
Sec. 121-101. C-CB Community Business Commercial District.

Community business commercial districts are areas where small businesses are established to serve needs within the local community and primarily of small retail stores and services, and usually located on collector roads rather than major arterial roads.

(1) *Permitted principal uses:* The following uses are allowed within this district:

- a. Principal uses that are allowed by right or by special use approval are listed on Table 3.3 in this article.
- b. Restrictions that apply to particular uses allowed by right or special use approval are referenced on Table 3.3 and are contained in section 12-108 of this article.

(2) *Prohibited uses:* Uses not listed as permitted uses on Table 3.3 are prohibited in this district. In addition, the following uses are specifically not allowed within this district:

- a. Retail building supply, lumber yards, and similar commercial uses.
- b. Those uses which generate sounds, odors, or visual effects, which are reasonably objectionable.

(3) *Building requirements.* The minimum area, yard, setback, and building requirements in the C-CB District are as follows:

- a. *Minimum lot size:* 43,560 square feet (one acre)
- b. *Minimum setbacks:* Front yard - See section 121-99(1) ; side yard - 25 feet; rear yard - 25 feet.
- c. *Maximum building height:* shall not be higher than forty feet. The height limitation does not apply to unoccupied and inaccessible architectural features e.g., church spires, belfries, cupolas and domes, parapet walls, monuments, government-owned observation towers, water towers, chimneys, flag poles, and similar structures.
- d. *Maximum building size:* No building or other use permitted in this district may occupy more than 7,500 gross square feet of floor area. Buildings containing more than one business or other permitted use shall be no larger than a total of 15,000 gross square feet of floor area.

(4) *Full disclosure.* Commercial or industrial uses shall, as part of application, provide full disclosure of all hazardous or dangerous products used in their commercial or industrial processes together with an explanation of safety measures, disposal measures and emergency medical and evacuation procedures. Changes in processing or manufacturing after initial disclosure relative to this requirement must be reported to the planning director and the fire marshal within 15 days. Information provided herein shall be provided to the emergency medical service, the fire department and the sheriff's department.