## SECTION 328 (CC) - COMMUNITY COMMERCIAL DISTRICT REGULATIONS

**328.02 - PERMITTED USE** - All uses permitted in the NC and SO zones, as well as the following uses shall be permitted in the COMMUNITY COMMERCIAL DISTRICT.

**328.021 -** Retail stores, personal services, and business offices as provided for in NC and SO districts, and those categories listed below: Residential uses are permitted if ancillary to a permitted commercial use.

| OMB SIC Group Code | Type of Use |
|---|---|
| 078 | Landscape services |
| 412 | Taxicabs |
| 4513 | Air/land Courier services |
| 52 | Building Material/Garden Supplies (except 5271 mobile home/manufactured home dealers) |
| 53 | General Merchandise Stores |
| 554 | Gasoline Service Station |
| 57 | Furniture and Home Furnishing stores |
| 58 | Eating and Drinking Places (except those establishments offering or featuring entertainment including totally nude, topless, bottomless, strippers, male or female impersonators, or similar entertainment or services, as defined in Section 720, ArticleVII) |
| 59 | Miscellaneous Retail |
| 72 | Miscellaneous personal services |
| 75 | Automotive Services |
| 784 | Video Tape/disc rental |
| 79 | Amusement and Recreation services, (except 7948, which requires EU zone). |
| 9999 | Adult entertainment - sale of adult books, magazines, videos, and adult performances (including nude dancing) provided the following standards are met and the required zoning compliance is applied for: |

A.) Such uses shall not be permitted within five hundred (500) feet of:
   1.) Church
   2.) School
   3.) Park or playground
   4.) Residence or residential district

B.) Such uses shall not be permitted within one thousand (1000) feet of another adults-only use.

C.) For any township that requires a license under Section 503.41 of the Ohio Revised Code, the applicant shall provide a certified copy of the license issued by the township.

**<u>328.03 - CONDITIONAL USE</u>** - The following uses s h a l l be allowed in the COMMUNITY COMMERCIAL DISTRICT, subject to approval in accordance with SECTION 815, ARTICLE VIII.

**328.031 - Drive-in or drive through Facility or Open Display** - Drive-in, drive through, or outdoor service, or open display facility, developed in association with a PERMITTED USE, except for 5541Gasoline Service Station, when all of its lot lines are twenty-five (25) feet or more from a Residential Zoning District to a Planned Residential Zoning District as listed in SECTION 201, ARTICLE II. No amplified voice menus shall be permitted within one hundred (100) feet of a residence.

**328.035 - Other Conditional Uses Permitted** - Uses permitted as a Conditional Use in the Suburban Office and Neighborhood Commercial Zoning Districts shall be Conditional Uses in the Community Commercial Zoning District.

**<u>328.04 - DEVELOPMENT STANDARDS</u>** - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the COMMUNITY COMMERCIAL DISTRICT.

**328.41 - Minimum Lot Size -** No minimum lot size is required; however, lot size shall be adequate to provide the yard space required by these DEVELOPMENT STANDARDS and the following provisions:

**328.42 - Minimum Lot Width** - No minimum lot width is required; however, all lots shall abut a street and have adequate width to provide the yard space required by theseDEVELOPMENT STANDARDS.

**328.43 - Minimum Side Yard**

a.) When adjacent to a residential district or planned commercial district, the side yard shall be at least one-fourth (1/4) the sum of the height of the structure and the length of the wall most nearly parallel to the side lot line. In no case shall the setback be less than fifteen (15) feet.

b.) When adjacent to another commercial district, the side yard shall be at least ten (10) feet, unless fireproof walls of adjacent buildings are attached, in which case no side yard is required.

**328.44 - Minimum Rear Yard** - A rear yard shall be required adjacent to a Residential Zoning District or a Planned Residential Zoning District as listed in SECTION 201, ARTICLE II. These required rear yards shall be not less than one-fourth (1/4) the sum of the height and width of the building, except when adjacent to a dedicated alley of not less than twenty (20) feet. A use to be serviced from the rear shall have a service court, alleyway or combination thereof not less than forty (40) feet wide.

**328.45 - Front Green Belt** - A landscaped area of at least fifteen (15) feet in width shall be provided between the street right of way line and any structure or paved area.

**328.46 - Minimum Front Building Setback** - All buildings shall be setback a distance of not less than fifteen (15) feet measured from the public right of way. However, where a property adjoins a limited access right of way, a building line shall be established thirty (30) feet from the property line adjoining the limited access line. Where property adjoins a limited access right of way, accessory structures may be permitted within the established building line on condition that a setback of not less than five (5) feet from the property line is provided.

**328.47 - Minimum Landscaped Open Space** – Fifteen percent (15%) of the gross lot area shall be permanently landscaped.

**328.48 - Maximum Height** – Forty (40) feet.

**328.49 - Screening of Exterior Storage** - Exterior storage (except new material or finished products or vehicles as provided in 332.046) shall not be permitted adjacent to a residential or planned district unless screened by a one hundred percent (100%) opaque, eight (8) foot wall or vegetative buffer.