

Sec. 55-341. - LC, CC, NBD, GC, CBD, DS, CH.

Sec. 55-342. - General purpose.

The commercial districts are included in this chapter to achieve the following objectives:

- (a) To reserve appropriately located area for a broad range of commercial services in the Omaha metropolitan area.
- (b) To recognize the environmental characteristics of different types of commercial development and to establish appropriate land use regulations for each type.
- (c) To ensure adequate access, off-street parking and loading, and other service features for commercial development.
- (d) To promote flexibility in the design and development of commercial services, while maintaining high standards of design and ensuring neighborhood compatibility.
- (e) To facilitate planning for urban services appropriate to anticipated traffic, service requirements, and commercial needs generated by the city and its neighborhoods.

(Code 1980, § 55-342)

Sec. 55-361. - CC community commercial district.

Sec. 55-362. - Purpose.

The CC community commercial district is intended for commercial facilities which serve the needs of several neighborhoods. Allowed commercial and office uses are generally compatible with nearby residential areas. However, uses allowed in the CC district may generate more traffic and have more effect on residential neighborhoods than those allowed in the less intense LC district. Site development regulations are designed to minimize these effects. CC districts usually require access from major streets, primarily minor and major arterials. CC districts are most appropriate at major street intersections, at the edge of residential areas or at the junction of several neighborhoods, and in other areas appropriate for well-developed commercial facilities. The CC district, combined with the MD major development overlay district, provides further thorough review of commercial projects that may be regional in scope. A conditional review process for large projects further assures high development standards for planned commercial facilities.

(Code 1980, § 55-362)

Sec. 55-363. - Permitted uses.

The following use types are permitted:

- (a) *Office uses.*

Financial services

General offices

Medical offices

(b) *Commercial uses.*

Automotive washing

Bed and breakfast inns

Building maintenance services

Business support services

Business or trade school

Cocktail lounge

Communications services

Consumer convenience services

Consumer repair services

Food sales (limited)

Food sales (general)

Food sales (convenience)

Funeral services

General retail sales

Hotel/motel

Indoor entertainment

Liquor sales

Pawnshop services

Personal improvement services

Personal services

Pet services

Restaurant (drive-in)

Restaurant (limited)

Restaurant (general)

Service station

Veterinary services

(c) *Civic uses.*

Administrative services

College and university facilities

Cultural services

Day care (limited)

Day care (general)

Emergency residential care

Guidance services

Hospital services (limited)

Hospital services (general)

Local utility services

Park and recreation services

Postal facilities

Recreational clubs

Religious assembly

Secondary educational facilities

Social clubs

(Code 1980, § 55-363; Ord. No. 33545, § 10, 5-2-95; Ord. No. 37095, § 2, 7-26-05)

Sec. 55-364. - Conditional uses.

The following use types are allowed, subject to approval of a conditional use permit, as provided by section 55-883:

(a) *Residential uses.*

Duplex residential

Multiple-family residential

Single-family (attached)

Single-family (detached)

Townhouse residential

Two-family residential

Small group living (disabled)

Small group living (nondisabled)

(b) *Civic uses.*

Primary educational facilities

Public assembly

Safety services

(c) *Commercial uses.*

Agricultural sales and service

Auto repair services

Indoor sports and recreation

Laundry services

Research services

(d) *Parking.*

Parking structure

Surface parking

(e) *Industrial uses.*

Warehousing and distribution (limited).

(Code 1980, § 55-364; Ord. No. 33545, § 11, 5-2-95; Ord. No. 38198, § 19, 7-29-08)

Sec. 55-366. - Site development regulations.

Each site in the CC community commercial district shall be subject to the following site development regulations:

Regulator	Requirement
Lot area	5,000 square feet minimum
Lot width	50 feet minimum
Floor area ratio	1.0 maximum
Front yard	25 feet minimum
Street side yard	15 feet minimum
Interior side yard	No requirement
Rear yard	15 feet

Height	60 feet maximum; 45 feet maximum where building is within 100 feet of property classified as R6 or lower intensity district
Building coverage	60 percent maximum
Impervious coverage	85 percent maximum

(Code 1980, § 55-366)

Sec. 55-367. - Additional regulations.

(a) *Residential uses.* Residential uses are allowed in the CC district as a special or conditional use subject to the site development regulations for residential uses in the R7 medium-density multiple-family district . Other conditions may be required as part of approval of a special or conditional use permit.

(b) *Large projects.*

(1) Projects proposed in the CC district for sites of four acres and over or including a building floor area of 40,000 square feet and over are subject to site plan approval, as set forth in [section 55-882](#). Site plan approval is further required for projects involving phasing or expansion when the total project meets or exceeds these limits.

(2) Any project encompassing an area of ten acres or over within the CC district shall require a

special permit as set forth in section 55-884. A special permit is further required for projects involving phasing or expansion when the total project is equal to or greater than ten acres.

(Code 1980, § 55-367)

Secs. 55-368—55-380. - Reserved.