

26.710.140 Commercial Core (CC).

A. Purpose. The purpose of the Commercial Core (CC) zone district is to allow the use of land for retail, service commercial, recreation, and institutional purposes within mixed-use buildings to support and enhance the business and service character in the historic central business core of the City. The district permits a mix of retail, office, lodging, affordable housing, and free market housing uses oriented to both local and tourist populations to encourage a high level of vitality. Retail and restaurant uses are appropriate for ground floors of buildings while residential and office uses are not permitted on ground floors.

B. Permitted uses. The following uses are permitted as of right in the Commercial Core (CC) zone district:

1. Uses allowed on Basement Floors: Retail and Restaurant Uses, Office Uses, uses and building elements necessary and incidental to uses on other floors.
2. Uses allowed on the Ground Floor: Retail and Restaurant Uses and uses and building elements necessary and incidental to uses on other floors. Office Uses are prohibited on the Ground Floor except within spaces set back a minimum of 40 feet from a Street and recessed behind the front-most street-facing façade. This prohibition shall not apply to Split-Level Buildings (see definition). Parking shall not be allowed as the sole use of the Ground Floor.
3. Uses allowed on Upper Floors: Retail and Restaurant Uses, Office Uses, Lodging, Timeshare Lodge, Affordable Multi-Family Housing, Free-Market Multi-Family Housing, home occupations.
4. Uses allowed on all building levels: Retail and Restaurant Uses, Neighborhood Commercial Uses, Service Uses, Arts Cultural and Civic Uses, Public Uses, Recreational Uses, Academic Uses, child care center, accessory uses and structures, storage accessory to a permitted use, uses and building elements necessary and incidental to uses on other floors including parking accessory to a permitted use, farmers market provided a vending agreement is obtained pursuant to Section 15.04.350(B).

C. Conditional uses. The following uses are permitted as conditional uses in the Commercial Core (CC) zone district, subject to the standards and procedures established in Chapter 26.425:

1. Gasoline service station;
2. Commercial Parking Facility, pursuant to Section 26.515.

D. Dimensional requirements. The following dimensional requirements shall apply to all permitted and conditional uses in the Commercial Core (CC) zone district:

1. Minimum lot size (square feet): No requirement.
2. Minimum lot area per dwelling unit (square feet): No requirement.
3. Minimum lot width (feet): No requirement.
4. Minimum front yard setback (feet): No requirement.
5. Minimum side yard setback (feet): No requirement.
6. Minimum rear yard setback (feet): No requirement.
7. Minimum Utility/Trash/Recycle area: Pursuant to Section 26.575.060.

8. Maximum height (feet): 28 feet for two-story elements of a building. 38 feet for three-story elements of a building, which may be increased to 42 feet through Commercial Design Review. See Chapter 26.412.
9. Minimum distance between buildings on the lot (feet): No requirement.
10. Public Amenity Space: Pursuant to Section 26.575.030.
11. Floor Area Ratio (FAR): The following FAR schedule applies to uses cumulatively up to a total maximum FAR of 2.75:1. Achieving the maximum floor area ratio is subject to compliance with applicable design standards, view plane requirements, public amenity requirements, and other dimensional standards. Accordingly, the maximum FAR is not an entitlement and is not achievable in all situations.
 - a. Commercial Uses: 2:1.
 - b. Arts Cultural and Civic Uses, Public Uses, Recreational Uses, Academic Uses, child care center, and similar uses: 2.75:1.
 - c. Affordable Multi-Family Housing: No limitation.
 - d. Lodging: .5:1, which may be increased to 1.5:1 if the individual lodge units on the parcel average 500 Net Livable square feet or less, which may be comprised of lock-off units.
 - e. Free-Market Multi-Family Housing: .5:1, which may be increased to .75:1 if affordable housing equal to 100% of the free-market residential floor area is developed on the same parcel.
12. Maximum multi-family residential dwelling unit size (square feet): 2,000 square feet of net livable area.
 - a. The property owner may increase individual multi-family unit size by extinguishing Historic Transferable Development Right Certificates (“certificate” or “certificates”), subject to the following:
 - (1) The transfer ratio is 500 sq. ft. of net livable area for each certificate that is extinguished.
 - (2) The additional square footage accrued may be applied to multiple units. However, the maximum individual unit size attainable by transferring development rights is 2,500 sq. ft. of net livable area (i.e., no more than 500 additional square feet may be applied per unit).
 - (3) This incentive applies only to individual unit size. Transferring development rights does not allow an increase in the Floor Area Ratio (FAR) of the lot.

Commentary: Refer to Chapter 26.535 for the procedures for extinguishing certificates.

13. Maximum Lodge Unit Size (square feet): 1,500. When units are comprised of lock-off units, this maximum shall apply to the largest possible combination of units.
14. Commercial / Residential Ratio: The total lodging and free-market residential Net Livable Area shall be no greater than the total above grade Floor Area associated with the uses described in Section 26.710.140.D.11. a and b combined on the same parcel.