

CHAPTER 11.25

COMMUNITY COMMERCIAL DISTRICT (CC)

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**11.25.010 PURPOSE.** The Community Commercial District (CC) is designed to provide areas for retail commercial activities within rural communities. Development within this district shall be located in areas designed to allow adequate accessibility and parking facilities.  
[Ord. 491 (2011) § 2]

**11.25.020 APPLICABILITY.** The provisions of this chapter shall apply to the areas designated as a Community Commercial District (CC) on the official zoning maps of Benton County and located in unincorporated Benton County.  
[Ord. 491 (2011) § 3]

**11.25.030 ALLOWABLE USES.** Provided all applicable code provisions are satisfied, the following uses are allowed in the Community Commercial District (CC) on a single parcel of record:

- (a) Automobile fueling station, electric vehicle charging station, and/or car wash.
- (b) Barber/beauty shop.
- (c) Retail sales establishment, provided no structure used for such purpose may exceed five thousand (5,000) square feet.
- (d) Tasting room, bar, and/or tavern.
- (e) Laundry mat, dry cleaning, and/or alteration service establishment.
- (f) Post office and/or public library.
- (g) Fire department facility, law enforcement facility, and/or medical facility.
- (h) Reception facility, provided all structures used for such purpose collectively may not exceed three thousand (3,000) square feet.
- (i) Professional office.
- (j) Food service establishment such as: restaurant, cafe, and/or espresso stand.
- (k) Veterinary facility with accommodations for animals within an enclosed building.
- (l) Bank.
- (m) Accessory/ancillary use or building.
- (n) Hiking and non-motorized biking trails.

(o) Church.  
[Ord. 491 (2011) § 4]

**11.25.040 USES SUBJECT TO PLANNING ADMINISTRATOR REVIEW AND APPROVAL.** The following uses may be allowed within the Community Commercial District (CC) on a single parcel of record upon the review and approval of the Planning Administrator:

- (a) Communication facilities, subject to Chapter 11.65 BCC.
- (b) Child Day Care Facility, Type A, subject to the provisions of BCC 11.52.067.  
[Ord. 491 (2011) § 5]

**11.25.050 USES REQUIRING A CONDITIONAL USE PERMIT.** The following uses may be permitted on a single parcel of record within the Community Commercial District (CC) if a conditional use permit is issued by the Hearings Examiner after notice and public hearing as provided by BCC 11.52.090.

- (a) Child Day Care Facility, Type B, subject to the provisions of BCC 11.52.068.
- (b) Kennel, commercial.
- (c) Public transit center.
- (d) Dwelling unit within a structure also used for commercial purposes that meets the following criteria is eligible to apply for a conditional use permit:
  - (1) The dwelling unit may not be located on the ground level or below.
  - (2) The number of dwelling units may not exceed one (1) dwelling unit.

(3) The dwelling unit must meet Benton-Franklin Health District requirements for septic systems and domestic water usage.

(4) The dwelling unit shall comply with all of the applicable building code requirements.

(e) Hazardous waste treatment and/or hazardous waste storage facilities as an accessory use to an allowed or conditionally permitted use; provided, that such facilities must comply with the state siting criteria adopted in RCW 70.105.210 and only treat waste generated on the same parcel or a contiguous parcel.

(g) School.

(h) Sewage treatment facility for industrial and/or domestic waste.

(i) Utility substation facility.

(j) Community clubhouse, grange hall and/or senior center.  
[Ord. 491 (2011) § 6; Ord. 513 (2011) § 2; Ord. 550 (2014) § 1]

**11.25.060 USES PROHIBITED.** Any use not authorized or approved pursuant to BCC 11.25.030, BCC 11.25.040, or BCC 11.25.050 is prohibited within the Community Commercial District (CC).  
[Ord. 491 (2011) § 7]

**11.25.070 PROPERTY DEVELOPMENT STANDARDS--GENERAL STANDARDS.** All lands, structures and uses in the Community Commercial District (CC) shall conform to the following general standards, and if applicable, to the standards set forth in Title 15 BCC (Protection of Critical Areas and Resources).

(a) Lot Width. Each parcel shall have an average lot width of not less than ninety (90) feet.

(b) Maximum Building Size. Each structure is limited to eighteen thousand (18,000) square feet.  
[Ord. 491 (2011) § 8]

**11.25.080 PROPERTY DEVELOPMENT STANDARDS--SETBACK REQUIREMENTS.** All lands, structures, and uses in the Community Commercial District (CC) shall meet the following setback requirements, and if applicable, the setback requirements set forth in Title 15 BCC (Protection of Critical Areas and Resources).

(a) Each building on a parcel that is contiguous to a Community Center Residential (CCR), Rural Lands One Acre (RL-1), Rural Lands Five Acre (RL-5), Rural Lands Twenty Acre (RL-20), or Urban Growth Area Residential (UGAR) zoning district shall have a minimum setback of thirty (30) feet from said district border.

(b) Each building must be at least twenty-five (25) feet from the property line bordering any public road right-of-way and at least twenty-five (25) feet from the closest edge of any legally established boundary line of a private access easement.

(c) No building or structure shall be located within an easement or any public road right-of-way.  
[Ord. 491 (2011) § 9]

**11.25.090 EFFECTIVE DATE.** This chapter shall take effect and be in full force on September 1, 2011.  
[Ord. 491 (2011) § 11]

**NOTE:** Pages 11-32.01 through 11-32.03 are hereby reserved.

11-32.01

(BCC 09/20/11)