Sec. 25. C-C Community Commercial District Regulations

PURPOSE: The C-C Community Commercial District is established to provide locations for general commercial uses representing various types of retail trade, businesses, services and planned commercial centers that serve a community or regional area. The District is intended for community and regional shopping centers and clusters of commercial development that attract a substantial amount of their trade from beyond the immediate neighborhoods.

USES GENERALLY: In a C-C Community Commercial District no land shall be used and no building shall be erected or converted to any use other than as hereinafter provided.

A. PRINCIPAL USES:

1. Any use permitted in a P-O Professional Office District or C-N Neighborhood Commercial District except that there shall be no limitation on size of planned shopping centers or total floor area.

2. Hospital.

3. Ambulance service.

4. Commercial amusements, the operation of which is totally within an enclosed building, including bowling alleys, video arcades, roller skating and ice skating arenas, motion picture theaters, but excluding billiard parlors and arcades.

5. Taxi dispatch office.

6. Professional dry cleaning, pressing, dyeing and laundry services.

8. Retail sales of second hand goods in an enclosed building provided the space does not exceed 3,000 (three thousand) square feet in area.

9. Restaurants excluding drive-in or drive-through restaurants.

10. Nursery or greenhouse.

11. Radio and television broadcasting studios.

12. Department stores.

13. Furniture stores.

B. ACCESSORY USES: The following uses shall be permitted as accessory uses:

1. Private garage.

2. Swimming pool no nearer than one hundred twenty (120) feet to any residentially zoned district.

3. Mechanical equipment located within one hundred twenty (120) feet of any residentially zoned district must meet the standards established for noise regulation as stated in Section 55. Performance Standards.

4. Screened garbage storage on a concrete pad no nearer than fifty (50) feet to a residentially zoned district and not located between the front of the building any street right-of-way.

5. Provisions for the parking of automobiles provided that such provisions within sixty (60) feet of a residentially zoned district shall be separated from said lot by a blind fence or wall at least six (6) feet high.

6. Signs advertising uses located on the premises in accordance with Section 60 of this Ordinance.

C. CONDITIONAL USES: The following uses may be permitted, provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, Section 48 of the Ordinance.

1. Public storage garages, including mini-storage warehouses for storage purposes only. Caretaker or watchmen residential facilities having accommodations for and occupied by only one family may be permitted as an accessory use to public storage garages or mini-storage warehouses. No more than three (3) persons unrelated by blood or marriage may occupy the caretaker or watchmen residential facilities.

2. Wholesale office and business completely within an enclosed building, but excluding warehouse storage.

3. Commercial parking lots.

4. Alcoholic beverage sales provided a special permit is issued in accordance with Section 42.B. of this Ordinance.

5. Any commercial business or service not included in any of the other commercial districts provided that all such uses shall be completely within an

enclosed building and are not noxious or offensive by reason of the emission of odor, dust, gas fumes, noise, or vibration and provided that no warehousing or manufacturing or treatment of products or equipment shall be permitted, except when such is clearly incidental to the conduct of a permitted use.

6. Boat sales.

7. Automobile sales and service.

8. Building materials and supplies.

9. Garden supply stores.

10. Sign and sign painting shops.

11. Automobiles washing business; automatic, coin-operated, or moving line wash. (Requires desirable aesthetics, proper traffic circulation, and adequate drainage.

12. Planned Commercial Centers.

13. Automotive repair garages, within a completely enclosed building. Salvage and/or wrecking yards are prohibited. All storage areas must be surfaced, and screening shall be provided in accordance with Section 58 and Section 50.

14. Outdoor commercial amusements such as golf driving ranges, miniature golf, archery.

15. Planned Commercial Centers in excess of 1,000,000 square feet of gross leasable space. Due to the development nature of planned commercial centers in excess of 1,000,000 square feet of gross leasable space, it is recognized that the requirements established in Section 25.F., Section 25.I., Section 53.H., Section 53.I., and Section 60 may be difficult to provide. The Planning and Zoning Commission may recommend and the City Council may approve a request to establish different amounts and methods than established in Section 25.F., Section 25.I., Section 53.H., Section 53.I., and Section 60.

16. Restaurant with outside dining and/or drive through.

17. Hotels and motels. Hotels approved prior to January 18, 2005 shall be deemed a lawful, permitted use and shall have the same status as that

authorized pursuant to this Ordinance; provided, however, no such building, structure, or use shall be altered, changed or expanded unless a conditional use permit therefore has been granted pursuant to this ordinance.

18. Winery with alcoholic beverage sales with on-premise and off-premise consumption, provided a special permit is issued in accordance with Section 42.B of the ordinance.

19. Structures in excess of fifty (50) feet in height. However, this provision shall only apply to properties located east of Ruth Wall Street, Loop 382, and Fairway Drive.

20. Outside display and sales of merchandise.

21. Call centers.

22. Retail sales of secondhand goods in an enclosed building where the size of the space exceeds 3,000 (three thousand) square feet in area.

23. Public institutions and nonprofit institutions of any educational, religious or cultural type, including private and charter schools, but excluding corrective institutions and hospitals.

24. Any use allowed within this district with outdoor speakers.

25. Master Site Development Plan.

D. LIMITATION ON USES:

1. Whenever the C-C Community Commercial District is utilized for hotel-motel office or hospital use, the minimum open space shall be increased to thirty (30) percent of the total lot area.

2. Vehicular use or storage areas other than required parking associated with permitted uses such as automobile sales and service, boat sales, building materials, and supplies shall be visually screened from any adjacent residential district by a fence, wall or berm at least six (6) feet in height.

3. The minimum size of any C-C District shall be five (5) acres.

E. PLAN REQUIREMENTS: No application for a building permit for construction of a principal building shall be approved unless:

1. A Plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.

2. A Site Plan, meeting the requirements of Section 47, has been approved.

3. A Landscape Plan, meeting the requirements of Section 53, has been approved.

F. DENSITY REQUIREMENTS: The following bulk and intensity of use requirements shall apply:

1. LOT SIZE: The minimum lot size in a C-C District shall be thirty thousand (30,000) square feet and the minimum size of any C-C District shall be five (5) acres.

2. MINIMUM OPEN SPACE: At least twenty (20) percent of the total lot area shall be devoted to nonvehicular open space. (Non-vehicular open space is any area not devoted to buildings, parking, loading, storage, or vehicular use.) Planned Commercial Centers permitted as conditional use shall meet the requirements of Sections 25.N.3.

   a. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.

3. MAXIMUM BUILDING COVERAGE: The combined area occupied by all main and accessory structures shall not exceed sixty (60) percent of the total lot area.

4. MAXIMUM IMPERVIOUS SURFACE: The combined area occupied by all main and accessory structures, parking, storage, loading, and other paved areas shall not exceed eighty (80) percent of the total lot area.

G. AREA REGULATIONS: The following minimum standards shall be required:

1. LOT WIDTH: Every lot shall have a minimum width of one hundred twenty (120) feet.

2. LOT DEPTH: Every lot shall have a minimum depth of not less than one hundred twenty (120) feet.

3. FRONT YARD: Every lot shall have a front yard of not less than twenty-five (25) feet which shall be utilized as a landscaped setback area. Front yards

shall not be used for any building, structure, fence, wall or storage area, except that signs may be permitted in this area. Front yards shall be landscaped with grass, shrubbery, vines, or trees and no part shall be paved or surfaced except for minimum access, driveways and sidewalks in accordance with Section 53 of this Ordinance.

4. SIDE YARDS: Every lot shall have two (2) side yards, each of which shall be not less than twenty (20) feet in width. Planned Commercial Centers permitted as a conditional use shall meet the requirements of Section 25.N.1.

5. REAR YARDS: Every lot shall have a rear yard of not less than twenty-five (25) feet in depth except as specified below. Planned Commercial Centers permitted as a conditional use shall meet the requirements of Section 25.N.1.

   Whenever a side or rear yard is adjacent to any residential area, the minimum side or rear yard, as the case may be, shall be increased to a distance equivalent to two (2) times the height of the tallest building on the lot.

6. DISTANCE BETWEEN BUILDINGS: The minimum distance between detached principal or accessory buildings on the same lot shall be not less than forty (40) feet.

H. BUFFER AREA REGULATIONS: Whenever a CC District abuts a residential district, an appropriate buffer and screen shall be provided in accordance with the provisions of Section 53 and 25-(M)4 of this Ordinance. In addition, no building or structure shall be located nearer to any residentially zoned property than a distance equal to two (2) times the height of any building or structure.

I. HEIGHT:

1. No principal structure shall be erected or altered to a height exceeding fifty (50) feet. Principal structures located contiguous to an existing R-20, R-12.5, or R-7.5 Residential district shall not exceed one (1) floor level and twenty-five (25) feet in height, however an increase up to five (5) feet to this requirement may be granted upon approval of a conditional use request by the City Council.

2. No accessory structure shall be erected or altered to a height exceeding fifteen (15) feet.

J. LANDSCAPING REQUIREMENTS: Landscaping shall be required in accordance with Section 53 of this Ordinance.

K. OFF-STREET PARKING: Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 and shall be landscaped in accordance with Section 53 of this Ordinance.

L. OFF-STREET LOADING: Off-street loading shall be provided in accordance with the provision of Section 57 of this Ordinance.

M. DESIGN REQUIREMENTS: The following design requirements shall apply in the C-C District:

1. Outdoor storage and refuse disposal shall be landscaped and screened from view.

2. Mechanical and electrical equipment, including air conditioning units, shall be designed, installed and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view.

3. Lighting shall be designed to reflect away from any adjacent residential area.

4. Whenever a C-C Community Commercial District is adjacent to any residentially zoned district, a buffer strip, at least twenty (20) feet in width shall be provided between the two (2) districts. A wall, fence, or berm at least six (6) feet high shall be erected to effectively screen the C-C District from the residential area and no streets, alley, vehicular storage or use shall be permitted in the required buffer strip.

5. The masonry requirements of Section 54 shall be met.

6. ADDITIONAL BUFFERING, SCREENING, FENCING, & LANDSCAPING. The Planning and Zoning Commission may recommend and the City Council may require buffering, screening, fencing and landscaping requirements on any zone change, conditional use, or special use case or concept plan in addition to or in lieu of buffering, screening, fencing or landscaping requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property and to further provide protection for the general health, welfare and morals of the community in general.

7. Hotel/motel facilities are required to meet the following standards:

(a) Each guestroom shall have a minimum area of three hundred eighty (380) square foot.

(b) A full service restaurant with full kitchen facilities and which provides service to the general public shall be required.

(c) On-site staff is required 24-hours a day, seven days a week.

(d) The following amenities shall be provided:

1. A minimum of ten thousand (10,000) square foot of meeting or conference room space; and

2. A swimming pool with a minimum area of one thousand (1,000) square foot.

(e) A minimum room count of 300 rooms.

N. PLANNED COMMERCIAL CENTER DESIGN REQUIREMENTS: Each lot or parcel of land created within a Planned Commercial Center shall comply with the following requirements:

1. MINIMUM YARD REQUIREMENTS OF PLANNED COMMERCIAL CENTERS: The front yard requirements contained in Section 25.G.3. shall be applicable to each lot or parcel of land within a Planned Commercial Center. A minimum twenty (20) foot side and a minimum twenty-five (25) foot rear yard shall be required around the outside perimeter of a Planned Commercial Center. Minimum side and rear yard requirements of interior lots may be required if deemed necessary by City Council in order to meet the provisions of Section 48. Perimeter lots in a Planned Business Park shall have a minimum twenty (20) feet of frontage on a public right-of-way. Interior lots in a Planned Commercial Center that have no frontage on a public right-of-way must have a minimum twenty-five (25) foot dedicated public access easement connecting to a public right-of-way.

2. LANDSCAPING REQUIREMENTS OF PLANNED COMMERCIAL CENTERS: The minimum landscaping requirements of Section 53.H.2(b) shall be applicable around the outside perimeter of a Planned Commercial Center. For interior lots the minimum landscaping requirements of Section 53.H.2.(b) may be required if deemed necessary by City Council in order to meet the provisions of Section 48.

3. MINIMUM OPEN SPACE REQUIREMENTS OF PLANNED COMMERCIAL CENTERS: At least twenty (20) percent of the total site area of the Planned Commercial Center shall be devoted to nonvehicular open space (Nonvehicular open space is any area not devoted to buildings, parking,

loading, storage, or vehicular use.)

4. BUILDING SEPARATION REQUIREMENTS OF PLANNED COMMERCIAL CENTERS: The minimum distance between principal or accessory buildings on the same lot required by Section 25.G.6 may be modified if deemed necessary by City Council to accommodate for accessory structures.

5. BUILDING ELEVATIONS OF PROPOSED STRUCTURES SHALL BE SUBMITTED WITH THE SITE PLAN REQUIRED BY SECTION 48.D.7.

O. MASTER SITE DEVELOPMENT PLAN REQUIREMENTS: Each lot or parcel of land created within a Master Site Development Plan shall comply with the following requirements:

1. PURPOSE: The purpose of the Master Site Development Plan is to encourage thoughtful, efficient, and purposeful utilization of land that promotes a mixture of uses that blends retail, commercial, office and/or residential functions whereby those functions are physically and functionally integrated, with appropriate vehicular and pedestrian connectivity. The Master Site Development Plan also allows the Planning and Zoning Commission and the City Council the ability to consider these multiple uses, including conditional uses, special uses, and planned development overlays upon one or more parcels of land, five acres in size or greater, through one application process.

2. ADDITIONAL USES ALLOWED: Given the elements that can be incorporated within a Master Site Development Plan in an effort to achieve a successful, multifaceted development, additional uses may be considered by the Planning and Zoning Commission and City Council that are not normally considered as individual elements allowed as permitted, conditional, or special uses within the zoning district. The following uses may be considered in conjunction with at least one other permitted or conditional uses allowed in the “CC” Community Commercial District:

   (a) Any uses allowed within Section16, “R-5.0” Zero Lot Line District
   (b) Any uses allowed within Section 17, “R-3.5” Two Family District
   (c) Any uses allowed within Section 18, “R-3.75” Three and Four Family District
   (d) Any uses allowed within Section 20, “R-TH” Townhouse District
   (e) Any uses allowed within Section 22, “R-MF” Multifamily District

3. REQUEST FOR A MASTER SITE DEVELOPMENT PLAN/APPLICATION PROCESS: The procedure to follow to establish a Master Site Development Plan shall be the same process as that required to establish, amend, or alter a development as specified under Section 48, Conditional Uses.

4. SITE PLAN REQUIREMENTS: No application for a building permit for construction of a principal building shall be approved without the following:

   (a) A Plat meeting all the requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant and/or Dallas Counties.

   (b) A site plan meeting the requirements of Section 47, Site Plan Review of the Zoning Ordinance has been approved as specified under Section 48, Conditional Uses. Recognizing the scale and scope of a large multifaceted development has many components, each component, in an effort to provide clarity and ease of understanding, may consist of its own individual site plan as part of the overall Master Site Development Plan.

   Developments planned to be conducted in phases may submit a site plan as required per Section 47, Site Plan Review for the phase(s) of the project to be initially developed, along with a concept plan for the remaining phase(s); however, development of the remaining phases of the project shall require approval of a site plan in accordance with Section 47.

   (c) A Landscape Plan meeting the requirements of Section 53, Landscaping Regulations.

5. MASTER SITE DEVELOPMENT PLAN DESIGN REQUIREMENTS: In addition to the requirements already established in Section 25, “CC” Community Commercial District, each lot or parcel of land created within a Master Site Development Plan shall also comply with the criteria established in paragraph N. Planned Commercial Center Design Requirements. For individual components of a Master Site Development Plan that have clearly defined boundaries between uses relative to Paragraph 2 above, the development criteria for that particular district shall apply.

6. PERIOD OF VALIDITY: No Site Plan in conjunction with a Master Site Development Plan shall be valid for a period longer than one year from the date on which the City Council grants approval, unless within such one year period: (a) a Building Permit is obtained and the erection or alteration of a structure is started, or (b) an Occupancy Permit is obtained and a use commenced. The City Council may grant one additional extension not exceeding one year, upon written application, without notice or hearing. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application as required in Section 67, Amendments. It should be recognized that the establishment of a Master Site Development Plan is contractual in nature and upon expiration of a Site Plan approved in conjunction with a Master Site Development Plan, the property will revert to the underlying zoning district designation and all uses and the general development guidelines as stated in the underlying district shall apply. There shall be no vested right(s) associated with an expired site plan approved in conjunction with a Master Site Development Plan. All property that has received approval as part of a Master Site Development Plan shall be eligible for the provisions of this ordinance provided that the application for a Master Site Development Plan has not expired.