

621. Community Commercial District (CC).

Intent: The purpose of the Community Commercial District is to provide areas within the community for business uses primarily engaged in the retailing of heavy durable goods and the provision of service to transients which, because of their nature, prefer outlying locations away from the Village Commercial District and residential sections within the community. It is the intent of this Ordinance that this District be located adjacent to arterial roads.

621.1 **Permitted Uses:** Within a (CC) Community Commercial District, a building premises shall be used only for the following purposes:

- 621.101 Any uses permitted in the Village Commercial District;
- 621.102 Animal hospitals or veterinary clinics;
- 621.103 Assembly halls, coliseums, gymnasiums and similar structures;
- 621.104 Boat works and sales including motor repair;
- 621.105 Bowling alleys;
- 621.106 Churches and their customary accessory uses, including cemeteries;
- 621.107 Cold storage and freezer lockers;
- 621.108 Dairy bars;
- 621.109 Electrical appliances and equipment sales and repair;
- 621.110 Funeral homes and mortuaries;
- 621.111 Greenhouses and horticulture nurseries;
- 621.112 Produce stands and markets;
- 621.113 Sign painting and fabricating shops; and,
- 621.114 Uses customarily accessory to permitted uses and structures when located on the same lot as the main structure.

621.2 **Conditional Uses.** The following uses shall be allowed on a conditional basis in any Community Commercial District.

- 621.201 Skating rinks provided no amplified outdoor music is utilized;
- 621.202 Trade service shops provided that such uses are limited to no more than 2,000 square feet in area and no outdoor storage is associate with the use;
- 621.203 Day care facilities (see definition) provided that such facilities shall meet the minimum rules and regulations for licensing by the South Carolina Department of Social Services;
- 621.204 Fabricating shops less than 2,000 square feet in area such as cabinet, upholstery and sheet metal shops;
- 621.205 Public buildings, uses, utility substations and subinstallations including water towers, provided that:
- 621.2051 Such use is enclosed by a fence or wall at least six (6) feet in height above finished grade;
- 621.2052 There is neither office nor commercial operations nor storage of vehicles or equipment on the premises; and,
- 621.2053 A landscaped strip not less than five (5) feet in width is planted and suitably maintained around the facility.
- 621.206 Restaurants, excluding “drive-thru” facilities, provided there is no amplified outdoor music or speakers after 10:00 PM or before noon.
- 621.207 Single-family and multi-family residential units in combination with permitted commercial and office uses, provided such uses meet the minimum requirements for off-street parking for both the residential and commercial uses.

621.3 **Other Requirements:**

- 621.301 Uses allowed in Community Commercial Districts shall meet the area, yard and height requirements contained in Article VII.
- 621.302 Uses allowed in Community Commercial Districts shall meet all standards set forth in Article X, pertaining to off-street parking, loading and other requirements.
- 621.303 Signs permitted in Community Commercial Districts, including the conditions under which they may be located, are set forth in Article IX.

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