15 § 1, 6-9-2015; Ord. 732-17 § 1, 11-14-2017; Ord. 760-24 § 1, 1-14-2025)

§ 18.55.040. Prohibited uses.

- (1) Uses permitted in the ML district, as set forth in WMC § 18.70.020(2) et seq.
- (2) Uses permitted in the MH district, as set forth in WMC § 18.75.020(2) et seq.
- (3) Freestanding or ground-mounted telecommunications antennas, towers and related equipment intended for commercial uses.
(Ord. 632-91 § 15.04, 10-22-1991; Ord. 664-00 § 15.04, 6-27-2000; Ord. 676-07 § 1(15.04), 8-28-2007; Ord. 700-11 § 1, 7-12-2011; Ord. 732-17 § 1, 11-14-2017)

§ 18.55.050. Other regulations.

- (1) Minimum lot area: 1,000 square feet.
- (2) Minimum Yard Requirements.
 - (a) Front: none.
 - (b) Side: none.
 - (c) Rear: none.
- (3) Maximum building height: 50 feet.
- (4) Loading Area. Private off-street space for handling all materials and equipment shall be provided.
- (5) Parking. Off-street parking shall be provided in an amount in accordance with the regulations of Chapter 18.120 WMC. However, the planning commission may, through a conditional use permit, reduce or waive off-street parking requirements if the planning commission adopts findings that (a) imposition of the off-street parking requirements of Chapter 18.120 WMC would require an excessive area be devoted to accessory land uses, to the detriment of productive building coverage

desired in the downtown area, and (b) sufficient on-street parking and/or public off-street parking exists within reasonable walking distance.

(Ord. 632-91 § 15.05, 10-22-1991; Ord. 664-00 § 15.04, 6-27-2000; Ord. 676-07 § 1(15.05), 8-28-2007; Ord. 700-11 § 1, 7-12-2011; Ord. 732-17 § 1, 11-14-2017)

§ 18.55.060. Parking exemption for sites in the downtown area.

Uses and structures located within the downtown area, as defined within the CC central commercial zoning district, specifically the downtown parking exemption district area of Butte Street, Tehama Street, and Shasta Street, specifically from Laurel Street to Wood Street as defined by the map contained in WMC § 18.120.060 designating the downtown parking exemption zone, are not required to provide on-site parking as normally required by this chapter and Chapter 18.120 WMC, since new parking will be largely accommodated by existing on-street parking. Two parking spaces per new residential unit within the central business district as defined by the CC central commercial district shall be provided. The parking requirements for all other uses shall be determined by the city manager. However, the city manager shall refer any request to the planning commission when design review is required.

No existing city-required parking spaces in place as of the effective date of the ordinance codified in this chapter shall be removed within the downtown area.

(Ord. 632-91 § 15.06, 10-22-1991; Ord. 676-07 § 1(15.06), 8-28-2007; Ord. 700-11 § 1, 7-12-2011; Ord. 732-17 § 1, 11-14-2017)