
Sec. 114-593. Permitted principal uses and structures.

Permitted principal uses and structures in the CC-1 district are as follows:

- (1) Administrative offices.
- (2) Adult congregate living facilities not exceeding 65 clients per acre (licensed capacity).
- (3) Adult day care centers.
- (4) Banks and savings and loans.
- (5) Barbershops.
- (6) Bars and nightclubs, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.
- (7) Beauty salons.
- (8) Business services.
- (9) Carwash facilities, except when located on property adjacent to Ridgewood Avenue or LPGA Blvd., in which case such use is allowed by special exception.
- (10) Child day care centers.
- (11) Civic, fraternal and service organizations.
- (12) Clubs, private.
- (13) Convenience grocery stores.
- (14) General office uses.
- (15) Hospitals.
- (16) Hotels/motels.
- (17) Houses of worship.
- (18) Laboratories: biological, optical, medical, dental and X-ray, but not including research and development laboratories related to the manufacturing of drugs for distribution and sale.
- (19) Manufacturing (light industrial).
- (20) Marinas.
- (21) Medical and dental clinics.
- (22) Miniwarehouses.
- (23) Motor vehicle sales and rentals.
- (24) Newsstands.
- (25) Personal services.
- (26) Prescription pharmacies.
- (27) Professional services offices.
- (28) Public uses.
- (29) Public utility uses and structures.

-
- (30) Recreational vehicles and equipment sales (including boat sales).
 - (31) Residential dwelling units (not more than ten dwelling units per acre in conjunction with a nonresidential use only).
 - (32) Rest and convalescent homes.
 - (33) Restaurants, type A or B, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.
 - (34) Retail sales and services.
 - (35) Retail specialty shops.
 - (36) Self-service laundromats.
 - (37) Shopping centers.
 - (38) Veterinary clinics.
 - (39) Warehousing and distribution.
 - (40) Motor vehicle and marine sales, services, parts and repair.
 - (41) Paint and body shops, except when such uses are located on a parcel abutting Ridgewood Avenue (U.S. 1/S.R. 5) or abutting any R-1 through R-9 zoned property.

The development code administrator and the city planner may jointly authorize any use which is similar in character to any listed permitted use and which is clearly within the legislative intent of the classification.

(Ord. No. 2408, § 1(5.5.21.C), 8-8-95; Ord. No. 2416, § 1, 10-10-95; Ord. No. 2817, § 2, 10-9-07)

Sec. 114-594. Prohibited uses.

The following uses are prohibited in the CC-1 district:

- (1) Asphalt batching plants.
- (2) Blood plasma centers.
- (3) Bulk storage of petroleum products and other flammable substances.
- (4) Concrete plants.
- (5) Truck and automobile salvage yards.
- (6) Temporary labor halls and similar uses, but not including employment services.
- (7) Tattoo parlors, except that tattoo parlors shall be permitted on CC-1 zoned property only within the redevelopment district overlay if approved by special exception.

(Ord. No. 2408, § 1(5.5.21.D), 8-8-95; Ord. No. 2460, § 1, 3-25-97; Ord. No. 2999, § 2, 3-13-18)

Sec. 114-595. Permitted accessory uses and structures.

Permitted accessory uses and structures in the CC-1 district are as follows:

- (1) Advertising signs, subject to the provisions of chapter 110.
- (2) Uses customarily associated with, dependent on and incidental to the permitted principal use.

-
- (3) Outside display, storage or sale of goods and objects that are customarily associated with and incidental to a permitted principal use. (Refer to section 114-767.)

(Ord. No. 2408, § 1(5.5.21.E), 8-8-95)

Sec. 114-596. Special exceptions.

Special exceptions in the CC-1 district are as follows:

- (1) Automobile service stations (type A and B) (Refer to section 114-682.)
- (2) Bars and nightclubs, when such uses are located on a parcel abutting any R-1 through R-9 zoned property. (Refer to section 114-691.)
- (3) Fence manufacturing and assembly. (Refer to section 114-684.)
- (4) Flea markets and farmers' markets. (Refer to section 114-676.)
- (5) Restaurants, types A and B, when such uses are located on a parcel abutting any R-1 through R-9 zoned property. (Refer to section 114-690.)
- (6) Self-service automobile fuel stations and accessory self-service fuel pumps. (Refer to section 114-682.)
- (7) Transmission repair services. (Refer to section 114-681.)
- (8) Truck and rail freight terminals.

(Ord. No. 2408, § 1(5.5.21.F), 8-8-95)

Sec. 114-602. Performance and design standards.

The following performance and design standards shall apply in the CC-1 district:

- (1) *Building service areas.* No loading docks or ramps and no cargo doors, bay doors or other building entries for bulk goods and heavy equipment shall be permitted on the face of any building which is oriented toward Ridgewood Avenue. Where access to such loading docks, ramps or entries can be provided by way of a side or rear street or alley, it shall be so provided. Service and loading areas and trash facilities shall be screened from view from Ridgewood Avenue.
- (2) *Structure design and appearance.* Any building face which is oriented toward Ridgewood Avenue shall be designed to present an interesting visual impression. The placement of windows and use of different textures, complementary colors, shadow lines, detailing and contrasting shapes to create an appealing facade is strongly encouraged. The use of single colors or blank walls is discouraged. All proposed buildings or structures shall be sensitive to the existing community character. This includes the following:
 - a. The existing proportional relationship between buildings, open space and building setbacks shall be maintained.
 - b. The color, height, materials and facade treatment of new development shall not dramatically contrast with the predominant style of adjacent buildings.
 - c. The scale of development shall not overpower neighboring buildings. Through the use of variations in building height, roofline and grade definition, the perceived height of the building or project can be effectively reduced.

-
- (3) *Design for security.* The site and architectural design shall provide a sense of security for the users. Customer entrances and exits shall be clearly visible from Ridgewood Avenue and shall be well lighted for security purposes.
 - (4) *Integration of residential dwelling.* When residential dwelling units are provided in conjunction with a nonresidential use, such residential dwelling units shall be located above or to the rear of the nonresidential use. Ground-level residential dwelling units shall not be permitted to front on Ridgewood Avenue.
 - (5) *General impacts.* No use or activity shall be permitted that would:
 - a. Cause or result in dissemination of dust, smoke, gas or fumes, odor, noise, vibration or excessive light beyond the boundaries of the lot on which the use or activity is conducted; menace by reason of fire, explosion, radiation or other physical hazards; harmful discharge of waste materials; or unusual traffic hazards or congestion due to the number or type of vehicles required by or associated with the use or activity. The performance standards for this subsection shall be those set forth in article III, division 9, of this chapter.
 - b. Be dangerous to the comfort, peace, enjoyment, health or safety of the community or the abutting areas or tend to their disturbance or annoyance.
 - c. Be inconsistent with the appropriate and orderly development of the redevelopment district or the adjacent areas.

(Ord. No. 2408, § 1(5.5.21.L), 8-8-95)