

## Chapter 17.35 CC COMMUNITY COMMERCIAL ZONES REGULATIONS

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### SECTIONS:

- 17.35.010 Title, Intent, and Description
  - 17.35.020 Required Design Review Process
  - 17.35.030 Permitted and Conditionally Permitted Activities
  - 17.35.040 Permitted and Conditionally Permitted Facilities
  - 17.35.050 Property Development Standards
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#### 17.35.010 Title, Intent, and Description

- A. Intent.** The provisions of this Chapter shall be known as the Community Commercial (CC) Zones Regulations. The intent of the CC zones is to create, maintain and enhance areas suitable for a wide variety of commercial and institutional operations along the City's major corridors and in shopping districts or centers. These regulations shall apply to the CC zones.
- B. Description of Zones.** This Chapter establishes land use regulations for the following four zones:
1. **CC-1 Community Commercial Zone - 1.** The CC-1 zone is intended to create, maintain, and enhance shopping centers and malls with a wide range of consumer businesses.
  2. **CC-2 Community Commercial Zone - 2.** The CC-2 zone is intended to create, maintain, and enhance areas with a wide range of commercial businesses with direct frontage and access along the City's corridors and commercial areas.
  3. **CC-3 Community Commercial Zone - 3.** The CC-3 zone is intended to create, maintain, and enhance areas with heavy commercial and service activities.

#### 17.35.020 Required Design Review Process

Except for projects that are exempt from design review as set forth in Section 17.136.025, no Building Facility, Designated Historic Property, Potentially Designated Historic Property, Telecommunications Facility, Sign, or other associated structure shall be constructed, established, or altered in exterior appearance, unless plans for the proposal have been approved pursuant to the design review procedure in Chapter 17.136, and when applicable, the Telecommunications regulations in Chapter 17.128, or the Sign regulations in Chapter 17.104.

#### 17.35.030 Permitted and Conditionally Permitted Activities

Table 17.35.01 lists the permitted, conditionally permitted, and prohibited activities in the CC zones. The descriptions of these activities are contained in Chapter 17.10. Section 17.10.040 contains permitted accessory activities.

- "P"** designates permitted activities in the corresponding zone.
- "C"** designates activities that are permitted only upon the granting of a Conditional Use permit (CUP) in the corresponding zone (see Chapter 17.134 for the CUP procedure).
- "L"** designates activities subject to certain limitations or notes listed at the bottom of the table.
- "--"** designates activities that are prohibited except as accessory activities according to the regulations contained in Section 17.010.040.

<b>Table 17.35.01: Permitted and Conditionally Permitted Activities</b>				
<b>Activities</b>	<b>Zones</b>			<b>Additional Regulations</b>
	<b>CC-1</b>	<b>CC-2</b>	<b>CC-3</b>	
<b>Residential Activities</b>				
Permanent	P(L1)(L2)(L3)	P(L1)(L2)(L3)	C(L1)(L3)	
Residential Care	P(L1)(L2)(L3)	P(L1)(L2)(L3)	C(L1)(L3)	17.102.212
Service-Enriched Permanent Housing	C(L1)(L3)	C(L1)(L3)	C(L1)(L3)	17.102.212
Transitional Housing	C(L1)(L3)	C(L1)(L3)	C(L1)(L3)	17.102.212
Emergency Shelter	C(L1)(L3)	C(L1)(L3)	C(L1)(L3)	17.102.212
Semi-Transient	--	--	--	
Bed and Breakfast	C	C	C	17.10.125
<b>Civic Activities</b>				
Essential Service	P	P	P	
Limited Child-Care Activities	P	P	C	
Community Assembly	C	C	C	
Recreational Assembly	P	P	P	
Community Education	P	P	P	
Nonassembly Cultural	P	P	P	
Administrative	P	P	P	
Health Care	P	P	P	
Special Health Care	C	C	C	17.102.410
Utility and Vehicular	C	C	C	
Extensive Impact	C	C	C	
<b>Commercial Activities</b>				
General Food Sales	P	P	P	
Full Service Restaurants	P	P	P	
Limited Service Restaurant and Café	P	P	P	
Fast-Food Restaurant	C	C	C	17.102.210 and 8.09
Convenience Market	C	C	C	17.102.210
Alcoholic Beverage Sales	C	C	C	17.102.210 and 17.102.040
Mechanical or Electronic Games	C	C	C	17.102.210
Medical Service	P	P	P	
General Retail Sales	P	P	P	
Large-Scale Combined Retail and Grocery Sales	--	--	--	
Consumer Service	P	P	P	
Consultative and Financial Service	P	P	P	
Check Cashier and Check Cashing	C	C	C	17.102.430
Consumer Cleaning and Repair Service	P	P	P	
Consumer Dry Cleaning Plant	P	C	P	

<b>Table 17.35.01: Permitted and Conditionally Permitted Activities</b>				
<b>Activities</b>	<b>Zones</b>			<b>Additional Regulations</b>
	<b>CC-1</b>	<b>CC-2</b>	<b>CC-3</b>	
Group Assembly	C	C	C	
Personal Instruction and Improvement Services	P	P	P	
Administrative	P	P	P	
Business, Communication, and Media Services	P	P	P	
Broadcasting and Recording Services	P	P	P	
Research Service	P	P	P	
General Wholesale Sales	--	--	P	
Transient Habitation	--	--	--	
Wholesale and Professional Building Material Sales	--	--	P	
Automobile and Other Light Vehicle Sales and Rental	C	P(L4)	P	
Automobile and Other Light Vehicle Gas Station and Servicing	P	C	P	
Automobile and Other Light Vehicle Repair and Cleaning	C(L5)	C(L5)	P	
Taxi and Light Fleet-Based Services	--	--	C	
Automotive Fee Parking	C	C	C	
Animal Boarding	C	C	C	
Animal Care	P	P	P	
Undertaking Service	--	--	--	
<b>Industrial Activities</b>				
Custom Manufacturing	C	C	P	17.102.040
Light Manufacturing	--	C	P(L6)	17.102.040
General Manufacturing	--	--	--	
Heavy/High Impact	--	--	--	
Research and Development	--	--	--	
Construction Operations	--	--	--	
<b>Warehousing, Storage, and Distribution</b>				
A. General Warehousing, Storage and Distribution	--	--	P	
B. General Outdoor Storage	--	--	--	
C. Self- or Mini Storage	--	--	--	
D. Container Storage	--	--	--	
E. Salvage/Junk Yards	--	--	--	
Regional Freight Transportation	--	--	--	

<b>Table 17.35.01: Permitted and Conditionally Permitted Activities</b>				
<b>Activities</b>	<b>Zones</b>			<b>Additional Regulations</b>
	<b>CC-1</b>	<b>CC-2</b>	<b>CC-3</b>	
Trucking and Truck-Related	--	--	--	
Recycling and Waste-Related				
A. Satellite Recycling Collection Centers	--	--	--	17.10.040
B. Primary Recycling Collection Centers	--	--	--	
Hazardous Materials Production, Storage, and Waste Management	--	--	--	
<b>Agriculture and Extractive Activities</b>				
Crop and animal raising	C(L7)	C(L7)	C(L7)	
Plant nursery	C	C	C	
Mining and Quarrying	--	--	--	
<b>Accessory off-street parking serving prohibited activities</b>	C	C	C	17.102.100
<b>Additional activities that are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof.</b>	C	C	C	17.102.110

**Limitations on Table 17.35.01:**

- L1. No Residential Care, Service-Enriched Permanent Housing, Transitional Housing, or Emergency Shelter Residential Activity shall be located closer than three hundred (300) feet from any other such activity. See Section 17.102.212 for other regulations regarding these activities.
- L2. These activities are only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) when located on the ground floor of a building. Incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this Conditional Use Permit requirement.
- L3. See Section 17.35.040 for limitations on the construction of new Residential Facilities.
- L4. Automobile and Other Light Vehicle Sales and Rental is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) when located on Telegraph Avenue between 28<sup>th</sup> Street and I-580.
- L5. This Conditional Use Permit may only be granted upon determination that the proposal conforms to the general use permit criteria set forth in the Conditional Use Permit procedure in Chapter 17.134 and to the following additional use permit criteria:
  - 1. That all repair and servicing is performed in an enclosed building;
  - 2. That a minimum six-foot tall masonry or decorative screening wall is provided at all parcels lines adjacent to an RH-, RD- or RM-zone;
  - 3. That a landscape buffering is at all parcels lines adjacent to an RH-, RD- or RM-zone; and
  - 4. That no auto repair activities shall be conducted before 7:00 a.m. or after 9:00 p.m. on any day of the week;
- L6. This activity is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) when located on a lot that is within 300 feet of an RH, RD, or RM zone.
- L7. Crop and Animal Raising is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). In addition to the CUP criteria contained in Section 17.134.050, this activity must meet the following use permit criteria:

1. The proposal will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood in terms of noise, water and pesticide runoff, farming equipment operation, hours of operation, odor, security, and vehicular traffic;
2. Agricultural chemicals or pesticides will not impact abutting properties or the surrounding neighborhood; and
3. The soil used in growing does not contain any harmful contaminants and the activity will not create contaminated soil.

**17.35.040 Permitted and Conditionally Permitted Facilities**

Table 17.35.02 lists the permitted, conditionally permitted, and prohibited facilities in the CC zones. The descriptions of these facilities are contained in Chapter 17.10.

- “P” designates permitted facilities in the corresponding zone.
- “C” designates facilities that are permitted only upon the granting of a Conditional Use Permit (CUP) in the corresponding zone (see Chapter 17.134 for the CUP procedure).
- “L” designates facilities subject to certain limitations listed at the bottom of the Table.
- “--” designates facilities that are prohibited.

<b>Table 17.35.02: Permitted and Conditionally Permitted Facilities</b>				
<b>Facilities</b>	<b>Zones</b>			<b>Additional Regulations</b>
	<b>CC-1</b>	<b>CC-2</b>	<b>CC-3</b>	
<b>Residential Facilities</b>				
One-Family Dwelling	--(L1)	--(L1)	--(L1)	
One-Family Dwelling with Secondary Unit	--(L1)	--(L1)	--(L1)	17.102.360
Two-Family Dwelling	P(L2)	P(L3)	--	
Multifamily Dwelling	P(L2)	P(L3)	--	
Rooming House	P(L2)	P(L3)	--	
Mobile Home	--	--	--	
<b>Nonresidential Facilities</b>				
Enclosed Nonresidential	P	P	P	
Open Nonresidential	P	P	P	
Sidewalk Café	P	P	P	17.102.335
Drive-In	C	C	C	
Drive-Through	C	C	C	
<b>Telecommunications Facilities</b>				
Micro Telecommunications	P(L4)	P(L4)	P(L4)	17.128
Mini Telecommunications	P(L4)	P(L4)	P(L4)	17.128
Macro Telecommunications	C	C	C	17.128
Monopole Telecommunications	C	C	C	17.128
Tower Telecommunications	--	--	--	17.128
<b>Sign Facilities</b>				
Residential Signs	P	P	P	17.104

<b>Table 17.35.02: Permitted and Conditionally Permitted Facilities</b>				
Facilities	Zones			Additional Regulations
	CC-1	CC-2	CC-3	
Special Signs	P	P	P	17.104
Development Signs	P	P	P	17.104
Realty Signs	P	P	P	17.104
Civic Signs	P	P	P	17.104
Business Signs	P	P	P	17.104
Advertising Signs	--	--	--	17.104

**Limitations on Table 17.35.02:**

- L1. See Chapter 17.114 -- Nonconforming Uses, for additions and alterations to legal nonconforming Residential Facilities.
- L2. Construction of new ground floor Residential Facilities is only permitted if part of a development that has a majority of total floor area is devoted to commercial activities.
- L3. Construction of new ground floor Residential Facilities is not permitted except for incidental pedestrian entrances that lead to one of these activities elsewhere in the building.
- L4. See Section 17.128.025 for restrictions on Telecommunication Facilities near residential or HBX zones.

**17.35.050 Property Development Standards**

**A. Zone Specific Standards.** Table 17.xx.03 below prescribes development standards specific to individual zones. The number designations in the “Additional Regulations” column refer to the regulations listed at the end of the Table. “--” indicates that a standard is not required in the specified zone.

<b>Table 17.35.03: Property Development Standards</b>				
Development Standards	Zones			Additional Regulations
	CC-1	CC-2	CC-3	
<b>Minimum Lot Dimensions</b>				
Width mean	50 ft	25 ft	25 ft	1
Frontage	50 ft	25 ft	25 ft	1
Lot area	7,500 sf	4,000 sf	4,000 sf	1
<b>Minimum/Maximum Setbacks</b>				
Minimum front	0 ft	0 ft	0 ft	2
Maximum front	N/A	10 ft	N/A	3
Minimum interior side	0 ft	0 ft	0 ft	4, 5
Minimum street side	0 ft	0 ft	0 ft	6
Rear (Residential Facilities)	10/15 ft	10/ 15 ft	10/15 ft	7, 8
Rear (Nonresidential Facilities)	0/10/15 ft	0/10/15 ft	0/10/15 ft	8
<b>Design Regulations</b>				
Minimum ground floor nonresidential façade transparency	N/A	55%	N/A	9
Minimum height of ground floor nonresidential facilities	N/A	12 ft	N/A	10

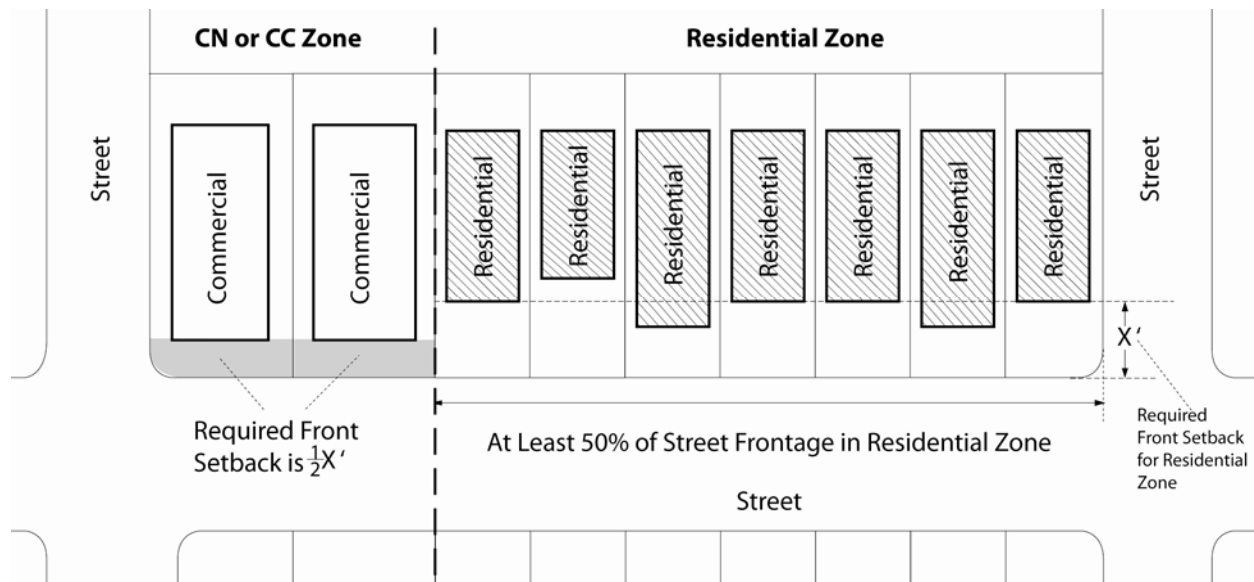
Table 17.35.03: Property Development Standards				
Development Standards	Zones			Additional Regulations
	CC-1	CC-2	CC-3	
Parking and driveway location requirements	No	Yes	No	11
Ground floor active space requirement	No	Yes	No	12
Height, Floor Area Ratio, Density, and Open Space Regulations	See Table 17.35.04			
Minimum Required Parking	See Chapter 17.116 for automobile parking and Chapter 17.117 for bicycle parking			
Courtyard Regulations	See Section 17.108.120			

**Additional Regulations for Table 17.35.03:**

1. See Section 17.106.010 and 17.106.020 for exceptions to lot area, width mean, and street frontage regulations.
2. If fifty (50) percent or more of the frontage on one side of the street between two intersecting streets is in any residential zone and all or part of the remaining frontage is in any commercial or industrial zone, the required front setback of the commercially or industrially zoned lots is one-half of the minimum front setback required in the residential zone. If 50 percent or more of the total frontage is in more than one residential zone, then the minimum front setback on the commercially or industrially zoned lots is one-half of that required in the residential zone with the lesser front setback (see Illustration for Table 17.35.03 [Additional Regulation 2], below).

Illustration for Table 17.35.03[Additional Regulation 2]

\*for illustration purposes only

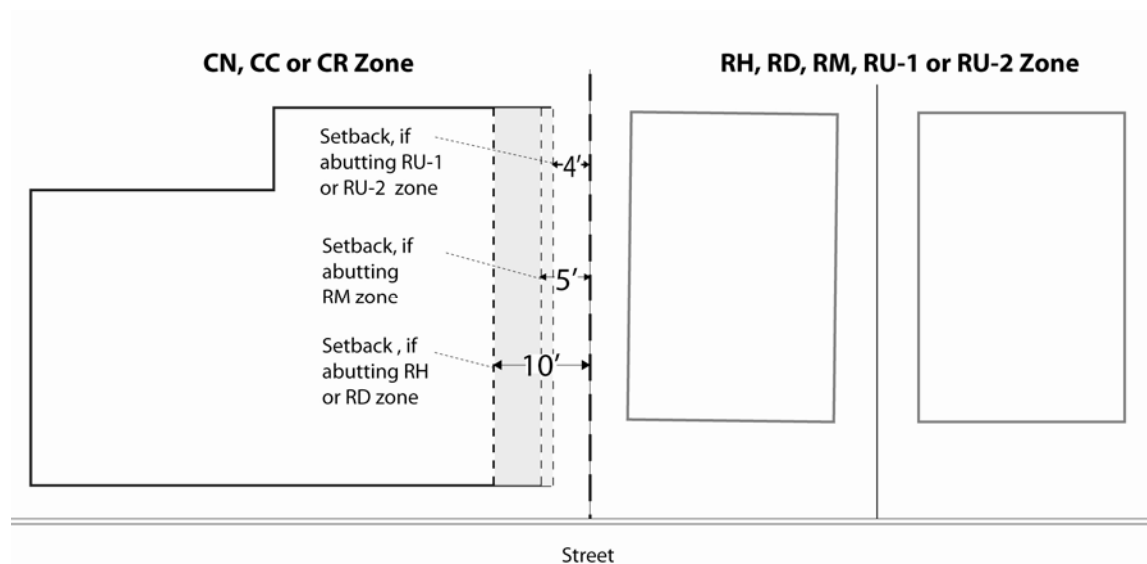


3. The following notes apply to the maximum front yard requirement:
  - a. The requirements only apply to the construction of new principal buildings.

- b. The requirements do not apply to lots containing the following principal activities: Recreational Assembly, Community Education, Utility and Vehicular, or Extensive Impact Civic Activities or Automobile and Other Light Vehicle Gas Station and Servicing Commercial Activities as principal activities.
  - c. Maximum yards apply to seventy-five (75) percent of the street frontage on the principal street and fifty (50) percent on other streets, if any. All percentages, however, may be reduced to fifty (50) percent upon the granting of Regular Design Review approval (see Chapter 17.136 for the design review procedure). In addition to the Design Review criteria contained in 17.136.035, the proposal to reduce to fifty (50) percent must also meet each of the following criteria:
    - i. The additional yard area abutting the principal street is designed to accommodate publicly accessible plazas, cafes, or restaurants;
    - ii. The proposal will not impair a generally continuous wall of building facades;
    - iii. The proposal will not weaken the concentration and continuity of retail facilities at ground-level, and will not impair the retention or creation of an important shopping frontage; and
    - iv. The proposal will not interfere with the movement of people along an important pedestrian street.
4. Wherever an interior side lot line abuts an interior side lot line of any lot located in an RH or RD zone, the setback of the abutting portion of its side lot line is ten (10) feet. In the case where an interior side lot line abuts an interior side lot line in an RM zone, the setback of the abutting portion of its side lot line is five (5) feet. In the case where an interior side lot line abuts a side yard of an RU-1 or RU-2 lot, a side setback of four (4) feet is required (see Illustration for Table 17.35.03 [Additional Regulation 4], below). Also, see Section 17.108.130 for allowed projections into setbacks.

Illustration for Table 17.35.03[Additional Regulation 4]

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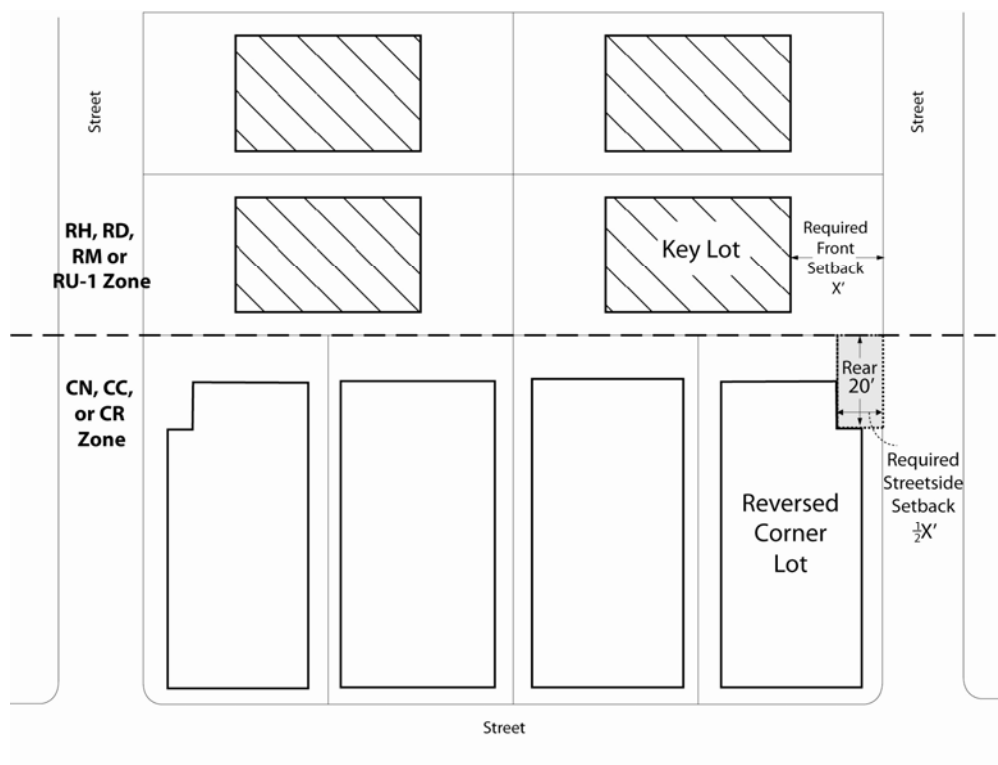
5. See Section 17.108.080 for the required interior side and rear yard setbacks on a lot containing two or more living units and opposite a legally required living room window.



- When the rear yard of a reversed corner lot abuts a key lot that is in an RH, RD, or RM zone or the RU-1 zone, the required street side yard setback in the rear twenty (20) feet of the reversed corner lot is one-half (1/2) of the minimum front yard required on the key lot (see Illustration for Table 17.35.03 [Additional Regulation 3], below). Also, see Section 17.108.130 for allowed projections into the setbacks.

Illustration for Table 17.35.03[Additional Regulation 6]

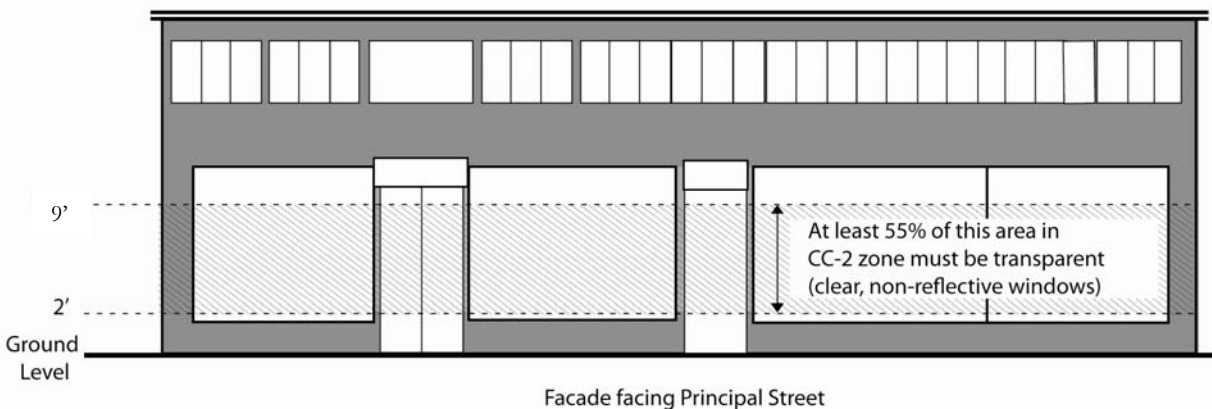
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- Wherever a rear lot line abuts an alley, one-half (1/2) of the right-of-way width of the alley may be counted toward the required minimum rear setback; provided, however, that the portion of the minimum rear setback actually on the lot itself shall not be so reduced to less than ten (10) feet. Also, see Section 17.108.130 for allowed projections into setbacks.
- When a rear lot line is adjacent to an RH, RD, RM, or RU-1 zone, the required rear setback for both residential and nonresidential facilities is ten (10) feet if the lot depth is one-hundred (100) feet or less and fifteen (15) feet if the lot depth is more than one-hundred (100) feet. When a rear lot line is not adjacent to an RH, RD, RM, or RU-1 zone, the required rear setback is ten (10) feet for residential facilities and there is no required setback for nonresidential facilities.
- This percentage of transparency is only required for principal buildings that include ground floor nonresidential facilities and only apply to the facade facing the principal street. The regulations only apply to facades located within twenty (20) feet of a street frontage. The area of required transparency is between two (2) feet and nine (9) feet in height of the ground floor and must be comprised of clear, non-reflective windows that allow views out of indoor commercial space, residential space, or lobbies (see Illustration for Table 17.35.03 [Additional Regulation 9], below). Areas required for garage doors shall not be included in the calculation of facade area (see Note 12 for limitations on the location of parking access). Glass block does not qualify as a transparent window. Exceptions to this regulation may be allowed by the Planning Director for unique facilities such as convention centers, gymnasiums, parks, gas stations, theaters and other similar facilities.

Illustration for Table 17.35.03[Additional Regulation 9]

\*for illustration purposes only



10. This height is only required for new principal buildings and is measured from the sidewalk grade to the ground floor ceiling.
11. For the new construction of principal buildings in the CC-2 zone, access to parking and loading facilities through driveways, garage doors, or other means shall not be from the principal street when alternative access is feasible from another location such as a secondary frontage or an alley. Where this is not feasible, every reasonable effort shall be made to share means of vehicular access with abutting properties. Open parking areas shall not be located between the sidewalk and a principal building.
12. For the new construction of principal buildings in the CC-2 zone, ground level parking spaces, locker areas, mechanical rooms, and other non-active spaces shall not be located within thirty (30) feet from the front of the principal building except for incidental entrances to such activities elsewhere in the building. Exceptions to this regulation may be permitted by the Planning Director for utilities and trash enclosures that cannot be feasibly placed in other locations of the building. Driveways, garage entrances, or other access to parking and loading facilities may be located on the ground floor of this area as regulated by Note 10, above.

**C. Height, Floor Area Ratio (FAR), Density, and Open Space.** Table 17.35.04 below prescribes height, FAR, density, and open space standards associated with the Height Areas described in the Zoning Maps. The number designations in the “Additional Regulations” column refer to regulations below the table.

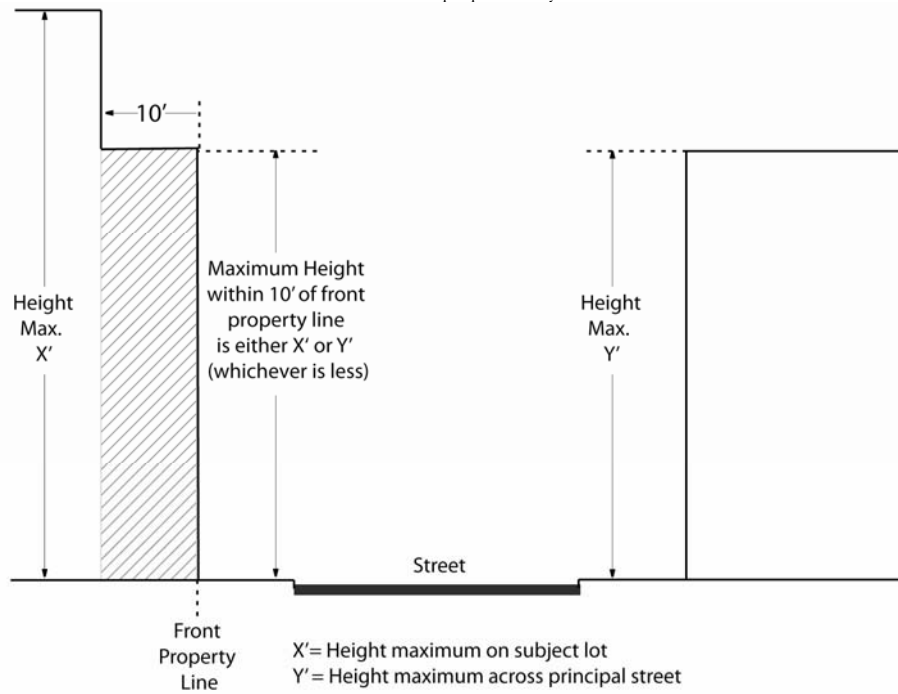
<b>Table 17.35.04 Height, Floor Area Ratio (FAR), Density, and Open Space Regulations</b>								
<b>Regulation</b>	<b>Height Area</b>							<b>Additional Regulations</b>
	<b>35</b>	<b>45</b>	<b>60</b>	<b>75</b>	<b>90</b>	<b>120</b>	<b>160</b>	
<b>Maximum Height</b>	35 ft	45 ft	60 ft	75 ft	90 ft	120 ft	160 ft	1, 2
<b>Height Minimum</b>								
Permitted height minimum	0 ft	0 ft	35 ft	35 ft	35 ft	35 ft	35 ft	3
Conditionally permitted height minimum	NA	NA	25 ft	25 ft	25 ft	25 ft	25 ft	3
<b>Maximum Residential Density (square feet of lot area required per dwelling unit)</b>								
Regular units	550	450	375	275	225	225	225	4, 5
Rooming units	275	225	185	135	110	225	225	4, 5
<b>Maximum Nonresidential FAR</b>	2.0	2.5	3.0	4.0	4.5	5.0	5.0	4, 5
<b>Maximum number of stories (not including underground construction)</b>	3	4	5	7	8	11	15	
<b>Minimum Usable Open Space</b>								
Group usable open space per regular unit	150	150	150	150	100	100	100	6
Group usable open space per regular unit when private open space substituted	30	30	30	30	20	20	20	6
Group usable open space per rooming unit	75	75	75	75	50	50	50	6
Group usable open space per rooming unit when private open space is substituted	15	15	15	15	10	10	10	6

**Additional Regulations for Table 17.35.04:**

1. The maximum height within ten (10) feet of the front property line is either the height limit on the subject lot shown in the above table or the height maximum for the height area of the parcel directly across the principal street, whatever is less (see Illustration for Table 17.35.04 [Additional Regulation 1], below).

Illustration for Table 17.35.04[Additional Regulation 1]

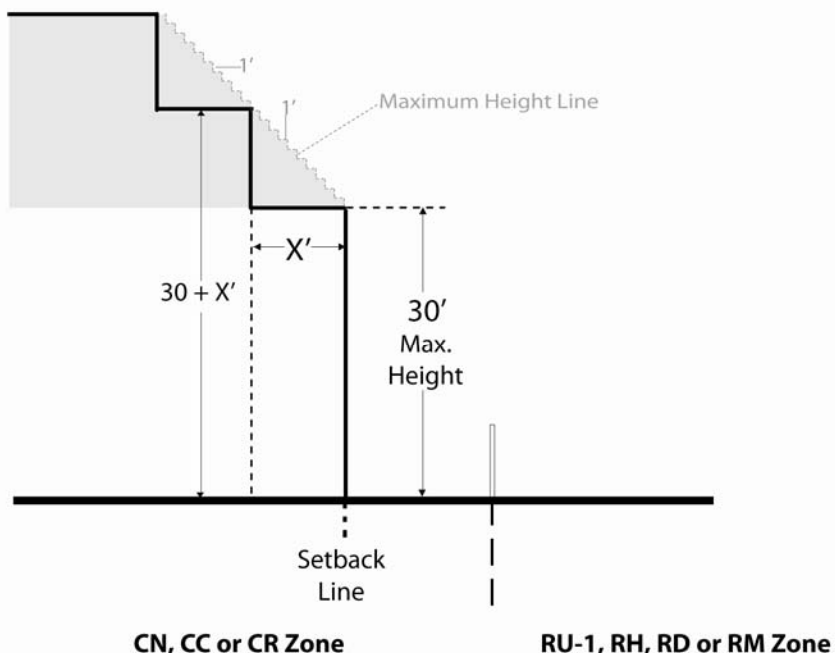
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2. Buildings shall have a thirty (30) foot maximum height at the setback line associated with any rear or interior side lot line that abut a lot in an RH, RD, RM, or RU-1 zone; this maximum height shall increase one foot for every foot of distance away from this setback line (see Illustration for Table 17.35.04 [Additional Regulation 2], below). . Also, see Section 17.108.030 for allowed projections above height limits and Section 17.108.020 for increased height limits for civic buildings.

Illustration for Table 17.35.04[Additional Regulation 2]

\*for illustration purposes only



3. This minimum height requirement only applies to the new construction of a principal building that is located on parcels adjacent to a street right-of-way that is 100 feet wide or more. Buildings in the CC-1 zone and buildings constructed to accommodate Essential Service, Utility and Vehicular, or Extensive Impact Civic Activities or Automobile and Automobile and Other Light Vehicle Sales and Rental, Automobile and Other Light Vehicle Gas Station and Servicing or Automobile and Other Light Vehicle Repair and Cleaning Commercial Activities may be exempted from the height minimum regulation by the Planning Director. The allowed projections into the height limits contained in Section 17.108.030 are not counted towards the height minimum.
4. See Chapter 17.107 for affordable and senior housing incentives. A Secondary Unit may be permitted when there is no more than one unit on a lot, subject to the provisions of Section 17.102.360. Also applicable are the provisions of Section 17.102.270 with respect to additional kitchens for a dwelling unit, and the provisions of Section 17.102.300 with respect to dwelling units with five or more bedrooms.
5. No portion of lot area used to meet the residential density requirements shall be used as a basis for computing the maximum nonresidential FAR unless the total nonresidential floor area on the lot is less than 3,000 square feet.
6. Each square foot of private usable open space equals two square feet towards the total usable open space requirement, except that actual group space shall be provided in the minimum amount specified in the table per dwelling unit. All usable open space shall meet the standards contained in Chapter 17.126.

**17.35.060 Special Regulations for Mini-lot and Planned Unit Developments.**

- A. Mini-lot Developments. In mini-lot developments, certain regulations that apply to individual lots in the CC zones may be waived or modified when and as prescribed in Section 17.102.320.
- B. Planned Unit Developments. Large integrated developments shall be subject to the Planned Unit Development regulations in Chapter 17.142 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the CC zones, and certain of the other regulations applying in said zone may be waived or modified.

**17.35.070 Other Zoning Provisions.**

- A. Home Occupations. Home occupations shall be subject to the applicable provisions of the home occupation regulations in Chapter 17.112.
- B. Nonconforming Uses. Nonconforming uses and changes therein shall be subject to the nonconforming use regulations in Chapter 17.114.
- C. General Provisions. The general exceptions and other regulations set forth in Chapters 17.102, 17.104, 17.106, and 17.108 shall apply in the CC zones.
- D. Recycling Space Allocation Requirements. The regulations set forth in Chapter 17.118 shall apply in the CN zones.
- E. Landscaping and Screening Standards. The regulations set forth in Chapter 17.124 and Chapter 17.102.400, screening of utility meters, etc., shall apply in the CC zones.
- F. Buffering. All uses shall be subject to the applicable requirements of the buffering regulations in Chapter 17.110 with respect to screening or location of parking, loading, storage areas, control of artificial illumination, and other matters specified therein.