

§ 550-77. CC Community Commercial District. [Amended 1-20-1993 by Ord. No. 93-008; 4-14-1997 by Ord. No. 97-012; 12-4-2002 by Ord. No. 02-037; 12-21-2011 by Ord. No. 11-043]

In a CC Community Commercial District, the following shall apply:

- A. Purpose. The CC areas, as the name implies, will serve a larger residential population. As such, the areas are almost entirely developed and are located to take advantage of relatively good accessibility from the developed concentrations within the Township.
- B. Principal permitted uses on the land and in buildings. [Note: Convenience stores are permitted in the HC Highway Commercial and GC General Commercial Zones only; see § 550-78B(55).]
- (1) All uses permitted in the NC Neighborhood Commercial Zone, subject to the requirements of the CC Community Commercial Zone.
 - (2) Restaurants, bars and taverns.
 - (3) Banks, including drive-in facilities.
 - (4) Dancing studio.
 - (5) Florist.
 - (6) Household appliance store.
 - (7) Stereo, radio, television, computer and telecommunications stores.
 - (8) Offices, business and professional.
 - (9) Funeral homes and mortuaries.
 - (10) Auto parts store.
 - (11) Combination of two or more permitted uses in one principal building.
 - (12) All existing residences as of the date of the adoption of this chapter. For purposes of evaluating proposed additions or expansions, bulk and yard requirements of those residential zone districts which most closely resemble the size of the lot in question will be utilized.
 - (13) Music conservatories or music instructions.
 - (14) Bicycle sales, rental or repair.
 - (15) Parcel package shipping store or mailing center.
 - (16) Massage, bodywork and somatic therapy establishments subject to the provisions of Chapter 296, Massage and/or Somatic Establishments. [Added 8-20-2024 by Ord. No. 24-031]
- C. Accessory uses permitted:

- (1) Off-street parking.
 - (2) Fences and walls. (See § 550-114.)
 - (3) Signs.
 - (4) Garages, storage buildings and toolsheds.
 - (5) Amateur radio antennas and antenna support structure not to exceed 45 feet in height, unless the structure is retractable. The height of a retractable antenna structure shall not exceed 45 feet when the structure is not being used for the transmission and/or reception of amateur radio signals and 65 feet when the structure is fully extended and in use for the transmission and/or reception of amateur radio signals. Satellite dish antennas shall be installed in accordance with the standards specified in § 550-137.
 - (6) Temporary sales or construction trailer(s).
 - (a) The trailer(s) shall be located on the same lot as the principal permitted use and shall meet all setback requirements for principal buildings in the zone.
 - (b) The trailer(s) shall be shown on the site plan for the principal permitted use and shall be reviewed by the administrative officer on an individual case basis in accordance with the performance standards in § 550-120.
 - (c) The trailer(s) shall be permitted to remain only for the period of construction, renting or sale of the permitted use.
 - (d) Only one sales trailer and two construction trailers are permitted per project.
 - (7) Roof-mounted solar or photovoltaic energy-generating facility.
 - (8) Electric vehicle supply/service equipment. (See § 550-144.) **[Added 10-19-2021 by Ord. No. 21-058]**
- D. Other uses permitted upon application for a conditional use permit.
- (1) Public utility installations.
 - (2) Service stations.
 - (3) Nursing homes.
 - (4) Churches and other places of worship, Sunday school buildings, rectories and parish houses.
 - (5) Senior citizen housing subsidized by the federal or state government.
- E. Maximum building height. No building shall exceed 35 feet in height.
- F. Area and yard requirements.

CC Community Commercial District	
Minimum requirements	
Principal building:	
Lot area (square feet)	7,500
Lot frontage (feet)	60
Lot width (feet)	60
Lot depth (feet)	90
Side yard, each (feet)	10
Front yard (feet)*	30
Rear yard (feet)	15
Accessory building:	
Distance to side line (feet)	10
Distance to rear line (feet)	10
Distance to other building (feet)	10
Maximum requirements	
Floor area ratio	0.18
Maximum impervious surface coverage (percent)	60%

* NOTE: Front yard setbacks may be reduced to 20 feet where parking is provided in the rear or side yards and the property is located on a major arterial, arterial or major collector roadway.

G. General requirements.

- (1) Any principal building may contain more than one use and/or organization, provided that the total building coverage of the combined activities does not exceed the maximum building coverage specified for the district and, further, that each activity occupies a minimum gross floor area of 750 square feet except as noted.
- (2) At least the first 10 feet adjacent to any street line and five feet adjacent to any lot line shall not be used for parking and shall be planted and maintained in lawn area or ground cover or landscaped with evergreen shrubbery.
- (3) A minimum buffer area of 10 feet in width shall be provided along any common property line with a residential district. [See §§ 550-119G(7) and 550-130B.]
- (4) No entrance or exit, at the curblin only, shall be closer than 12 feet to a side lot line.
- (5) For additional general requirements, see § 550-84, General requirements in nonresidential districts.

- H. Minimum off-street loading. See § 550-119E, F, G and H of this chapter for standards.
- I. Minimum off-street parking. See § 550-119 of this chapter for standards.
- J. Permitted signs. See § 550-124 of this chapter for standards.
- K. Development credit adjustments for environmentally constrained areas. See § 550-84K of this chapter for standards.
- L. Architectural design standards. For architectural design standards see § 550-112 of this chapter.
- M. Landscaping and preservation of natural features. See §§ 550-117, 550-119 and 550-130 of this chapter for design standards.
- N. Fences, walls and sight triangles. See § 550-114 for details.
- O. Source-separation or recycling plan. See § 550-134 of this chapter for requirements.
- P. Accessory buildings. See § 550-111 of this chapter for design standards.