

SECTION 2.2.009 - GENERAL COMMERCIAL (GC)

A. **PURPOSE:** The purpose of this zone is to provide the full range of retail goods and services serving a large area which normally requires a large space for development.

B. **PERMITTED USES:**

1. Accessory Structures – Caretaker’s Residences, Garages, Sheds for Storage of Lawn Equipment or Wood, and Signs
2. Administrative and Professional Services – Administrative Offices, Legal Financial, Insurance, Real Estate, Architectural, Engineering, Surveying, Consulting Offices and Business Support Services
3. Animal Sales and Services: Grooming – Dog Bathing and Clipping Salons or Pet Grooming Shops
4. Animal Sales and Services: Kennels – Boarding Kennels, Animal Shelters, Pet Motels, Dog Training Centers, or Breeding Establishments
5. Animal Sales and Service: Pet Sales/Shops – Sales of Aquatic and Small Animals, and Animal-Related Supplies and Services.
6. Animal Sales and Services: Veterinary, Small Animals – Pet Clinics, Dog and Cat Hospitals or Animal Hospitals
7. Artisan Manufacturing Not to Exceed 5,000 Square Feet and Having a Retail Storefront
8. Automotive and Equipment: Cleaning – Auto Laundries, Auto Detailing, or Car Washes
9. Automotive and Equipment: Fleet Storage – Taxi Fleets, Mobile Catering Truck Storage or Auto Storage Garages
10. Automotive and Equipment: Parking – Commercial Parking Lots or Garages
11. Automotive and Equipment: Repairs, Light Equipment – Muffler Shops, Auto Repair Garages or Auto Glass Shops
12. Automotive and Equipment: Sales/Rentals, Light Equipment – Automobile Dealers, or Car Rental Agencies or Recreational Vehicles Sales and Rental Agencies
13. Building Maintenance Services – Janitorial, Landscape Maintenance, or Window Cleaning Services
14. Business Equipment Sales and Services – Office Equipment and Supply Firms, Small Business Machine Shops or Hotel Equipment and Supply Firms
15. Communications Services – Television Studios, Radio Stations and Telecommunication Service Centers
16. Community Education – Public, Private and Parochial Pre-Elementary, Elementary, Junior High and Senior High School, Junior Colleges, Colleges, Universities and Trade Schools
17. Community Recreation – Recreational, Social or Multi-Purpose Uses Within Buildings
18. Construction Sales and Services – Building Materials Stores, Tool and Equipment Rental or Sales
19. Cultural Exhibits and Library Services – Museum-Like Preservation and Exhibition of Works of Art or Library Collection
20. Day Nurseries
21. Dwellings – Limited to Residential Units within existing buildings that were originally designed and constructed exclusively for residential occupancy. Buildings that were not originally constructed exclusively for residential occupancy are limited to Residential Units Below Ground Level and in the Second and Higher Floors and/or Twenty-Five Percent (25%) of the Ground Floor of Commercial Buildings, or Greater than Twenty-Five Percent (25%) With a Conditional Use Permit, provided that Commercial Store Fronts are Maintained on the Street Front. Home Occupations are Allowed in Such Family Residential Units Subject to the Provisions of Article 8.11 of This Code.
22. Eating and Drinking Establishments – Restaurants, Short-Order Eating Places, Taverns, Bars or Brew Pubs, Mobile Food Units Accessory to a Permitted Use

23. Family Daycare Providers
24. Food and Beverage Retail Sales – Supermarkets, Groceries, Liquor Stores, Brew Pubs, Retail Sales, Bakeries, or Delicatessens
25. Fuel Sales – Passenger and Light Truck Service Stations, Filling Stations - Excluding Truck Stops, Storage or Sales of Liquefied Petroleum Gas
26. General Industrial: Limited to Custom Manufacturing – Ceramic Studios, Candle-Making Shops or Custom Jewelry Manufacture
27. Laundry Services – Laundry Agencies, Diaper Services or Linen Supply Services
28. Lodging – Motels, Hotels, and Bed and Breakfast Inns, excluding emergency shelters
29. Medical Services – Medical Clinics, Dental Clinics, Chiropractic Clinics, Medical and Dental Laboratories or Allied health professionals
30. Participant Sports and Recreation – Limited to Bowling Alleys, Arcades, Youth Centers, Martial Arts Studios, Dance Studios, Health/Fitness Clubs, Gymnasiums or Billiard Parlors, Miniature Golf Courses and Driving Ranges Within Enclosed Buildings
31. Personal Services – Photography Studios, Barber Shops, Hair Salons, or Massage Therapy
32. Postal Services – Mailing and Shipping Services Excluding Major Processing and Distribution Centers
33. Repair Services – Appliance Repair Shops, Apparel Repair Firms or Instrument Repair Firms
34. Retail Sales – Businesses Engaged in Retail Sale of Goods and Merchandise, Excludes Medical Marijuana and Recreational Marijuana
35. Spectator Sports and Entertainment - Limited to Indoor Theater, Service Club and Membership Organizations, and Social and Fraternal Orders, Excluding sports stadiums and arenas.
36. Transportation Services – Taxi Services and Bus Depots
37. Wholesaling, Storage, and Distribution: Light – Limited to wholesale buying operations within buildings not to exceed 5,000 square feet total.

C. CONDITIONAL USES:

1. Animal Sales and Services: Veterinary, Large Animals – Animal Hospitals or Veterinary Hospitals
2. Artisan Manufacturing Exceeding 5,000 Square Feet and Having a Retail Storefront
3. Automotive and Equipment: Repairs, Heavy Equipment – Truck Transmission Shops, Body Shops or Motor Freight Maintenance Groups
4. Automotive and Equipment: Sales/Rentals, Farm Equipment – Farm Equipment Dealers
5. Eating and Drinking Establishments – Mobile Food Courts
6. Extensive Impact Services and Utilities – Limited to Fairgrounds, Public Safety Buildings, Police Stations, Fire Stations, Ambulance Services, Helistops, Wells, Parks, Community Gardens, Wireless Communication Facilities, or Other Communication Structures, Substations, and Electrical Generation Facilities
7. Funeral and Interment Services: Cremating - Crematoriums
8. Funeral and Interment Services: Undertaking – Funeral Homes or Mortuaries
9. Fuel Sales - Limited to Truck Stops
10. Lodging: Campgrounds
11. Lodging: Resorts and Emergency Shelters
12. Marijuana Facilities – Marijuana Retailers, Marijuana Testing, and Medical Marijuana Dispensaries (See Article 3.21)
13. Off-Premise Advertising Signs
14. Open Sales Lot – Sale and/or Rental of New/Used Manufactured Homes, Prefabricated Structures or Any Other Good or Service Sold and/or Displayed in an Outdoor Environment
15. Participant Sports and Recreation – Limited to indoor shooting ranges and those uses conducted in open facilities, such as golf courses and outdoor driving ranges.

16. Public Research Area – Governmental, Educational, Public or Non-Profit Operated Buildings or Land Dedicated to Pure or Applied Scientific Discovery in Fields of Agriculture, Wildlife Management, Forestry, Geology, Archaeology, Ecology, Astronomy
17. Religious Assembly – Religious Services Involving Public Assembly as Occurs in Synagogues, Temples and Churches
18. Research Services – Electronics Research Laboratories, Space Research and Development Firms, Soil and Material Testing Labs, or Pharmaceutical Research Labs
19. Spectator Sports and Entertainment – Limited to Sports Stadiums and Arenas
20. Wholesaling, Storage, and Distribution: Storage - Limited to Mini-Storage and Building Contractors

D. PROPERTY DEVELOPMENT STANDARDS:

1. Minimum Lot Area - Two Thousand Five Hundred (2,500) Square Feet or as specified in the Goal 9 Policies of the Comprehensive Plan.
2. Master Plan - For lots with existing areas of two and one half (2½) acres or more, an approved Master Plan shall govern proposed uses, development patterns, and parcel sizes, along with subdivision, partitions and lot line adjustments. The Master Plan shall be used to maximize the long-term potential for commercial and industrial employment in accordance with Goal 9 of the Comprehensive Plan, and shall provide for the maximum use of the lots reasonably feasible and consistent with all other applicable requirements of law. The approved Master Plan shall be filed with the County Clerk and all development proposed shall comply with the approved Master Plan, unless a new Master Plan is approved by the City.
3. Lot Size and Shape - See Chapter 5, Article 5.2.
4. Building Setbacks and Yards - See Chapter 5, Article 5.3.
5. Distance Between Buildings - See Chapter 5, Article 5.3.
6. Building Heights - See Chapter 5, Article 5.4.
7. Fences, Hedges and Walls - See Chapter 5, Article 5.5.
8. Landscaping - See Chapter 5, Article 5.6.
9. Parking and Loading - See Chapter 5, Article 5.7.
10. Signs - See Chapter 5, Article 5.8.
11. Vehicular Access and Circulation - See Chapter 6, Article 6.2.
12. New Business Permit – See Chapter 8, Article 8.2.
13. Temporary Use - See Chapter 8, Article 8.3.