

Article 11. General Commercial (GC)

a.) Purpose

The purpose of the GC District is to provide locations for businesses of a more general nature that might not be expected to be found in a neighborhood and can be served with adequate water and sewer service. The businesses proposed include retail, wholesale, and some light processing operations.

The following regulations and applicable regulations contained in other articles shall apply in the GC District.

b.) Principal Permitted Uses

- 1.) All permitted and special exception uses in the Neighborhood Commercial District (NC).
- 2.) Alcoholic beverage package stores.
- 3.) Ambulance and rescue squads.
- 4.) Appliance stores.
- 5.) Automobile dealers and repair businesses, gasoline service stations, car washes, and motorcycle dealers.
- 6.) Automobile parking lots and garages, public and commercial.
- 7.) Bottling of soft drink or milk, or distribution stations therefor.
- 8.) Bowling alleys.
- 9.) Building contractors and storage yards in conjunction with offices.
- 10.) Building material sales and storage yards.
- 11.) Candy stores.
- 12.) Clothing stores.
- 13.) Craft-type enterprises of a small scale requiring assembly or manufacture of products such as ceramics, glassware, woodworks, cloth, etc.
- 14.) Dairy products stores.
- 15.) Dress or millinery shops.
- 16.) Dry goods or variety shops.
- 17.) Fire stations.
- 18.) Food and grocery stores.
- 19.) Furniture and upholstering stores.
- 20.) Garden centers.
- 21.) Golf driving ranges.
- 22.) Hardware stores.
- 23.) Heating and air conditioning dealers.
- 24.) Hotels, motels, and inns.
- 25.) Kennels, provided that they meet the requirements of Section 5.11.
- 26.) Mini-warehouses excluding outside storage or outside uses.

- 27.) Offices and clinics, professional and business.
- 28.) Outdoor recreation business.
- 29.) Pet shops.
- 30.) Photographic studios.
- 31.) Printing shops.
- 32.) Private clubs, lodges, golf courses and recreational buildings, including country clubs, provided that the nature of the structure and use will not materially or adversely conflict with the character of the neighborhood.
- 33.) Radio and television studios or repair shops, except transmission points.
- 34.) Restaurants and lunch rooms, including drive-in and carry-out.
- 35.) Sign painting shops.
- 36.) Skating rinks.
- 37.) Specialty shops.
- 38.) Sporting goods or hobby shops.
- 39.) Stationery stores.
- 40.) Taxi stands
- 41.) Telephone central office or service center.
- 42.) Tourist information center.
- 43.) Veterinary offices, clinics, and laboratories, with runways, provided that those with runways meet the provisions of Section 5.11.
- 44.) Video rental stores.

c.) Special Exception Uses

- 1.) Farm machinery dealerships.
- 2.) Outdoor drive-in theaters.
- 3.) Research and development facilities.
- 4.) Taverns and cocktail lounges.
- 5.) Any other function that the Board finds functionally similar to any principally permitted use or special exception listed in this Article. The Board shall not grant any special exception which is inconsistent with the purpose set forth for this District, nor which will materially or adversely affect the use of any adjacent or neighboring properties.

d.) Accessory Structures and Uses. Are permitted in association with permitted structures and uses or approved special exceptions, as specified in Section 2.2 and Section 5.8.

e.) Off-street Parking. As applicable in Article 15.

f.) Height Regulations. No structure shall exceed fifty (50) feet, except as provided in Section 16.5.

g.) Minimum lot area, lot width and yard requirements. The following minimum requirements shall be observed, subject to the modification requirements in Article 16.

	<u>FRONT YARD</u> <u>DEPTH</u>	<u>SIDE YARD (WIDTH)</u> <u>EACH SIDE YARD</u>	<u>REAR YARD</u> <u>DEPTH</u>
All Buildings	40 ft.	10 ft. *	30 ft.

\* Where adjoining any "R" District, not less than twenty-five (25) feet.

h.) Design Standards

1.) Site Coverage: Impermeable site coverage (building area, parking and other paved surfaces) shall not exceed ninety percent (90%) of the gross site area.

2.) Adequate provision shall be made for storage and collection of refuse. This area shall be screened and the dumpsters placed on a concrete pad.

3.) Permeable areas of the site shall be planted with ground cover, shrubs, and trees and if adjacent to any lot occupied by a dwelling, school, church, or institution for human care not located on the same lot as said use or buildings, or any lot which is part of a duly recorded subdivision, shall be effectively screened as per Section 5.12.

i.) Site Plans. See Section 5.9 for Site Plan requirements.

j.) Performance Standards. See Section 5.10.

k.) Landscape Plan and Landscaping Standards. See Section 5.12 for all uses required to meet these requirements.