

## Sec. 16. - **GC** - General commercial.

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(a)

*Statement of Intent.* The General Commercial use component allows for the development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

(b)

*Conforming Uses.* Certain uses listed in this use component also need to be supported by an appropriate site component in order to be permitted. A building or premise shall be used only for the following purposes:

(1)

Any use permitted in the "LC" - Local Commercial component with no limit in square footage.

(2)

Animal hospital, veterinarian, animal boarding including a crematory associated with such use on site, or a crematory associated with a cemetery, as long as the crematory stack is located at least two hundred feet (200') from a restaurant, or associated parking, or a residential zoning district (unless such district is utilized for nonresidential uses). Any commercial enterprise which includes an outdoor animal yard or any other commercial un-soundproofed animal area containing five or more animals is required to be at least two hundred feet (200') from any residential district (unless such district is utilized for nonresidential uses) and is required to be combined with a Type 4 or 5 site component.

(3)

Assisted Living or Nursing Home.

(4)

Bar, nightclub or private club.

(5)

Cosmetic Services.

(6)

Entertainment venues including bowling alleys, golf practice ranges, miniature golf establishments, theaters, amusement parks, arcades, arenas, stadiums, gymnasiums, skating rinks, commercial sports venues, indoor shooting range, etc. (Note that outdoor entertainment venues involving substantial outdoor equipment, unshielded stadium lighting, noise generation, outdoor amplified sound systems or similar conditions such as golf practice ranges open at night, sports stadiums, amusement parks, rodeo arenas, etc. require a Type 4 or 5 site component).

(7)

Equipment and furniture or other similar goods sales, repair and service.

(8)

Farms or truck gardens, limited to the propagation and cultivation of plants and provided further that no poultry or livestock shall be housed within two hundred (200) feet of any property line.

(9)

Grocery and dry goods sales.

(10)

Hospital and other major medical facilities.

(11)

Hotel/Motel, boarding houses.

(12)

Liquor store.

(13)

Funeral home, including embalming and crematory facilities associated with an on-site funeral home or cemetery, as long as the crematory stack is located at least two hundred feet (200') from a restaurant, or associated parking, or from a residential zoning district (unless such district is utilized for nonresidential uses).

(14)

Manufactured housing sales and accessory building sales.

(15)

Office/warehouse including painting, plumbing or other similar commercial service.

(16)

Pet shop.

(17)

Research, testing, and development laboratory.

(18)

Retail sales of new products and services.

(19)

Transportation related facilities including commercial parking lots, passenger terminals, taxicab stations and mass transit terminals.

(20)

New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop (Small engine repair shops and motorcycle repair shops shall not be permitted within one hundred fifty (150) feet of a residential district unless such repairs are conducted totally within a fully enclosed building).

(21)

Wholesale activities with less than 3,500 square feet of gross area of the business.

(22)

Other similar uses as determined by the Director of Planning based on the criteria of Article II, Sec. 2, (f).

(c)

*Additional Requirements.* (Each of the uses denoted herein shall conform to the following development standards. Note: A site component - Type 1, 2, 3, 4 or 5 - and an architectural component - Type A, B, C or D - must be combined with this use component).

(1)

Use Standards (Article IV).

(2)

Site Components (Article V).

(3)

Site Standards (Article VI).

(4)

Architectural Components (Article VII).

(5)

Architectural Standards (Article VIII).

(Ordinance 05-018-00 adopted 9/1/05; Ordinance 12-042-00, secs. 3—5, adopted 9/6/12; Ordinance 14-001-00, sec. 2, adopted 1/2/14; Ordinance 14-075-00, sec. 4, adopted 12/4/14; Ordinance 20-022-00, sec. 13, adopted 4/21/20)

## Sec. 15. - LC - Local commercial.

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(a)

*Statement of Intent.* The Local Commercial use component allows for the development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a commercial street or higher classification street.

(b)

*Conforming Uses.* Certain uses listed in this use component may also need to be supported by appropriate site components in order to be permitted. A building or premise shall be used only for the following purposes:

(1)

Any use permitted in the "LO" Local Office component.

(2)

Artisan and handcraft activities and sales if such activities are located completely within an enclosed structure except for specific activities as provided in the applicable site component.

(3)

Bank or other lending institution (Note that drive-through service lanes are permitted only if provided in the applicable site component).

(4)

Bed and breakfast.

(5)

Colleges, universities, vocational schools or other institutions of higher learning including related facilities.

(6)

Cultural facilities including art gallery, museum, dancing or music academy, fitness center, martial arts academy, photographic or artist studio.

(7)

Florist shop, greenhouse or nursery.

(8)

Funeral home, including embalming facilities associated with an on-site funeral home or cemetery, but no crematory.

(9)

Grocery and dry goods sales including convenience stores (Note: Refer to Type 3 site component for outdoor fuel sales).

(10)

Medical clinics.

(11)

Personal services including, but not limited to, barbershops, beauty parlors, tailoring, dressmaking, shoe repair, small appliance repair, bicycle repair, retail bakeries, catering and, under the following conditions, dry cleaning and laundry (including self-service):

(i)

Dry cleaning machines shall be an EPA-approved non-vent unit and have an enclosed trough to accommodate any solvent spill.

(ii)

Solvent use shall be wet system utilizing only water and detergents or PERC systems, which is nonflammable perchloroethylene, and which is limited to 50 gallons on-site at any one time. Other alternative solvent may be considered (e.g. D-5) by the Director of Planning on a case-by-case basis.

(iii)

No fumes, odor or noise shall be detectable beyond the premises of the business.

(iv)

No chemical discharge shall be allowed into an organized central sewer system or private septic disposal system unless such system is a wet system utilizing only water and detergents.

(v)

There shall be a maximum of 1,800 square feet for the gross area of the business.

(vi)

Dry clean processing is limited to on-site business, not trucked-in processing.

(vii)

Used chemicals and filters shall be disposed of weekly or after every 8,000 pounds of processing and be transported by a state-licensed disposal company.

(12)

Pharmacies.

(13)

Restaurants.

(14)

Retail sales of new product and services.

(15)

Other similar uses as determined by the Director of Planning based on the criteria of Article II, Sec. 2, (f).

(c)

*Hours of Operation.* Hours of operation to the general public shall be between 5:00 a.m. to 10:00 p.m.

Sunday through Thursday, and between 5:00 a.m. and 11:00 p.m. Friday and Saturday except for emergency services; public property and facilities; any activity not open to the public; and fitness centers or gymnasiums to which access between the hours of 10:00 p.m. and 5:00 a.m. is restricted to persons who have a current contract for membership to such fitness center or gymnasium, and no business transactions or any organized instructional activities take place during such hours.

(d)

*Additional Requirements.* (Each of the uses denoted herein shall conform to the following development standards. Note: A site component - Type 1, 2 or 3 - and an architectural component - Type A, B or C - must be combined with this use component.)

(1)

Use Standards (Article IV).

(2)

Site Components (Article V).

(3)

Site Standards (Article VI).

(4)

Architectural Components (Article VII).

(5)

Architectural Standards (Article VIII).

(Ordinance 05-018-00 adopted 9/1/05; Ordinance 06-034-00 adopted 9/21/06; Ordinance 05-018-30, sec. 9, adopted 2/15/07; Ordinance 12-006-00, sec. 4, adopted 2/2/12; Ordinance 20-022-00, sec. 12, adopted 4/21/20)