

CC- CENTRAL CORE

§ 153.021 (C) Commercial Districts. Seven commercial districts, PB, AB, LB, CB, CC, GB, and SC, are established to meet the specific requirements for the several classes of business uses needed to give adequate service throughout the city as related to present and future development. CC is a special district, applicable only to the Central Core of the downtown. It is established to provide for the special needs of this area, by waving certain requirements in regard to parking, sign regulations and the like, which are necessary in other commercial districts.

DISTRICT REQUIREMENTS: MULTI-FAMILY

Minimum Lot Size in Sq Ft: ----
Minimum Lot Area Per Dwelling Unit ----
Minimum Lot Width: ----
Maximum Building Height: ----
Minimum Front Yard ----
Minimum Side Yard in % of Lot Width: ----
Minimum Rear Yard ----
Minimum distance between main and accessory buildings: ----
Minimum distance between main buildings: ----
Minimum Building Front Line for Two-Family (per unit): ----
Vision clearance on corner lots: ----
Minimum Ground Floor Building Area in Square Feet: ----
of Off-Street Parking Spaces to be Provided on Lot: --
Maximum Lot Coverage in % of Lot Area: ----

DISTRICT REQUIREMENTS: COMMERCIAL AND INDUSTRIAL

Minimum Front Yard ----
Minimum Side Yards
 Adjoining Residential District: 10'
 Not Adjoining Residential District: ----
Minimum Street Side Yard: ----
Minimum Rear Yard:
 Adjoining Residential District: 5'
 Not Adjoining Residential District: ----
Maximum Building Height: ----
Maximum Lot Coverage in % of Lot Area: ----
Vision Clearance on Corner Lots:----

§ 153.065: SIGNAGE*

***All new, refaced, and temporary signs require a permit from the Advisory Plan Department.**

- Signs indicating the name and nature of the occupancy or the name and address of the building or the name and address of the owner are permitted. These signs shall be attached to the building in which the occupancy is located;
- One freestanding sign is permitted, containing only the name of the buildings, occupants or groups thereof; and not exceeding 60 square feet in area.
- "For Rent" or "For Sale" signs posted on the subject lot or building by the owner or his authorized agent shall not exceed 6 square feet in area and there shall be not more than 2 such signs for any one lot, building or occupancy;
- Signs may be placed on the roof of buildings but may not exceed the permitted building height in this district.
- Advertising structures (billboards) are not permitted.
- The following regulations shall apply to signs for each occupancy:
 1. A sign may not exceed one square foot in area for each front foot of the structure or portion of the structure wherein the pertaining use is conducted or 1/2 square foot of sign for each front foot of the lot upon which the structure is located. The total sign area per commercial use may not exceed 60 square feet for each building frontage. The min. sign area for occupancy need not be less than 40 square feet;
 2. Building frontage to be used in calculating the permitted sign area shall include frontage whereon a public entrance to the occupancy is located. Separate calculations may be made for front, side and rear entrance and separate signs may be erected on each of these building frontages.
 3. Signs shall not extend over a public sidewalk or right-of-way. All faces of signs mounted on or attached to a building shall be parallel to the face to the building except that "fin" type signs shall be permitted in connection with automobile service stations;
 4. No blinking, flashing, rotating or animated signs shall be permitted on the exterior of any building in this district;
 5. In cases where the building has a rear parking lot, signs may be located on the side or rear of the building and shall be developed to the same standards as are required in the front of said store, provided however, that said signs shall not be lighted in such manner as to be disturbing to the abutting residential district;
 6. Lights used to illuminate signs shall be so installed as to concentrate the illumination on the sign and so as to minimize glare upon a public street or adjacent property.
- See § 153.061 for separate Vertical Sign requirements.

**ADVISORY PLAN DEPARTMENT
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PHONE 765.651.4295 - FAX 765.651.4298**

CC USES:

PERMITTED*

*Uses not found on this list will require a BZA hearing. Applications can be found in the Plan Department.

Accessory apartment
Accounting, auditing and bookkeeping services
Advertising structures
Agricultural credit institutions
Apparel shop
Art/Music schools
Attorney or counsel-at-law
Banks
Beauty shops
Bed & Breakfast, Hotel/Inn
Blueprinting/photocopying
Bond & mortgage
Book & stationary stores
Boutique Inn
Business associations
Cafeteria
Camera & photographic supply stores
Candy, nut, confectionary
Charitable institutions
Children's & infant's wear
China, glassware, metal-ware
Church or temple
Cigar stores
Civic, social, & fraternal organizations
Clothing rental
College & universities
Computer programming services
Consumer credit, adjustment & collection agencies
Contractors offices
Contractors temp bldg.
Country Inn
Credit unions
Custom tailors
Day care center & home day nursery

Delicatessen
Department store
Detective agencies & protective services
Direct mail advertising services
Drug & proprietary stores
Dwelling, multi family
Electrical supply store
Elementary & secondary schools
Engineering/architectural
Family clothing
Florists
Furniture
Furniture & appliance rental
Furrier & fur shops
General merchandise store
General office building
Gift, novelty & souvenir shops
Government office bldg.
Government/maintenance/service bldg.
Hardware store
Health foods
Hobby, toy & game shops
Hotel or motel (SIC 70)
Household appliances
Ice cream
Installment sales finance companies
Insurance agents, brokes & service
Jewelry store
Junior colleges/technical institutes
Labor unions
Laundry or dry cleaning agency
Libraries & information centers
Lumber & building materials dealers
Lunch room
Medical & dental labs
Medical & dental offices
Men's & boy's clothing furnishings
Motion picture theater

Museums & art galleries
Music & record
News dealers
Newspaper publishing
Night club
Optometrists office and/or laboratories
Parking garage/Parking lot
Passenger transportation services; travel & tour agents; SIC 472
Personal finance companies
Pet shop
Photographic studios
Police or fire station
Political organizations
Postal station
Pressing shops
Private employment agencies
Professional offices
Public park or recreational facilities
Radio & television shop
Radio or television station or studio
Railroad or motor bus station
Real estate services
Religious organizations
Restaurant
Savings & loan associations
Shoe repair
Shoes
Signs
Social Service Agency & other uses SIC 83/86
Sporting goods
Stenographic or telephone answering and/or paging service offices
Stock brokers & dealers
Studio business
Tailor, dressmaking & alterations with retail sales
Tavern
Taxi office/limousine services

Telegraph office/telephone
Telephone exchange or public utility substations
Temporary help supply services
Tire, battery & accessory dealers
Trade/business schools
Trading stamp store
Transmission lines for gas, oil, electricity, other utilities
Variety stores
Video arcades
Video tape rentals & sales
Watch & jewelry repair
Women's accessories & specialties
Women's ready-to-wear
Other uses - SIC DIV. G, H, J; SIC 56, 59, 60-64, 65, 67, 73, 82, 87, 8748, 8999, 91-94 & 96-97

CC USES:

SPECIAL

EXCEPTIONS*

*Will require BZA hearing

Dinner theater
Lake, artificial or 3+ acres
Microwave towers
Public or commercial sanitary landfill or garbage disposal plant
Public water wells, water stations, filtration plants, reservoirs & storage tanks
Radio-TV transmitting towers
Railroads/R.O.W. & necessary uses
Residential condos
Sale, display, or making available of sexually explicit materials
Other uses - SIC Div. E