

## Chapter 17.64

### CC-2 CENTRAL COMMERCIAL ZONE

#### Sections:

- 17.64.010 Objectives and characteristics of zone.
- 17.64.020 Use requirements.
- 17.64.030 Other requirements.
- 17.64.040 Prohibited uses.
- 17.64.050 Conditional uses.

#### 17.64.010 Objectives and characteristics of zone.

This zone covers a portion of the central commercial and financial part of the city and is primarily suited for retail and office buildings for professional, financial, administrative and personal services and certain other uses of a semi-commercial nature may be permitted. The regulations have been made with a view to preserving and encouraging the use of land for office buildings and retail establishments, plus certain other uses of an allied nature. Since the area within this zone comprises a part of 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 the buildings. No dust, smoke, litter, 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 office buildings and other uses of a semi-commercial nature of retailing and personal services and business establishments shall be excluded.

In order to accomplish the objectives and purposes of this zone and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the CC-2 central commercial zone:

- A. Primary purpose for the zone is professional, financial, administrative and personal services, plus limited retailing as set forth in this chapter.
- B. This zone is primarily a transitional zone between the existing zones of R-4, CC-1 and H-1.
- C. This zone is characterized by small businesses and specialty shops on small parcels which transact most of their business during the daylight hours.
- D. Single-family dwellings are expressly prohibited from this zone.
- E. There shall not be any retail establishments of any nature where a display and sale of secondhand, surplus and salvage merchandise is made available to the public for sale, lease or rent or exchange.
- F. This zone shall be characterized with landscaping and sufficient parking to ensure compatibility with neighboring residential zones.
- G. This zone shall prohibit manufacture, fabrication or processing of goods and merchandise, except those of a bakery, tailor and arts and crafts.
- H. Any construction sites over two thousand five hundred square feet in net area require site plan approval by the Willcox planning and zoning commission. (Ord. NS-56 (part) , 1978: Prior code §17.62.010)

#### 17.64.020 Use requirements

The following buildings, structures and uses of land shall be permitted in the CC-2 central commercial zone upon compliance with the requirements set forth in this title:

- A. Private and public office buildings;
- B. Clinics;
- C. Fine arts studios;
- D. Museums;
- E. Interior decorating;
- F. Locksmiths and metal sharpening;
- G. Optical shops;

- H. Photostat offices;
- I. Blueprinting;
- J. Printing;
- K. TV and appliance repair and sales;
- L. Dress shops;
- M. Financial institutions;
- N. Personal service establishments;
- O. Professional services;
- P. Bakery;
- Q. Specialty shops, i.e., jewelry, arts and crafts, gifts, bookstore, photography;
- R. Other uses ruled by the board of adjustment to be similar to the foregoing uses, provided such other uses are not inconsistent with the objectives and characteristics of this zone. (Ord. NS-56 (part), 1978: prior code §17.62.020)

17.64.030 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-2 zone.

See also supplementary requirements and procedures applicable within zones. (Prior code §17.62.030)