

§ 200-83. GC General Commercial District.

- A. Purpose. The purpose of this district is to provide sufficient space in appropriate locations for a wide variety of commercial and miscellaneous service activities generally serving a wide area and located particularly along certain existing major thoroughfares where a general mixture of commercial and service activity now exists, but which uses are characterized by extensive warehousing, frequent heavy trucking activity, open storage of materials or the nuisance factors of dust, odor and noise associated with manufacturing.
- B. Permitted uses. A building or land shall be used only for the following purposes:
- (1) Churches, rectories, parish houses, convents and monasteries, temples and synagogues.
 - (2) Public parks, public and private forests, wildlife reservations and similar conservation projects.
 - (3) Any use permitted in the Historic Business District; provided, however, that no dwellings or tourist homes/bed-and-breakfast inns are permitted.
 - (4) Bakeries.
 - (5) Boat and boat trailer sales and storage. Boat displays of more than five feet in height shall be a minimum of 25 feet from the front property line.
 - (6) Bottling works, dyeing and cleaning works or laundry, plumbing and heating shops, painting shops, upholstering shops, cabinet and furniture manufacture, sheet metal shops, tire sales and service (including vulcanizing and reapplying but no manufacturing), appliance repairs and general service and repair establishments, similar in character to those listed in this item, provided that no outside storage of material is permitted, except as provided in this section.
 - (7) Business and commercial radio and television stations and studios or recording studios, but not towers more than 150 feet in height.
 - (8) Car washes or automobile laundries, automatic or otherwise.
 - (9) Commercial greenhouses, wholesale or retail, and nurseries for growing of plants, trees and shrubs, including a building for sale of products produced on the premises.
 - (10) Farm implement sales, service, rental and repair, but not salvage or junk, and provided that major repair or storage of materials damaged or unusable implements or vehicles shall be inside a completely enclosed building. Displays of materials and equipment of more than five feet in height shall be a minimum of 25 feet from the front property line.
 - (11) Garages, parking or storage.
 - (12) Hotels, motels or motor lodges.
 - (13) Lawn mower, yard and garden equipment, rental, sales and services.
 - (14) Lumber and building materials stores.

- (15) Monument sales establishments with incidental processing to order, but not including the shaping of headstones.
- (16) Printing, publishing and engraving establishments.
- (17) Schools for industrial training, trade or business.
- (18) Filling station, service station or motor vehicle repair shop.
- (19) (Reserved)
- (20) (Reserved)
- (21) Veterinary business, subject to the following requirements:
 - (a) Definition: a business to administer to animals including sick and injured animals, large and/or small domestic and/or large and/or small livestock in a facility approved for such operations by the State of Delaware, Department of Veterinary Medicine.
 - (b) The facility may have animal holding areas for administration of care until the animal is judged well enough to be sent back to its owners.
 - (c) The facility may operate on a 24 hours per day, seven days per week schedule in order to handle emergencies.
- (22) Pet grooming business, subject to the following requirements:
 - (a) Suitable facilities are provided for the care and cleaning of large and small domestic animals.
 - (b) The facility must meet all district regulations. No mobile or trailer facilities are allowed.
 - (c) The facility may be in another business facility of similar use.
 - (d) State of Delaware, Department of Public Health requirements must be maintained and met on a regular basis.
- (23) Shopping center; shopping mall: includes general retail, commercial and business uses; provided, however, that wholesale, storage or other facilities are not included.

C. Permitted accessory uses. Permitted accessory uses are as follows:

- (1) Material storage yards in connection with a permitted use where storage is incidental to the approved occupancy of the building, provided that all products and materials used or stored are in a completely enclosed building or enclosed by a solid masonry wall or solid fence, not less than six feet in height. Storage of all materials and equipment shall not exceed the height of the wall. Storage of cars and trucks used in connection with the permitted trade or business is permitted.
- (2) Storage or shipment of office supplies or merchandise normally carried in stock in connection with a permitted office, business or commercial use, subject to applicable

district regulations.

- (3) Cafeteria, for the use of a commercial enterprise but not open to the general public.
 - (4) Temporary buildings, the use of which is incidental to construction operations or sale of lots during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner; and conditions on the placement of which may be established by the Mayor and Town Council to limit any negative effect such structures may have on the property or adjacent properties.
- D. Conditional uses. Conditional uses shall be permitted as provided in Article XVII of this chapter.
- E. Permitted signs. Permitted signs are as follows:
- (1) Signs as permitted and regulated in Article XIV.
 - (2) All signs permitted in any district.
 - (3) One indirectly illuminated identification sign, not to exceed 30 square feet in area, for each building devoted to the following uses: church, school, hospital, nursing home, country club, golf course or similar use. Such signs shall be used solely for the purpose of displaying the name of the institution or association and its services or activities. In addition, a bulletin board may be permitted, provided that the total of 30 square feet is not exceeded by both the bulletin board and the identification sign.
 - (4) One nonilluminated sign not exceeding four square feet of area identifying a permitted home occupation on the premises.
 - (5) One business sign not exceeding three square feet for each linear foot of street frontage on the lot or unit and one additional sign not exceeding the same dimensions for the second street for a corner lot or unit; provided, however, that no single sign shall exceed 200 square feet in sign area. Permitted sign locations are marquee, projecting, roof and/or ground. All ground signs shall have a minimum front setback of 15 feet, except ground signs supported by not more than two pedestals, the bottom of which sign is more than 14 feet above the ground and which shall have a minimum front setback of two feet from the street line. Business signs may be directly or indirectly illuminated.
 - (6) One reader board per lot or, where there are multiple uses on a lot, per unit is permitted as a wall, ground or monument sign in addition to any other sign permitted; an electronic variable-message reader board or sign (EVMS) is subject to the following specifications:
 - (a) Nonresidential units may substitute an electronic variable-message sign in lieu of other permitted signs. Such EVMS shall be further subject to the standards of this subsection.
 - (b) Except for public emergency announcements, the message displayed on the EVMS shall be static and nonanimated and shall not be changed more than once in any

given one-hour time period. In the event of a public emergency, announcements may scroll continuously until the public emergency message is no longer necessary.

- (c) A public emergency announcement is limited to weather-related emergencies, national and local security events, amber alerts, and the like. It is not intended to permit scrolling messages, including but not limited to schools, churches, civic groups for social events, annual meetings, National Firesafety Week, time to change smoke and fire detector batteries, and other similar messages.
 - (d) The EVMS shall be limited to two feet by 12 feet per twenty-foot linear front footage of a unit and shall not exceed a maximum of 200 square feet.
 - (e) Lighting of such reader board shall be LED.
 - (f) The applicant for an EVMS permit shall certify in writing to the Town that the message, except for public emergency announcements, to be displayed on the sign shall remain static and shall not flash or scroll at any time and that the message will remain unchanged for at least one hour at a time.
- (7) At every street intersection there shall be a clear view between the heights of three feet and 10 feet in a triangle formed by the corner and points on the curb 30 feet from the intersection and entranceway.

F. Height, area and bulk requirements.

- (1) Minimum lot sizes. Minimum lot sizes shall be as follows:

Use	Area (square feet)	Width (feet)	Depth (feet)	Units/Acre
All uses	10,000	75	100	4.4

- (2) Minimum yard requirements. Minimum yard requirements shall be as follows:

Use	Depth of Front Yard (feet)	Width of Side Yard (feet)	Depth of Rear Yard (feet)
Other	40	10	30

- (3) Maximum height requirements. Maximum height requirements shall be as follows:

Use	Feet	Stories
Other	35	3

G. Reference to additional regulations. The regulations contained in this section are supplemented or modified by regulations contained in other articles of this chapter, especially the following:

Article I, Definitions and word usage

Article XIV, Signs

Article XV, Off-Street Parking

Article XVII, Conditional Uses

Article XVIII, Nonconforming Uses

Article XIX, Board of Adjustment

Article XXI, Administration and Enforcement