

ARTICLE 16: GC GENERAL COMMERCIAL DISTRICT

16.1 Intent:

The GC District is intended to provide areas for major retail, service and other business activities that will serve the general commercial needs of the community at large. Special care must be taken in development review to minimize the impacts of the high-traffic and other potentially disruptive activities, and to ensure that new commercial development will not be located in areas with slopes of more than twenty percent (20%).

16.2 Principal Permitted Buildings/Structures, and Uses:

The following buildings/structures and uses are permitted in the GC District.

- A. Grocery, liquor, convenience, and drug stores.
- B. Clothing, dry goods, shoe and variety stores.
- C. Furniture, appliance, paint and hardware stores.
- D. Banks and savings and loan institutions.
- E. Specialty shops, including gift, stationery, jewelry, florist and video rental shops.
- F. Business and professional offices.
- G. Personal services, including laundry/dry cleaning, laundromats, barber/beauty shops, sewing/tailoring, and pet services with no outdoor kennels.
- H. Small appliance and shoe repair shops.
- I. Indoor recreational activities, including theaters, bowling alleys, and health clubs.
- J. Automobile filling and service stations, car washes, and repair or service shops.
- K. Greenhouses and garden supply stores.
- L. Funeral homes and mortuaries.
- M. Commercial automobile parking lots.
- N. Restaurants, excluding entertainment activities.
- O. Medical and dental clinics.
- P. Child care centers, provided they meet the Child Care Administration's Licensing requirements for commercial child care facilities.

- Q. Public/governmental buildings and properties which are cultural, recreational, administrative or public service in nature, but not including storage yards, warehouses, or garages.
- R. Houses of worship.
- S. Recycling centers.
- T. Fire and rescue services.
- U. Motels and hotels, provided that one (1) off-street parking space is provided for each guest room.

(Ord. 504)

16.3 Accessory Permitted Buildings/Structures and Uses:

The following accessory buildings/structures and uses are permitted in the GC District.

- A. Those buildings/structures and uses customarily accessory and incidental to the principal permitted uses or authorized special exceptions of the GC District.
- B. Parking, in accordance with Article 23, except where expressly stated otherwise in this Article.
- C. Fences, in accordance with Section 5.10.
- D. Signs, in accordance with Article 22.
- E. Solar Collection Systems, in accordance with Section 21.12.
- F. Solar arrays, in accordance with Section 21.13.

(Ord. 487)

16.4 Special Exceptions:

The following buildings/structures and uses are permitted by Board of Appeals approval only. Conditions of approval may be imposed by the Board of Appeals.

- A. Nursing homes and domiciliary care/assisted living facilities, provided that one (1) off-street parking space is provided for each employee and for each three (3) patients to be cared for therein.
- B. Automobile sales lots and sales and service centers, provided that outdoor vehicle displays are organized into neat rows.

- C. Any other use determined by the Board of Appeals to be of the same general character as the principal permitted uses or authorized special exceptions of the GC District.

16.5 Height Restrictions:

No building/structure in the GC District shall exceed forty feet (40') in height, except as provided in Section 21.3(C).

16.6 Lot Area, Width, and Setback Requirements for the GC District

PRINCIPAL PERMITTED AN SPECIAL EXCEPTION USES	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT AREA PER DWELLING UNIT OR USE (SQ. FT.)	MINIMUM LOT WIDTH (FT.)	FRONT YARD* SETBACK (FT.)	REAR YARD SETBACK (FT.)	SIDE YARD** SETBACK (FT.)	OTHER SETBACK REQUIREMENTS
All uses			50	20	6	6	40' side or rear yard setback from any adjacent Residential District

*As measured from the lot line (does not include a portion of the right-of-way).

**Corner lots shall provide two front yards and one side yard.