

08.01 Intent and Purpose of the CC - Core Commercial District

This district is designed to provide for a wide range of retail, office, amusement, and service uses normally found in a central business district. High intensity of use is permitted in this district, and increased building bulk is provided as a means of encouraging such development. A setting conducive to and safe for a high volume of pedestrian traffic is desired. All such uses shall comply with the requirements of the International Building Code, whichever is more restrictive.

08.01.010 Uses and Structures

A. Principal Permitted Uses and Structures - Within the Core Commercial District as shown on the Gallatin Municipal Zoning Map, the following activities, as described in Section 03.07 are permitted:

Residential Activities

- Dwelling, One-family detached
- Dwelling Attached
- Dwelling Two-Family
- Dwelling, Two-Family detached
- Upper-Story Residential with fire suppression system
- Multi-Family Dwellings, subject to the requirements contained in Articles 12.00 and 13.00.
- Short Term Rental Unit(s) per Article 12, Section 12.02

Community Facility Activities

- Place of Worship
- Essential Service
- Community Assembly
- Non-assembly Cultural
- Administrative
- Utility
- Vehicular

Commercial Activities

- Convenience Sales and Service - Two-Pump Maximum
- Transient Habitation, including short-term rental unit meeting the requirements of Section 12.02
- Food Service
- General Personal Service
- Financial, Consulting and Administrative
- Business and Communication Service
- General Retail Sales and Service
- Consumer Laundry and Repair
- Retail Business Supply
- Group Assembly – Limited
- Medical Services
- Undertaking Services

Animal Care Limited

B. Permitted Accessory Uses and Structures

1. Signs as permitted in Section 13.07.
2. Accessory off-street parking facilities as required in Article 11.00.
3. Facilities and buildings customarily incidental and appurtenant to a permitted use.

C. Conditional Use

1. Dwelling, Upper Story Residential without fire sprinkling systems
2. Limited Child and Adult Care
3. Automotive Parking lot as a principal use

D. Prohibited Uses and Structures - Any uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Article 13.00 of this Ordinance are prohibited.

08.01.020 Bulk Regulations

A. Maximum Lot Coverage - 100 percent

B. Height Control - The maximum height of all buildings located within the CC District shall be established as set forth below:

1. The maximum height of a front wall or other portion of a building or other structure at the street line shall be 35 feet above the curb level.
2. For each foot the building is set back from the street line the height of the building may be increased by 1.5 feet.

C. Maximum Floor Area Ratio - 5.0

08.01.030 Area and Yard Regulations

A. Minimum Lot Size - Within the CC District, there is no minimum lot size except for residential activities shall have a minimum lot size of 3,000 square feet. Dwelling, upper story residential, is excluded from this requirement.

B. Required Yards - Within the CC Districts, no yards, as such, are required. However, if an open area extending along a side lot line is provided, it shall be at least ten (10) feet wide, and it shall be unobstructed from the ground to the sky. Greater yard and building setbacks may be required when the CC zoned properties are located adjacent to a separate zoning district to comply with bufferyard requirements of Article, 13, Section 13.03.

C. Minimum Development Area Per Dwelling Unit - Within the CC District, no dwelling unit shall be permitted on a zone lot with a total development area of less than two thousand (2,000) square feet per dwelling unit, with the exception of upper story residential

development proposals. However, each upper story residential dwelling unit shall have a minimum floor area of 500 square feet.

08.01.031 Special Conditions for Upper Story Residential Dwelling

- A. All upper story residential development proposals shall require a certified statement demonstrating a firm agreement for parking reserved exclusively for the use of the upper story residential development.
- B. All upper story residential development proposals shall be in compliance with all Building, Utility, and Housing Codes within the Gallatin Municipal Code.

08.01.040 Use of Open Space

The following uses may be made of any open space provided such uses are otherwise permissible in this district.

- A. Landscaping - All open areas not occupied by driveways, sidewalks, and parking and loading areas shall be devoted to landscaping as defined in Article 1.00.
- B. Driveways
- C. Off-street Parking
- D. Sidewalks

08.01.050 Other Requirements

- A. Exterior Storage - Exterior storage of goods and materials of any kind is prohibited. The placement of waste disposal facilities shall be in the rear of buildings only.