

5.5 General Commercial District (GC).

- A. Intent of district:** It is intended that the GC zoning district be established and reserved for general business purposes. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, economically healthy and compatible environment for businesses to serve City and regional commercial needs. These regulations are also intended to accommodate businesses which benefit from being located in close proximity to each other, and to discourage any encroachment by other uses capable of adversely affecting the basic commercial character of the district. It is further intended that these regulations will reduce traffic congestion, provide for adequate off-street parking, and limit the development of "strip" type business areas.
- B. Permitted uses:** The following uses shall be permitted in any GC zoning district:
1. As specified in Table 5.7: Permitted Uses.
 2. Publicly owned building, facility or land.
 3. Building, facility or land for the distribution of utility services.
 4. Building, facility or land for non-commercial park, recreation, thoroughfare, or open space purposes.
 5. Accessory use: See section 7.4.
- C. Special uses:** Unless otherwise specified in this Ordinance, the following uses shall be permitted in any GC zoning district as a special use upon the issuance of a special use permit by the City:
1. Retail business involving the sale of merchandise on an individual zoning lot where an individual tenant, owner, occupant, or business occupies more than 10,000 square feet subject to the following conditions:
 - a. In addition to the conditions set forth in this subsection 5.5.C.1, the maximum aggregate size of any commercial development shall be 150,000 square feet of floor area.
 - b. No single commercial tenant, owner, occupant, or business shall occupy more than 32,000 square feet of floor area.
 - c. No three commercial tenants, owners, occupants, or businesses shall occupy a combined floor area of more than 80,000 square feet.
 - d. No more than six commercial tenants, owners, occupants, or businesses shall occupy more than 10,000 square feet of floor area each.
 - e. All exterior building elevations that face public streets and/ or customer parking areas shall be designed so that there are no large expanses of blank walls. This requirement can be met by employing the use of architectural features including but not limited to the following: doors, windows, pilasters, columns, horizontal and vertical offsets, material and color variations, decorative cornices, awnings, canopies, murals, and graphics. In order to assure conformance with this requirement, exterior building elevations must be reviewed and approved as a part of the overall final site plan review process.
 - f. Any tenant, occupant, or business that occupies more than 10,000 square feet shall provide the City attorney with a copy of the rental agreement between such tenant, owner, occupant, or business and its landlord which contains a contract

provision prohibiting such person or entity from voluntarily vacating such premises or otherwise ceasing to conduct its retail business on such premises while simultaneously preventing the landlord, by continuing to pay rent or otherwise, from leasing the premises to another person or company who will operate a permitted business on the premises. If such a tenant, occupant or business voluntarily vacates such premises or otherwise ceases to conduct its retail business on the premises, the landlord shall be free to market and lease such premises to another person or company.

- g. The owner of the zoning lot shall prepare a traffic management plan which identifies the traffic problems that will be generated by development on the premises and which presents reasonable solutions to those problems. The plan must be prepared by a qualified professional traffic planner at no cost to the City, and it must be approved by the City engineer or engineering firm as designated by City Council prior to the approval of the preliminary site plan or the issuance of a land disturbance permit or building permit, whichever occurs first.
 - h. The owner of the zoning lot shall prepare a water management plan which identifies the water management problems that will be generated by development on the premises and which presents reasonable solutions to those problems. The plan must be prepared by a qualified professional engineer at no cost to the City, and it must be approved by the City engineer prior to the approval of the preliminary site plan or the issuance of a land disturbance permit or building permit, whichever occurs first.
- 2. The sale, rental and/or storage of materials or equipment, excluding junk or salvage materials, provided that the area is entirely screened from the street and adjoining properties by a suitable fence or wall at least six feet in height above finished grade. The above required fence or wall must provide for a reasonable visual separation between the use and adjoining properties.
 - 3. Commercial recreational facility or land where the use is not located entirely within a building on the premises, on the following conditions:
 - a. The zoning lot is not less than one acre in area.
 - b. Except for golf courses or other passive recreation areas, the zoning lot is not adjacent to or across the street from any residential zoning lot.
 - 4. Transportation facility or terminal, provided service is primarily for passenger transportation rather than freight transportation.
 - 5. Church or other legitimate place of worship, subject to the conditions set forth in section 5.1.C.7 (a) through (l).
 - 6. Farming, horticulture or agriculture, subject to the conditions set forth in section 5.1.C.1.
 - 7. Bed and Breakfast subject to the conditions set forth in section 5.1.C.4.
 - 8. Cemetery subject to the conditions set forth in section 5.1.C.5.
 - 9. Commercial Kennel subject to the conditions set forth in section 5.1.C.3.
 - 10. Riding stable subject to the conditions set forth in section 5.1.C.6.
 - 11. Wreckage Service provided storage of wrecked and inoperable vehicles does not exceed 14 days.
 - 12. Private School subject to the following conditions:

- a. The zoning lot is not less than 80,000 square feet in area.
- b. No building is constructed within 75 feet of the property line of any adjoining residential zoning lot.
- c. Parking, service and/or play areas are separated from adjoining residential zoning lots by a suitable planting screen, fence or wall at least six feet in height above finished grade. The above required screen, fence or wall must provide for a reasonable visual separation between the properties.
- d. Plans for the facilities must receive the written approval of the state regulatory agencies and the fire department prior to any construction or occupancy.

D. Other requirements: Unless otherwise specified in this Ordinance, uses permitted in GC zoning districts shall conform to the following standards:

1. Minimum zoning lot area: One (1) acre, subject to approval of Health Department.
2. Minimum lot width: 80 feet.
3. Minimum front setback depth:
 - a. Building: 45 feet.
 - b. Driveway/parking: 25 feet.
4. Minimum side and rear setback depth: 20 feet.
5. Maximum building height: 35 feet
6. Parking: Refer to Article 9.
7. Signs: Refer to Article 10.
8. Storage: No storage will be permitted on the zoning lot outside a fully enclosed building unless the storage area is entirely screened from the street and adjoining properties by a suitable fence or wall at least six feet in height above finished grade. The required fence or wall must provide for a reasonable visual separation between the storage area and any adjoining property.
9. Access: All zoning lots shall have direct access onto an arterial, major collector or industrial/commercial road or have access to an arterial, major collector or industrial/commercial road via an access street.
10. No automobile parking or service areas will be permitted within the required front setback or within 20 feet of the property line of any adjoining residential zoning lot.
11. All parking and service areas must be separated from adjoining residential zoning lots by a suitable planting screen, fence or wall at least six feet in height above finished grade. The above required screen, fence or wall must provide for a reasonable visual separation between the properties.
12. No outside loudspeaker systems shall be utilized.
13. All lights or lighting arrangements used for purposes of advertising, security or night operations must be directed away from adjoining or nearby residential zoning lots.
14. No use permitted in this zoning district shall be allowed to cover more than 75 percent of the zoning lot on which it is located with impervious surfaces.

Table of Permitted Uses. No principal building, structure or land use shall be permitted except in the zoning districts indicated and for the purposes permitted in sections 5.1 through 5.7 and/or Table 5.7: Permitted Uses. Each use is mutually exclusive and does not include other uses listed in the table.

A principal use denoted by the letter “S” is permitted only if a special use permit is granted by the Council (see section 15.16) and the conditions specified in sections 5.1 through 5.7 are met.

For uses not included in this list where the building inspector is unable to determine clear placement, application shall be made to the Council for interpretation.

TABLE 5.8: PERMITTED USES

PERMITTED USES	ZONING DISTRICTS						
	RD	R40	RC	R-1	GC	GI	HC
ACCESSORY USES - subject to requirements in Article 7	X	X	X	X	X	X	
Adult Day Care, Center or Group					X		
Adult Day Care, Home	S	S					
Advertising Display, Sales and Manufacturing					X		
Agriculture Equipment Sales, Supply and Storage					X	X	
Ambulance Services					X	X	
Antique Shop					X		
Apparel and Accessory Store					X		
Appliance Sales and Repair					X		
Art Gallery					X		
Athletic / Health Club & Facilities / Training Facility					X		
Assembly Hall, Civic Center					X	X	
Automobile and Truck Sales, Service and Repair					X		
Automobile Repair and Body Shop					X	X	
Bait Shop					X		
Bakery/Pastry Shop					X		
Bank or Financial Institution - Full Service or Auto Teller					X		
Barber Shop					X		
Baseball Batting Cages					X	X	
Beauty Shop					X		
Bed and Breakfast	S	S			S		
Boat Storage, Sales, Service & Repair					X	X	
Books, Cards and Stationery Stores					X		

	RD	R40	RC	R-1	GC	GI	HC
Bottling Plant						X	
Bowling Alley					X		
Builder Supplies and Storage					X		
Building Materials Sales, Supplies and Storage					X		
Bus Station					X		
Car Wash Manual or Automatic					X	X	
Carpet Cleaning Store					X	X	
Carpet and Rug Sales, Floor Covering and Storage					X		
Cemetery, Private	S	S					
Cemetery, Public	S	S			S		
Cemetery, Religious Institution	S	S			S	S	
Child Care, Center or Group					X		
Child Care, Home	S	S					
Churches	S	S	S		S	S	
Cinema, Movie Theater					X		
Clinic, Public or Private					X		
Club and Lodges					X	X	
College, University or Junior College					S		
Concrete/Stone Cutting, Fabrication						X	
Contractor Equipment - Material Storage					X	X	
Convenience Stores w/out Fuel Pump Service					X	X	
Convenience Stores with Fuel Pump Service - provided that all fuel pumps shall be at least twenty-five (25) feet from the street right of way.					X	X	
Curio and Souvenir Shops					X		
Drug Stores, Pharmacies					X		
Dwelling, Single-Family Attached House (Duplex)				X			
Dwelling, Single-Family Detached	X	X	X	X			
Equipment Rental, Industrial						X	
Equipment Supplies (Business/Industrial)					X	X	

	RD	R40	RC	R-1	GC	GI	HC
Farming, Horticulture or Agriculture, including the Raising/Keeping of Livestock	S	S			S		
Flea Market					X		
Florist Shop					X		
Funeral Home, Mortuary					X		
Furniture, Home Furnishings and Equipment Store					X		
Garden/Landscaping, Service and Supplies					X	X	
Gasoline Station w/Auto Service					X	X	
Golf Courses and Club Houses	S	S			X	X	
Golf Driving Range					X	X	
Government Buildings					X		
Grocery/General Merchandise Store					X		
Hardware, Paint and Wallpaper Store					X		
Hobby, Toy and Game Store					X		
Home Occupation - Subject to Article 7 regulations.	X	X	X	S			
Hospital, Health and Medical Institution					X		
Hotel/Motel					X		
Jewelry Store					X		
Junk Yard, Salvage Yard						S	
Kennel, Commercial	S	S			S	S	
Laundry, Pick up, Dry Clean Services, & Coin Operated					X		
Library					X		
Machine Shop, Fabrication, Welding, Sales etc.						X	
Machinery Sales, Service and Repair					X		
Manufacturing Facility involving the mechanical or chemical conversion of raw materials into semi-finished or finished products						S	
Manufacturing Facility involving only the assembly of pre-manufactured component parts.						X	
Mini-Warehouse (self-storage facility)					X	X	
Museum					X		

	RD	R40	RC	R-1	GC	GI	HC
Nursery and Greenhouse - provided that no structure shall be located closer than fifty (50) feet to any adjoining residential property.	S	S			X	X	
Office, Business and Professional					X		
Office Supplies					X		
Parking Lot or Garage, Commercial					X	X	
Parks and Recreation Facilities, Non-Commercial	X	X	X	X	X	X	
Personal Care Home – Family, Group, or Congregate					X		
Pet Grooming Shop	S	S			X		
Print Shop					X		
Recreation Facilities, Commercial					S		
Recycling Center w/processing facilities					X	X	
Recycling Collection Station					X	X	
Repair Service, General Merchandise					X		
Repair Service (Heavy Equipment)					X	X	
Restaurant					X		
Retail Stores offering common merchandise					X		
Riding Stable	S	S			S	S	
Rooming and Boardinghouse					X		
School, Private					S	S	
Sewerage Treatment Facilities, Public or Private					S	S	
Shoe Repair					X		
Shopping Center					X		
Taxidermy					X		
Tire Sales and Service					X	X	
Veterinary Clinic/Animal Hospital- provided animal hospital or clinic shall be located at least one hundred (100) feet from any property zoned for residential use.					X	X	
Video Sales and Rental					X		
Water Treatment Facilities					X	X	

	RD	R40	RC	R-1	GC	GI	HC
Wreckage Services, Temporary (14 days) Storage of wrecked and inoperable vehicles.					S	S	