

DIVISION 12. - CC-1, COMMERCIAL CORRIDOR DISTRICT

Sec. 114-591. - Scope.

This division shall apply to the CC-1 commercial corridor district.

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

Sec. 114-592. - Intent.

The CC-1 district regulations are intended to promote a relatively intense mix of uses along Ridgewood Avenue, including general retail, wholesale commercial, light industrial and limited residential uses, that are compatible and functionally related so as to enhance the economy of the area; to promote functionally efficient and visually attractive open spaces along the street and between buildings; and to promote the efficient use of Ridgewood Avenue and to minimize the deleterious effects of vehicle turning movements on its traffic-carrying capacity through reasonable access controls.

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

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.

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

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. 114-597. - Dimensional requirements.

Dimensional requirements in the CC-1 district are as follows:

(1) *Minimum lot size.*

- a. Area: 10,000 square feet.
- b. Depth: 100 feet.
- c. Width: 100 feet.

(2) *Minimum yard size.*

- a. Front (abutting Ridgewood Avenue and LPGA Boulevard): 25 feet; (abutting all other streets: 15 feet)
- b. Rear: 15 feet, plus three feet for each story over three.
- c. Side: Ten feet.

(3) *Maximum building height.*

- a. Maximum building height is 30 feet, measured from the centerline elevation of Ridgewood Avenue.
- b. Maximum building height shall be increased by ten feet for every 10,000 feet of lot area over 20,000 square feet lot size; provided, however, that under no circumstances shall the building height exceed 70 feet or seven stories.

(4) *Maximum lot coverage.* None.

(Ord. No. 2408, § 1(5.5.21.G), 8-8-95; Ord. No. 2435, § 1, 7-23-96; Ord. No. 2466, § 1, 5-27-97)

Sec. 114-598. - Nonconforming lots.

In the CC-1 zoning districts, any lot existing on or before the effective date of the ordinance from which this division is derived that is smaller than the minimum area, width or depth requirements shall be deemed a nonconforming lot of record. When any such nonconforming lot can be used in conformity with all of the regulations applicable to the intended use, except the minimum lot area, width or depth requirements, then the lot may be used as proposed just as if it were conforming. However, no use that requires a greater lot size than the established minimum lot size shall be allowed on a nonconforming lot.

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

Sec. 114-599. - Landscaping and buffers.

Landscaped buffer areas meeting the requirements of chapter 98 shall be constructed in the CC-1 district. In addition, a minimum of 20 percent of the required front yard area or 100 square feet, whichever is greater, shall be landscaped. This required front yard landscaped area may be divided into more than one area, provided no area measures less than ten feet in any dimension. As a minimum, plant materials shall include one tree and ten shrubs for every 250 square feet of required landscaped area.

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

Sec. 114-600. - Off-street parking and loading.

Off-street parking and loading facilities shall be provided in the CC-1 district as required in chapter 90, article III, division 6.

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

Sec. 114-601. - Signs.

No sign shall be permitted in any CC-1 district except in conformance with the requirements set forth in chapter 110.

(Ord. No. 2408, § 1(5.5.21.K), 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)

Secs. 114-603—114-610. - Reserved.