

SECTION 2.3.K COMMERCIAL CENTER (CC)

1. PURPOSE

The purpose of this district is to provide opportunities for retail, services, and employment in auto-orientated patterns transitioning to walkable mixed-use patterns over time. District character is almost exclusively commercial but may support higher intensity residential development both in a horizontal as well as vertical mixed-use development pattern. Site design and structure placement is required to support a walkable built environment with greater connectivity through and between uses and properties. While typically located along arterial roads, mobility and access in this district are not limited to the automobile, and site design requirements support multiple transportation modes including transit.

2. BUILDING TYPES

Permitted building types for principal and accessory uses allowed in the Commercial Center (CC) district are found in Section 3.2.

3. PERMITTED USES

Uses permitted in the Commercial Center (CC) district are found in Table 5, Section 2.4.

Multiple principle uses are permitted per lot in this district.

Accessory uses shall meet the requirements found in Section 5.3.

FIGURE LEGEND		Key
GENERAL TERMS	Lot Line (Front)	A
	Lot Line (Side - Interior)	B
	Lot Line (Side - Street)	C
	Lot Line (Rear)	D
	Right-of-Way	E

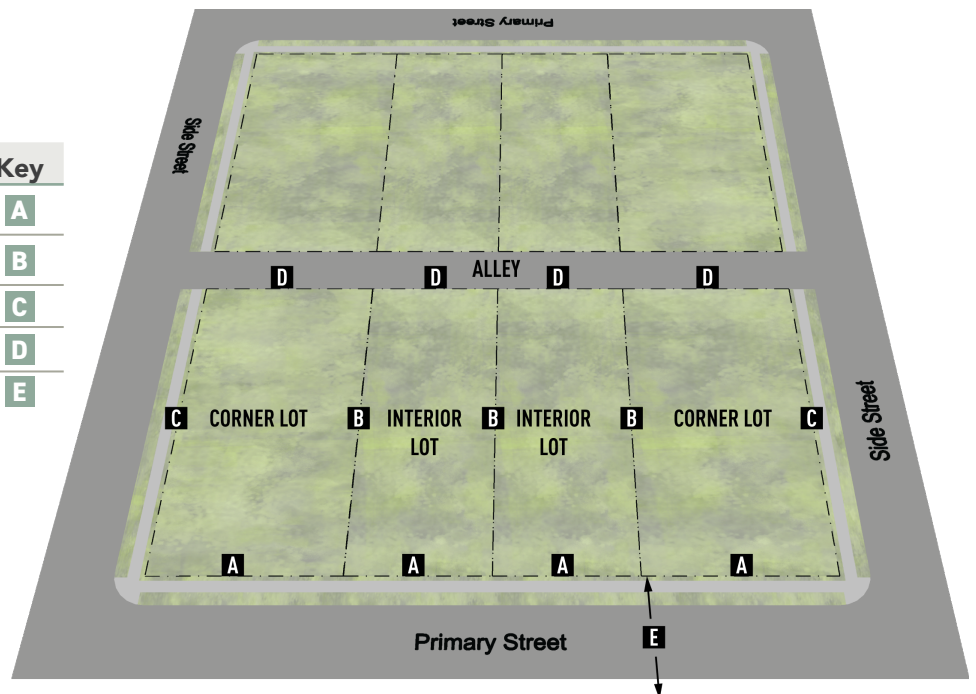


Fig. K-1 General Lot Components

4. SITE DESIGN STANDARDS

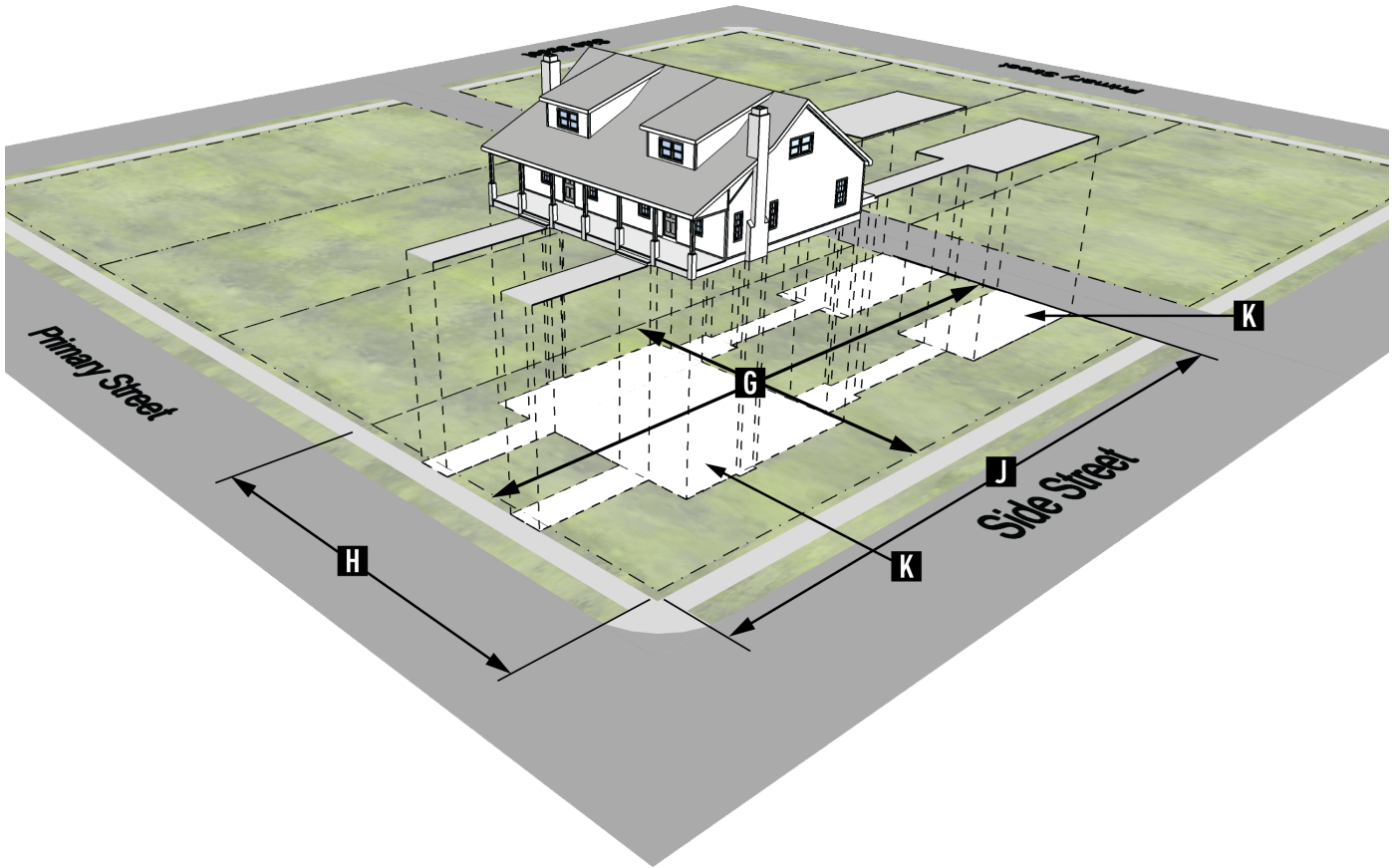


Fig. K-2 Lot Dimensions

a. Lot Dimensions and Net Density

Building Type	Lot Dimensions				Homes per acre	
	Min. Area (sq. ft.)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
Tri- and quadplex, multi-plex small	No min.	n/a	n/a	80%	8 homes/ac	n/a
Multi-plex large, apartment		n/a	n/a	80%		
All shopfront types		70'	n/a	70%		
General stand-alone		150'	n/a	70%	n/a	n/a
Drive-through		70'	n/a	60%		
Civic		n/a	n/a	80%		
All other types as permitted		n/a	n/a	80%	8 homes/ac	n/a
Diagram Key	G	H	J	K		



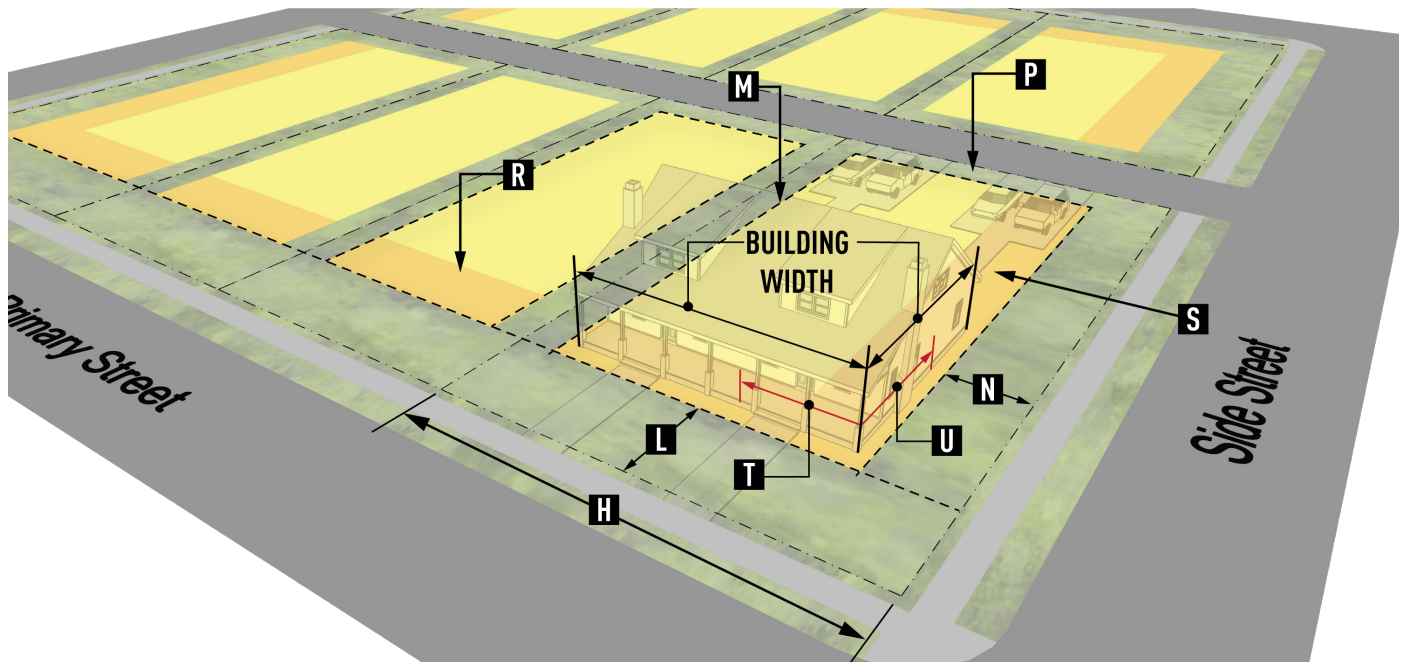


Fig. K-3 Building Placement

b. Building Placement

Building Setbacks	Principal	Accessory	Diagram Key	
Front	20'	20'	L	
Side (interior)	0'	3'	M	
Side (street)	10'	10'	N	
Rear	0'	3'	P	
Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	n/a	R	n/a	T
Side (street)	n/a	S	n/a	U
Building Elements*	Min. (%) Transparency	Diagram Key		
First Story	20%	R, S		
Upper Story	n/a	R, S		
Blank Wall Articulation*	Min. (%)	Diagram Key		
Front	50%	R		
Side (street)	40%	S		

*See Table 5 in Section 3.4. for transparency and blank wall articulation applicability per building type.

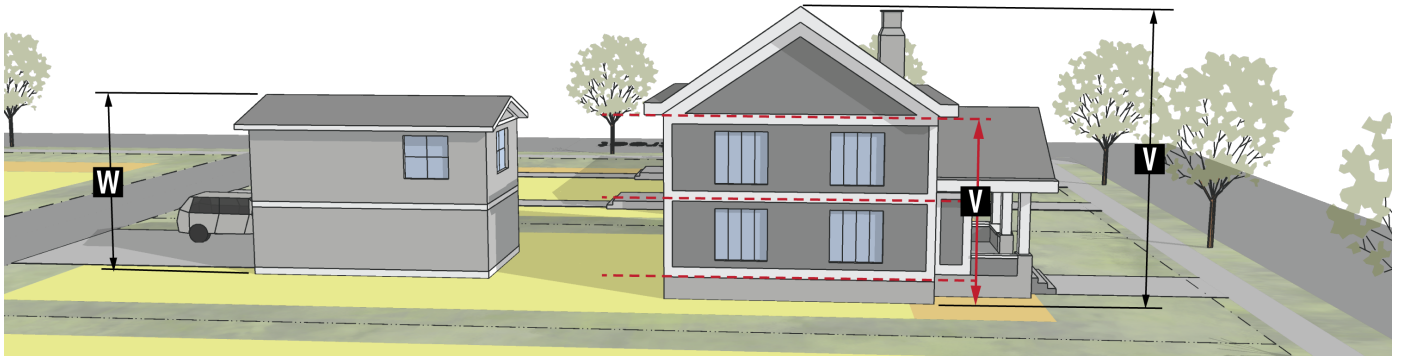


Fig. K-4 Building Height

c. Building Scale

Building / Structure	Max. Bldg. Footprint (sq. ft.)	Max. Height*	Key	Max. Stories	First Story Min. Height	Key
Principal building	80,000**	60'	V	6	n/a	V
Accessory structure, detached	n/a	24'	W	2	n/a	n/a

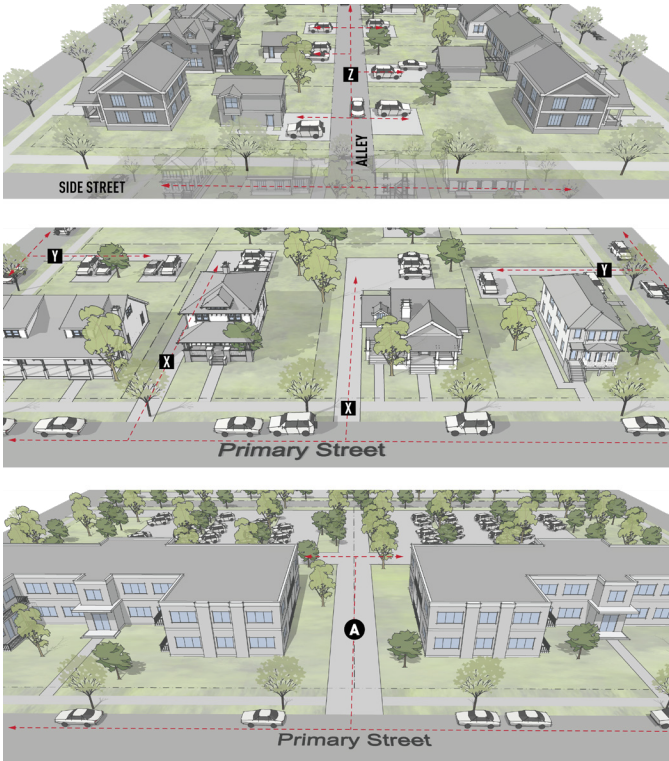
*See height plane requirements in Section 4.6.C.11.

**Except for single-household and two household dwellings, and excluding attached garage.



5. MOBILITY

The following standards apply to all development in the CC district as part of the Zoning Compliance Permit process, in accordance with Section 6.2.



a. Vehicular Access

Vehicular Access	Driveway Width (max.)	Diagram Key
Primary street	30'	X
Secondary street	30'	Y
Alley	16'	Z
Shared drive	30'	A

Fig. K-5 Vehicular Access

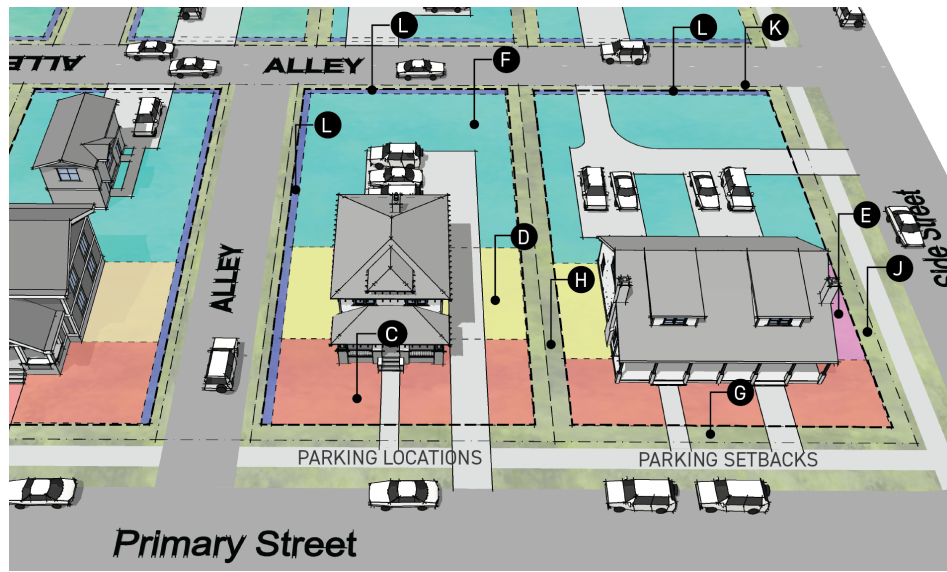


Fig. K-6 Parking Locations and Setbacks

b. Parking Locations and Setbacks

Open Air Parking Location	Permitted (P)/Not Permitted (NP)	Diagram Key
Front yard*	P	C
Side yard (interior)	P	D
Side yard (street)*	P	E
Rear yard	P	F
Open Air Parking Setbacks	Min. Distance (ft.)	Diagram Key
Front*	20'	G
Side (interior)	3'	H
Side (street)*	10'	J
Rear	3'	K
Alley setback	3'	L

* Excludes driveway access allowed in primary/secondary street setback.

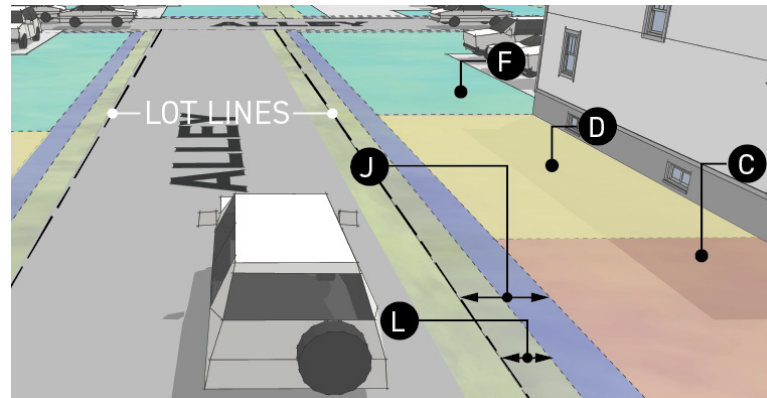


Fig. K-7 Measuring Alley Setbacks

Alley setbacks are measured from the side or rear lot lines on public alleys regardless of the alley location.

