

Community Commercial 2

District Information: (Refer to Chapter 50, Article 3: Zoning Districts for more information)

Community Commercial 2 District (CC2) is a **new** district that supports small to medium-scale commercial and mixed-use development typically found along corridors with intersecting residential streets and blocks.

Locations: The district is typically found on active corridors, most often on Commercial Business, Neighborhood Business Street, and Neighborhood Network Street Type. Westnedge south of Cork Street and Portage Street, north of Milham are two examples of this. It is also located adjacent to Commercial Node Districts, such as at Oakland Drive, Whites Road, and Parkview Avenue intersections. These locations also typically have nearby bus service and have many patrons and employees who walk or cycle.

Uses: A wide range of retail, service, and office uses are permitted, as is residential development.

Standards: Lots in CC2 can contain commercial, residential, or a mix of uses. The buildings are constructed with buildings both setback from the street and buildings up close to the street. Though the current building varies in location the scale of the buildings and the location at the end of residential blocks makes these areas ripe for increased walkability. The standards take this into account, guiding future redevelopment and development to bring the buildings closer to the street, with clear entrances, and storefront windows.

Use Information: (Refer to Chapter 50, Article 4: Uses for more information)

Permitted Uses: A wide variety of residential, civic, and commercial uses are permitted in CC2.

Permitted with Development Standards: These uses are permitted, but must follow a set of design standards, some which are noted below. For a full list of uses permitted with development standards, please see the Table 4.1-1 Use Table.

- Day Care Centers require a minimum quantity of outdoor space.
- Packaged Liquor has a minimum distance required between other package liquor stores.
- Vehicle Service are limited by Street Type, have several site design requirements, and has several uses that require a Special Use Permit, including Gas Stations & Car Washes
- Craftman Industrial is a production use that requires a retail component, for example a bakery or candle making
- Marijuana, which includes some business types with design standards, including retailers which have a minimum required distance between uses and a restriction based on Street Type

Zoning Standards

Standards: (Refer to Chapter 50, Article 5: Zoning Standards for more information)

This district follows traditional zoning standard requirements, except for buildings located within 15 feet of a street facing property line. Refer to Table 5.1-2 Dimension Standards by District for more details.

Building Location, Front & Corner Side: This district uses a build-to zone (BTZ), or an area measured from a property line, in which the front of the building must be location. Front BTZ is 10'-20' & Corner Side BTZ is 5'-15'.

Height: Up to three (3) stories is permitted in these locations.

Parking & Driveways: Refer to Article 7 Parking & Loading Standards.

Facade Requirements: When buildings are located within 15' of the front and corner side property lines, entrance and transparency (ratio of windows to wall) are required. Refer to Article 5.5 Street Facing Facades for further information

