
§2.6.08 CCD: Core Commercial District

1. Purpose.

The intent of this district is to promote the concentration and vitality of business and governmental uses in downtown Easley. Wall-to-wall development, pedestrian walkways, and public parking characterize this district.

2. Permitted Uses.

The following uses shall be permitted in the CCD Zoning District:

- a. General retail stores including convenience stores.
- b. Personal service businesses such as laundries and dry cleaners, alterations, barber and beauty shops, shoe repair shops, secretarial services, interior decorators, photographers and similar kinds of activities.
- c. General offices and government offices and buildings.
- d. Restaurants and drinking establishments including bakeries but excluding drive-in and drive-through establishments.
- e. Kindergarten, preschool and day care centers.
- f. Cultural and community centers, including museums, art galleries, facilities of civic, fraternal or charitable organizations, libraries, theaters, neighborhood recreation centers, and similar facilities.
- g. Public and private recreation establishments, including parks, movie theaters, pool and video game rooms, dancing and staged entertainment, bowling and skating rinks, tennis and basketball courts.
- h. Hotels, motels, and tourist homes.
- i. Parking lots and garages.
- j. Churches and other religious facilities.
- k. Noncommercial horticulture.
- l. Banks and other financial institutions.
- m. Grocery stores

3. Conditional Uses.

The following uses shall be permitted in any CCD Zoning District subject to conditions of this section.

- a. Combination of residential units with any use permitted herein provided that all units have direct access to the outside of the structure. Parking provisions shall be complied with for each use.

- b. Newspaper publishing plant provided that the requirements for parking, loading, and unloading conform to those for industrial buildings, as set forth in Article III, Off-Street Parking and Loading.
- c. Radio and television stations provided that the requirements for parking, loading, and unloading, conform to those for industrial buildings as set forth in Article III, Off-Street Parking and Loading.
- d. Animal hospital or animal boarding facility provided all board arrangements are maintained within a building and no noise connected with the operation of the facility is audible beyond the premises.
- e. Single-family residence meeting existing City Codes Requirements, provided it is in existence at the time of this ordinance.
- f. Multi-family residence provided it is in existence at the time of this ordinance.

4. Prohibited Uses.

The following uses are prohibited in the CCD Zoning District.

- a. Sexually Oriented Businesses.
- b. Cellular Towers.
- c. Off-premise Signs

5. Dimensional Requirements.

Unless otherwise specified elsewhere in this ordinance, uses permitted in the CCD Zoning District shall be required to conform to the following standards:

Table 2.9

CCD Dimensional Criteria	
Minimum Lot Area:	none
Minimum Lot Width:	none
Setbacks:	
Minimum Front Setback:	none
Minimum Side Setback:	none
Minimum Rear Setback:	25 feet*
Maximum Building Height:	50 feet (except upon Fire Chief's written approval with conditions stated therein.)
Maximum Impervious Surface Ratio	1.00
Maximum Residential Density	NA
Maximum F.A.R. (Non-Res. Only)	NA

* Rear setback may be used for parking and service drives but must remain unobstructed by structures or buildings, and must be designed in conformance with Article III, Off-Street Parking and Loading if used for parking.

6. Signs.

Signs permitted in the CCD Zoning District, including the conditions under which they may be located are set forth in Article IV, Sign Regulations.

7. Buffer yard Requirements.

Where this district abuts any residential district not separated by a street right-of-way, a buffer yard in compliance with Article 5, Landscaping and Buffering, shall be required.

8. General and Supplementary Regulations.

Uses permitted in the CCD Zoning District shall meet standards set forth in the General Supplementary Provisions

9. External Storage.

Any external storage of inventory, parts, or machinery shall be established to the rear of the front line of the principal structure and shall be completely enclosed by a solid fence or wall composed of treated wood or brick.
