

C-C (Community Commercial)

Fact Sheet

Purpose

To provide for individual retail and service establishments and planned centers which cater to community and regional shoppers and require access to major thoroughfares. Suitable for commercial growth corridors and community commercial centers.

Allowed Uses

- Institutional residential
- Hospice care
- College/university
- School, private K-12 or special
- Nonprofit club or lodge
- Museums and libraries
- Nonprofit service organization
- Conservation area
- Adult care centers
- Day care centers
- Boutique hotel – 7 to 30 rooms
- Hotel/motel – more than 30 rooms
- Restaurants
- Schools of the arts
- Indoor recreation, except firearm training facilities and adult businesses
- All medical uses except social service medical
- Office uses, except bail bonds
- Outdoor recreational uses (exceptions apply)
- Personal service uses
- Retail sales
- Convenience store without gas pumps
- Ice vending machine
- On-site parking



Limited Uses

- Community recreation
- Minor utilities
- Commercial parking
- Animal care (outdoor)
- Convenience store with gas pumps
- Mobile vending
- Vehicle rental
- Car wash (as accessory use)
- Drive through facilities
- Home occupations
- Outdoor dining
- Outdoor display
- Outdoor storage, limited

Conditional Uses

- (Must contact the Planning Department for an application)
- Single family detached home
 - Multi-family residential
 - Place of worship
 - Special event facilities
 - Call centers
 - TV/radio/recording studios
 - Trade/vocational/business schools
 - Massage and tattoo parlors

Lot Requirements

Minimum Lot Size: 20,000 square feet
 Minimum Lot Frontage: 100 feet

Minimum Front Setback: 125 feet from an arterial street
 (measured from street centerline) 90 feet from a collector road
 55 feet from all other streets
 20 feet from a service drive (measured from property line)

Minimum Rear Setback: 20 feet (can be reduced to 3 feet bordering C-1/C-C/C-2 properties)
 Minimum Side Setback: 20 feet (can be reduced to 3 feet bordering C-1/C-C/C-2 properties)

This information is provided for general information only. Properties in overlay districts or with zoning conditions or variances may have different requirements. For additional information, contact the Planning Department at 706-868-3400, or planning@columbiacountyga.gov.