

§ 123-13. HC and GC Districts. [Amended 11-9-1988 by Ord. No. 88-11 ; 3-14-1990 by Ord. No. 90-2 ; 5-17-1994 by Ord. No. 94-8 ; 3-19-1996 by Ord. No. 96-3 ; 9-17-1996 by Ord. No. 96-12]

A. Principal permitted uses on the land and in buildings.

(1) Retail activities limited to the following:

- (a) Appliance stores.
- (b) Art gallery.
- (c) Art and hobby supply stores.
- (d) Auto rental agency.
- (e) Auto supply store.
- (f) Bait shop.
- (g) Bakery store.
- (h) Bicycle sales and repair.
- (i) Bookstore.
- (j) Car wash.
- (k) Clothing store.
- (l) Convenience store.
- (m) Electronics store.
- (n) Florist.
- (o) Furniture and home furnishings store.
- (p) Grocery store and supermarkets.
- (q) Gunsmith.
- (r) Hardware store.
- (s) Jewelry store.
- (t) Liquor store.
- (u) Medical and surgical supplies store.
- (v) Motorcycle sales and service.
- (w) Office supply store.
- (x) Pawn shop.

- (y) Personal care products store.
- (z) Pet store.
- (aa) Pharmacy, including drive-through facilities. [**Amended 8-18-2009 by Ord. No. 2009-15**]
- (bb) Photography supplies.
- (cc) Plumbing and heating supply store.
- (dd) Print shop.
- (ee) Produce stand.
- (ff) Record/audio store.
- (gg) Shoe store.
- (hh) Sporting goods.
- (ii) Tombstones/monuments.
- (2) Banks and financial institutions, including automatic teller machines and drive-through facilities.
- (3) Personal service establishments limited to the following:
 - (a) Diet clinic.
 - (b) Dry-cleaning shop, limited to retail service only.
 - (c) Exterminator.
 - (d) Funeral home or mortuary.
 - (e) Limousine service.
 - (f) Locksmith.
 - (g) Photography studio.
 - (h) Postal and parcel delivery service.
 - (i) Self-service storage facility.
 - (j) Tailoring shop.
 - (k) Taxi stand.
- (4) Day-care centers, child-care centers, nursery schools and educational reading centers. [**Amended 9-21-2021 by Ord. No. 2021-14**]
- (5) Art, martial arts, music and dancing schools.
- (6) Commercial recreation facilities limited to the following:

- (a) Amusement center.
 - (b) Arcade games.
 - (c) Basketball court.
 - (d) Batting cages.
 - (e) Billiards.
 - (f) Bowling alleys.
 - (g) Exercise or health spas or clubs.
 - (h) Golf courses.
 - (i) Golf driving ranges.
 - (j) Gymnasiums.
 - (k) Indoor electronic golf.
 - (l) Indoor soccer.
 - (m) Miniature golf.
 - (n) Racquetball.
 - (o) Rifle range, indoors.
 - (p) Skating rinks.
 - (q) Swimming pools.
 - (r) Tennis court.
- (7) Museums and libraries.
 - (8) Theaters.
 - (9) Offices and professional office buildings, including incidental research and development facilities.
 - (10) Medical, dental and veterinarian offices.
 - (11) Hospitals, health maintenance organizations and emergency medical care facilities.
 - (12) Restaurants, bars, taverns, night clubs and dance halls.
 - (13) Charitable and philanthropic institutions.
 - (14) Places of worship, including churches and synagogues.
- B. Conditional uses. (For requirements, see § 123-32.)
- (1) Auditorium and assembly halls.

- (2) Automobile sales.
 - (3) Auto body shop.
 - (4) Auto repair shop.
 - (5) Barbershops.
 - (6) Beauty parlors.
 - (7) Community centers, quasi-public clubs and social and fraternal clubs.
 - (8) Contractors equipment and machinery sales.
 - (9) Contractors storage yards.
 - (10) Convalescent centers, nursing homes and drug and alcohol rehabilitation centers.
 - (11) Hotels, motels and conference centers.
 - (12) Laundromats.
 - (13) Nursery (retail).
 - (14) Oil change shop.
 - (15) Public utilities.
 - (16) Rental centers.
 - (17) Service stations.
- C. Accessory uses permitted. Accessory buildings, structures and uses to the foregoing permitted principal uses are permitted, including:
- (1) Off-street parking-and loading. (See § 123-21.)
 - (2) Signs. (See § 123-24.)
 - (3) Fences and walls. (See § 123-17.)
 - (4) Garages to house delivery trucks or other commercial vehicles.
 - (5) Temporary construction trailers and one sign not exceeding 100 square feet advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction, beginning with the issuance of a building permit and concluding with the issuance of a certificate of occupancy or one year, whichever is less, provided that said trailer and sign are on the site where construction is taking place and are set back at least 15 feet from any street line or lot line.
- D. Maximum building height. No building shall exceed 30 feet in height and 2 1/2 stories, except as allowed in § 123-31.
- E. Area and yard requirements. The following requirements shall apply:

	Uses in the HC District	Uses in the GC District	Shopping Centers in the HC and GC Districts
Minimum requirements			
Lot area (acres)	3	1	5
Lot frontage (feet)	300	150	400
Lot width (feet)	300	150	400
Lot depth (feet)	300	200	400
Side yard (each) (feet)	50	30	75
Front yard (feet)	75	60	100
Rear yard (feet)	75	60	100
Distance between buildings (feet)	30	30	30
Accessory building			
Distance to side line (feet)	50	15	100
Distance to rear line (feet)	50	15	100
Distance to all other buildings (feet)	30	30	30
Maximum requirements			
Building coverage of principal buildings	30%	35%	25%
Building coverage of accessory building	5%	5%	5%
Impervious coverage	65%	70%	65%

	Uses in the HC District	Uses in the GC District	Shopping Centers in the HC and GC Districts
Floor area ratio (FAR)	25%	30%	25%

F. Habitable floor area. Each principal building shall have a minimum habitable floor area of 1,500 square feet in the HC and GC Districts.

G. General requirements:

- (1) One building may contain more than one principal use, provided that the total building coverage of the combined uses does not exceed the maximum building coverage specified for this district and, further, that each principal use occupies a minimum habitable floor area of 600 square feet.
- (2) At least the first 25 feet adjacent to any street line and lot line in the HC and GC Districts shall not be used for parking and shall be landscaped with evergreen shrubbery and shall be separated from the parking area by curbing.
- (3) No merchandise, products, waste or similar materials or objects shall be displayed or stored outside of principal or accessory structures unless specifically permitted elsewhere in this chapter.
- (4) All buildings on a lot shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes.
- (5) All areas not utilized for buildings, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or similar plantings and shall be maintained in good condition.
- (6) A minimum buffer area of 50 feet in width shall be provided along a lot line abutting a residential district or residential use for uses in the HC and GC District which contain less than 45,000 square feet of floor area. For those uses in the HC and GC Districts which contain between 45,000 and 119,999 square feet of floor area, the buffer along a lot line abutting a residential district shall be 75 feet and the buffer along a lot line abutting a residential use in a nonresidential zone shall be 50 feet. For those uses in the HC and GC District with 120,000 square feet or greater of floor area, the buffer along a lot line abutting a residential district shall be 150 feet and the buffer along a lot line abutting a residential use in a nonresidential zone shall be 75 feet.
- (7) A lot may have more than one principal building, provided that the combined total of all such structures does not exceed the maximum permitted building coverage or floor area ratio for a principal building, and further provided that all principal buildings shall have a separation of at least 30 feet.

H. Minimum off-street loading.

- (1) There shall be at least one off-street loading space for each building with a habitable floor area of 5,000 square feet or more in accordance with the following table. However, the approving authority may require more or fewer spaces if determined to be reasonably necessary for a particular use.

Habitable Floor Area of Building (square feet)	Number of loading spaces¹
5,000 to 19,999	1
20,000 to 44,999	2
45,000 to 74,999	3
75,000 to 119,999	4
120,000 to 174,999	5
175,000 and over additional 60,000 square feet or fraction thereof	6, plus 1 space for each

NOTES:

¹ Minimum dimensions of 12 feet by 55 feet with overhead clearance of 14 feet.

- (2) No area allocated to loading and unloading facilities may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities.
- (3) There shall be at least one trash and garbage pickup location provided by each building, which shall be separated from the parking spaces by being either located within the building or in a pickup location outside the building, which shall be a totally enclosed container, located in such a manner as to be obscured from view from parking areas, streets and adjacent residential uses or zoning districts by a fence, walls, plantings or a combination of the three. If located within the building, the doorway to the location may serve both the loading and trash/garbage functions, and, if located outside the building, it may be located adjacent to or within the general loading area(s), provided that the container in no way interferes with or restricts loading and unloading functions. Adequate provisions for recycling shall be provided.
- (4) All off-street loading areas shall be lighted. (See § 123-19).