

Chapter 17.60

CC-1 CENTRAL COMMERCIAL ZONE

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17.60.010 Objectives and characteristics of zone.

A. This zone covers the central commercial and financial part of the city and is primarily suited for retail and service establishments. The regulations have been made with a view to preserving and encouraging the use of the land for retail establishments, plus certain other uses of an allied nature. Fabrication and processing activities in connection with, and incidental to, the primary function of retailing are also permitted along with motels, and other tourist accommodations. Since the area within this zone comprises the principal retailing and financial center of all of Sulphur Springs Valley, certain restrictions have been placed upon the use of land. Storage of merchandise, products, or materials must be enclosed within buildings or a sight-obscuring fence. No dust, smoke, odor, or vibration shall be emitted which is discernible beyond the zone boundary. Dwellings and other uses which tend to thwart the use of land for the primary function of retailing, personal service, tourist accommodations, and business establishments, have also been excluded.

B. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the following regulations in this chapter shall apply in the CC-1 central commercial zone. (Prior code §17.60.010)

17.60.020 Use requirements.

The following buildings, structures, and uses of land shall be permitted in the CC-1 central commercial zone upon compliance with the requirements set forth in this title:

- A. Retail, financial, and personal service establishments, provided there is no storage of merchandise, materials, equipment, or junk outside of enclosing buildings, or enclosing fences, except automobiles, trucks, and other vehicles in running order.
- B. The fabrication or processing of goods done in connection with, and incidental to, the sale of goods on the premises, provided such activities do not give rise to dust, odor, noise, smoke, vibration, or intermittent light or glare discernible beyond the zone boundary lines and do not involve the storage of merchandise, materials, products, equipment, or junk outside of enclosed buildings except automobiles, trucks, and other vehicles in running order;
- C. Parking lots;
- D. Private and public office buildings, clinics, clubs, churches, and public and parochial schools;
- E. Amusement enterprises, pool halls, bowling alleys, public dance halls, night clubs, and alcoholic and beer dispensing establishments;
- F. Cleaning and pressing shops which use nonflammable cleaning agents only;
- G. Fine art studios, museums;
- H. Egg, poultry, and meat stores (not including slaughtering, eviscerating, plucking, or dressing);
- I. Interior decorating;
- J. Launderette (self-service);
- K. Locksmith, metal sharpening;
- L. Motels, hotels, and day-care nurseries which comply with the State Board of Health requirements;
- M. Newsstands;
- N. Optical shops;
- O. Photostatting and blueprinting;

- P. Printing and publishing;
- Q. Radio and television stations;
- R. Radio, television, and electrical appliance repair shops;
- S. Shoe repair shops;
- T. Telephone exchange;
- U. Tailor, millinery, and dressmaking establishments;
- V. Bus stations;
- W. Theaters;
- X. Accessory signs;
- Y. Dwellings, when located above the ground floor, provide the ground floor is designed and used exclusively for a commercial purpose permitted in the zone;
- Z. Other uses ruled by the board of adjustment to be similar to uses specifically permitted in the zone.
(Prior code §17.60.020)

17.60.030 Other requirements.

A. Requirements and restrictions pertaining to area and width of lots, the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied shall be as hereinafter set forth in Section 17.84.010 of this title pertaining to the CC-1 zone.

See also supplementary requirements and procedures applicable within zones. (Prior code §17.60.030)