

CC-2 Principal Uses Allowed in Commercial Zones

LAND USES ALLOWED:

A. Determining Principal Uses Allowed:

1. [Table 2C-1](#), located at the end of this section, indicates whether a principal land use is permitted (P), allowed with provisions (PR), or allowed by special exception (S) in a particular commercial zone. A number in superscript indicates that a special provision applies. See table notes for more information.

2. Specific land uses are grouped into the categories and subgroups listed in the table. For example, a florist shop is classified as a sales oriented retail use. To find out how a specific land use is categorized, see chapter 4, article A, "Use Categories", of this title.

3. Provisional uses are allowed, subject to the additional requirements contained in chapter 4, article B, "Minor Modifications, Variances, Special Exceptions, And Provisional Uses", of this title.

4. Uses listed as special exceptions are allowed only after approval from the Iowa City board of adjustment. The general approval criteria for special exceptions are stated in chapter 4, article B of this title, along with specific approval criteria for most special exception uses.

B. Accessory Uses Allowed: Regulations pertaining to accessory uses are stated in chapter 4, article C, "Accessory Uses And Buildings", of this title. (Ord. 05-4186, 12-15-2005)

P	=	Permitted
PR	=	Provisional
S	=	Special exception (see chapter 4, article B of this title for requirements for provisional uses and special exceptions)

Use Categories	Subgroups	CC-2
Residential uses:		
Group living uses	Assisted group living	
	Fraternal group living	
	Independent group living	
Household living uses	Attached single-family dwellings	
	Detached single-family dwellings	
	Detached zero lot line dwellings	
	Duplexes	
	Group households	PR
	Multi-family dwellings	S
Commercial uses:		
Adult business uses		
Animal related commercial uses	General	PR
	Intensive	
Building trade uses		PR
Commercial parking uses		
Commercial recreational uses ¹	Indoor	P
	Outdoor	S
Drinking establishments ¹		PR

Eating establishments ¹		P
Office uses	General office	P
	Medical/dental office	P
Quick vehicle servicing uses ¹		PR/S
Retail uses ¹	Alcohol sales oriented retail	P
	Delayed deposit service uses	PR
	Hospitality oriented retail	P
	Outdoor storage and display oriented	PR
	Personal service oriented	P
	Repair oriented	P
	Sales oriented	P
Surface passenger service uses		P
Vehicle repair uses		S
Industrial uses:		
Industrial service uses		
Manufacturing and production uses	General manufacturing	PR
	Heavy manufacturing	
	Technical/light manufacturing	PR
Salvage operations		
Self-service storage uses		
Warehouse and freight movement uses		
Waste related uses		
Wholesale sales uses		PR
Institutional and civic uses:		
Basic utility uses		PR/S
Community service uses	Community service - long term housing	PR/S
	Community service - shelter	S
	General community service	P
Daycare uses		PR
Detention facilities		
Educational facilities	General	S
	Specialized	P
Hospitals		
Parks and open space uses		PR
Religious/private group assembly uses ¹		P
Utility-scale ground-mounted solar energy systems		S
Other uses:		
Communication transmission facility uses		PR/S