

CARSON CREEK SPECIFIC PLAN

Sections 4.8 – CCC

4.8 Local Convenience Commercial (LC) and Community Center (CC)

1. Permitted Uses:

The following uses are allowed by right, without special use permit:

Primary Uses:

Offices, business and professional, including banks

Studios, including artists' studios

Local serving retail sales, excluding uses with outdoor storage; professional office uses; veterinarian or pet stores excluding kennels. Such uses include:

apparel stores

banks and financial institutions

bakeries

bookstores, video stores and record stores

camera shops and photography studios

confectionery stores

daycare (outdoor play area required)

delicatessens

dressmaking and millinery shops

drugstores

drygoods and notion stores

florist shops

fruit and vegetable stores

grocery stores and food stores

hardware stores

jewelry stores and gift shops

meat markets

newsstands

restaurants and cafes, including outdoor and sidewalk eating areas, no liquor sales

shoe shops and shoe repair shops

sporting goods

stationary stores

tailor shops

Services including the following:

health studios and gymnasiums

beauty shops and barbershops

dry cleaners (retail) and laundries

Accessory uses:

Public utilities buildings and structures other than distribution and transmission lines

Public libraries, schools, parks, and playgrounds

Multi-family residential uses permitted on the floors above the street level

Temporary uses:

The planning director with health department approval may authorize a temporary carnival, fair, music or art festival, and/or similar temporary recreational amusement enterprise whenever the duration of the enterprise is for not more than seven consecutive days within any sixty-day period of time. At the time of authorization, the planning director may impose conditions regarding hours of operation, access, parking, fencing and surface treatment to inhibit dust emanation.

Uses permitted with a special use permit The following uses are permitted only after obtaining a special use permit from the Planning Commission:

garden supply
health facility
bed and breakfast inns
churches, temples, and other places of worship
liquor stores
park and ride lots
schools, private, public, and trade; music and dancing schools
service stations
restaurants and cafes, including outdoor and sidewalk eating areas, with liquor sales

Prohibited uses: The following uses are prohibited in this zone:

Drive-through
Industrial uses and wholesale uses
Outdoor storage

2. Site Development Standards:

- Maximum FAR:** .40
- Maximum Site Area:** 2 acres
- Minimum Site Area:** 10,000 sf
- Maximum Lot Coverage:** 40% (including accessory buildings)
- Minimum Setbacks:** Front: Fifteen feet (15') to building; fifteen feet (15') to parking.
Rear: Five feet (5') to first story; fifteen feet (15') to second story;
Five feet (5') to parking.
Side: Five feet (5').
- Maximum Building Height:** Thirty-five feet (35') and 2 stories
- Required Parking:** County parking standards shall apply.