

# GC - General Commercial District

The General Commercial District is primarily intended for nonresidential development along the City's major thoroughfares in accordance with the vision set out in the Future Land Use Plan of the City's Comprehensive Plan. These areas are intended to be developed with an auto-oriented character, which means that the view of the automobile is the predominant view from the street right-of-way. Additional design considerations, such as building orientation, form, architecture, and materials, front and street-side landscaping, parking lot landscaping and access management are used to improve the quality of development consistent with the vision set out in the City's Comprehensive Plan. **The information below is a summary. For full details, please refer to our Code of Ordinance.**

GC District Land Uses		
Permitted Land Uses Uses allowed without restrictions/special approvals.	Restricted Land Uses* Uses allowed subject to certain restrictions.	Conditional Land Uses* Uses allowed with approval of a Conditional Use Permit.
Business or Trade School College/University Community Assembly/Amenity Commercial Rec./Entertain. Food & Drink (general) Food & Drink (neighborhood) Full Service Hotel General Retail Sales Government Hospital Hotel, Extended Stay Large Scale Retail Sales/Service Limited Service Hotel Local/Neighborhood Utilities Medical Clinic Medical Office Office Passive Outdoor Recreation Personal Services Religious Assembly Shopping Center	Animal Clinic or Services Bar or Night Club Brewery/Distillery/Winery Cemetery Commercial Parking Contractor Services Day-Care Center Education Heavy Equipment Retail Sales/Services Landscape Supply & Sales/Garden Center Light Industrial Services Office-Showroom Pawn Shop Self-Storage Special Event Venue Social Service Institution Utility Service Provider Vehicle Sales and Rentals Vehicle Services - Minor	Aviation Uses Rotary Wing Car Wash Group Home Housing/Services for the Aging Provisional Housing Transportation Facilities Wireless Transmission Facilities Vehicle Gas/Fueling Station Vehicles Services - Major
* Refer to Restrictions and Conditions below. * To see Prohibited Uses, please refer to the last page.		

GC District Development Standards	
Requirement	Standard
Minimum Area of New Development	n/a
Minimum Lot Size	n/a
Minimum Lot Width	50 ft.
Front Setback	25 ft.
Front Build-to Line	n/a
Interior Side Setback	5 ft.
Side Setback Adjacent Lake Marble Falls	10 ft.
Street Side Setback	25 ft.
Rear Setback	15 ft.
Rear Setback Adjacent Lake Marble Falls	10 ft.
Maximum Height	45 ft.
Maximum Lot Coverage	75%

## Restrictions, Conditions and Development Standards

Land Use	Restrictions/Conditions/Development Standards	Operational/Other Standards
Aviation Uses, Rotary Wing	Development of heli-facility or heliport uses shall be designed according to the applicable design standards set out in the U.S. Department of Transportation Advisory Circular NO. 150/5390-2C, dated April 24, 2012, as may be amended. Application for construction of a heli-facility, heliport, or helistop shall demonstrate compliance with 14 CFR § 157.7, <i>FAA Determination</i> .	N/A
Cemetery	Access must be via arterial/collector street. Facility shall be setback 100' from residential property and enclosed by wall/fence.	N/A
Child-Care Facility, Day-Care Center	Access must be taken from an arterial/collector street. Access shall facilitate safe and expedient pick-up/drop-off circulation without interfering with the parking lot. Outdoor activities shall be set back 100' from residential property and enclosed by wall/fence.	N/A
Education	Parking shall be on-site. Access shall facilitate safe and expedient pick-up/drop-off circulation without interfering with the parking lot. Secondary school access shall be via collector/arterial road. Outdoor activities shall be set back 25' from residential property and enclosed by wall/fence. The queue of vehicles shall comply with Sec 8.3 Off-Street Stacking.	N/A
Housing & Services for the Aging	Facilities for more than 10 residents shall take access from an arterial or collector street. No facilities shall be permitted at the intersection of two arterial streets. The owner/operator shall maintain all certification and licensing requirements by the state.	N/A
Wireless Trans. Fac.	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 160'.	N/A
Animal Clinic or Services	Outdoor dog runs and animal exercise areas shall be set back 100' from residential property and screened by wall/fence. No livestock or large animals (e.g., horse) shall be boarded, treated, or otherwise kept on the premises.	N/A
Bar or Nightclub	Outdoor seating areas, if present, and parking shall be set back at least 100' and physically separated from any residentially used or zoned property and screened by a wall or fence. Outdoor live music and entertainment is allowed provided that it is set back at least 100' from any residentially used or zoned property and screened by a wall or fence.	N/A
Brewery/Distillery/ Winery	Outdoor seating/live music/entertainment shall be set back 100' from residential property and screened by wall/fence. Facilities 40,000+ gross sq. ft. require truck loading areas to rear of building with direct access to arterial/collector street.	N/A
Office, Showroom	Product warehousing shall be incidental and not exceed 50% GFA. Outdoor storage limited to 25% of indoor area and shall be completely screened by 8' wall/fence and Type B landscape buffer. Loading spaces/docks shall be screened from street.	N/A
Parking, Commercial	Limited to no more than 2 acres in size and consist of a surface, structured, or combination parking lot The use may be used as part of shared parking requirements.	N/A
Pawn Shop	Parcel shall be at least 200' from residential property. Owner/operator shall maintain compliance with Chapter 371, <i>Pawnshops</i> , of the Tex. Finance Code.	N/A
Retail Sales/Service , Heavy Equipment	Storage of equipment shall be set back 150' from the right-of-way and shown on Site Development Plan. Fire Lane required within storage area.	Liquids, gels, and pastes (e.g., paints, sealers, etc.) must only be stored in enclosed buildings; no storage of explosives; there is storage of no more than gallons of motor fuel; no disposal of inoperable machines or wastes on-site.
Special Event Venue	Outdoor seating/live music/entertainment areas shall be set back 100' from residential property and screened by wall/fence. For large event venues, City Engineer may approve alternative parking material for overflow parking in addition to minimum required if parking area is screened from view from street and adjacent properties.	N/A

**Restrictions, Conditions and Development Standards**

Land Use	Restrictions/Conditions/Development Standards	Operational/Other Standards
Contractor Services	When located adjacent to a major arterial level street, the facility shall be set back at least feet from the right-of-way. Additionally, unit doors shall not be visible from public rights-of-way nor residentially zoned or used properties. Outdoor storage shall be limited to 25% of the square footage of the indoor use area and shall be completely screened from the street and adjacent properties by a wall or fence at least eight feet in height and a Type C – landscape buffer. All loading spaces and docks shall be screened from public right-of-way.	The use shall be conducted entirely within an enclosed building.
Industrial Services, Light	Facility shall be set back 150’ from major arterial street. Unit doors shall not be visible from street nor residential properties. Outdoor storage limited to 25% of indoor area and shall be screened from street and adjacent properties by 8’ wall/fence and Type B landscape buffer. Loading spaces/docks shall be screened from street. Use shall be conducted entirely inside.	N/A
Self-Storage	Self-storage facilities shall be limited to storage use only, with the exception of an accessory leasing office, accessory retail sales, and/or single living quarters for security purposes. When located adjacent to a major arterial level street, the facility shall be set back at least 150 feet from the right-of-way. Maximum height is 30 feet. Additionally, unit doors shall not be visible from public rights-of-way nor residentially zoned or used properties. A six (6) foot privacy fence constructed of masonry construction must enclose the entire area that includes the self-storage use with exception of the office and customer/employee parking. The outer wall of the building when constructed of brick, stone, split face or tiltwall may serve as that portion of the fence; setbacks remain. Chain link fencing shall not be located in a front setback or street setback.	The use will be conducted entirely within an enclosed building. All units shall be accessed from an interior hallway and not contain an interior electrical outlet. Self-storage units shall be used solely for the purpose of storage and shall not be used to live in or for conducting or operating a business. Garage sales are prohibited.
Group Home	Facility must be licensed by the State and set up to house seven or more residents	N/A
Provisional Housing	Provisional house may not be located within 1,000 ft. of a residentially zoned property, primary/secondary school, public park, or religious assembly.	N/A
Social Service Institution	There are no specific restrictions applicable to the Conditional Use Permit requirement. A Conditional Use Permit is required if food service or showering facilities are included.	N/A
Landscape Supply & Sales/Garden Center	Landscape and material display must be located to the side and/or rear of building. Chain link fence shall not be located in a front setback or street setback.	N/A
Vehicle Gas/Fueling Station	No above-grade equipment for the service of gasoline, oil, air, or water (except irrigation systems) is closer than 10 feet to any public right-of-way. Canopies shall be connected to or integrated into the architectural design of the building in terms of color, cladding, roofing and roof pitch, if provided. In the event the use is abandoned, all underground storage tanks and pumps are removed within 60 days. A Type C buffer shall be installed along any property line that faces a residentially used or zoned area, regardless of separation by street. In the event the development is directly adjacent to a residentially zoned or used property, an 8’ high opaque masonry fence shall be installed the full length of the property line where it is adjacent. Customer 18-wheeler trucks are permitted only as approved on the Site Plan; fueling trucks and delivery trucks are excepted from this requirement. All on-site lighting must be dark sky compliant. Site Plans will be reviewed to ensure safety considerations including but not limited to: well-lit interior and exterior; security cameras, and maintaining view of point of sale areas from the road. Portable accessory buildings are not allowed. Car washes, if accessory to the service station, shall be limited to on stall and shall direct vehicular circulation for the car wash facility away	Vehicle fueling stations shall only be allowed in the BP district as an accessory use for the fueling of vehicles associated with the primary use.  Overnight outdoor storage of material, merchandise, or equipment is only allowed within the first eight feet of the front façade as approved on the Site Plan. Refuse, trash, recyclables, and pallets must be stored in closed containers and in an area screened from view at all points on any public or private property or street.

**Restrictions, Conditions and Development Standards**

Land Use	Restrictions/Conditions/Development Standards	Operational/Other Standards
	<p>from circulation for the rest of the site and a stacking lane for the car was includes a 12-foot wide “escape lane” to bypass the car wash. Proximity to other developed or entitled fuel sales facilities shall be examined as part of the Conditional Use Permit process to avoid clustering of uses along a corridor, intersection or neighborhood.</p>	
<p>Vehicle Services - Minor</p>	<p>All service and repairs are performed within a fully enclosed building. No outdoor storage. Vehicle bay doors are located perpendicular to the public right-of-way and are not visible from abutting residentially zoned districts. Primary access is taken from a collector or higher roadway classification.</p>	<p>N/A</p>
<p>Vehicle Services - Major</p>	<p>All vehicle and outdoor storage areas shall be screened with Type C Bufferyard and located to the rear of the principal building.</p>	<p>Temporary outdoor storage of vehicles shall follow an approved layout plan with paving and parking striping. No long-term vehicle outdoor storage allowed.</p>
<p>Utility Service Provider</p>	<p>When located adjacent to a major arterial level street, the facility shall be set back at least 150 feet from the right-of-way. Additionally, unit doors shall not be visible from the public rights-of-way nor residentially zoned or used properties. Outdoor storage shall be limited to 25% of the square footage of the indoor use area and shall be completely screened from view from the street and adjacent properties by a wall or fence at least eight feet in height and a Type C landscape buffer. All loading spaces and docks shall be screened from the public right-of-way.</p>	<p>The use shall be conducted entirely within an enclosed building.</p>
<p>Car Wash</p>	<p>There shall be no more than four (4) self-service bays; all mechanical equipment, excluding vacuum and air units is enclosed within a building; all facilities are designed and configured such that any outdoor spraying preparation or drying activities are directed away from any abutting residential district; bay access is designed to prevent headlights from shining onto any street or abutting a residential district. If self-services vacuums are provided, a minimum of one (1) parking space per vacuum is required, which will not interfere with site circulation, driveways, or fire lanes. Access is taken from a collector or higher classification roadway. Car washes in all districts is a Restricted Use and must operate in compliance with the City’s Drought Contingency Plan. In addition to a Conditional Use Permit, a car wash must meet the Restrictions listed herein.</p>	<p>All full-service vehicle wash facilities must be equipped with, operate, and maintain in operation, a water recycling system that will recycle not less than 50 percent of the water being used by the facility, and for existing automobile wash facilities, such system is required as a condition of any permit to:</p> <ol style="list-style-type: none"> <li>I. Cumulatively expand the floor area of the vehicle wash facility building by more than 49 percent of the area of the vehicle wash facility building as it existed on the effective date of the Chapter;</li> <li>II. Demolish, destroy or remove and then replace more than a cumulative 49 percent of the floor area of the vehicle wash facility building as it existed on the effective date of the Chapter, except for the purpose of replacing or repairing water recycling equipment; or</li> <li>III. Enlarge the water tap, meter, or service line. Proximity to other developed entitled car was facilities shall be examined as part of the Conditional Use Permit process to avoid clustering of uses along a corridor, intersection, or neighborhood.</li> </ol>
<p>Vehicle Sales and Rentals</p>	<p>Non-commercial moving trucks shall only be stored and parked in the rear yard behind the principal building. Permanent and temporary tent canopies may be erected over areas used for automobile sales display and shall not be considered buildings, but may not encroach into building setbacks, required parking spaces, drive aisles or bufferyards. All necessary building permits shall be required, but a revision to an existing Site Plan shall not be required if the tent canopy is located over an existing display area. All safety issues regarding fire and building codes shall be addressed.</p>	<p>Outdoor display shall follow an approved layout plan with parking striping. No outdoor storage. Outdoor display of commercial vehicles shall be set back a minimum of 25 feet from all lot lines abutting residentially zoned or developed property.</p>

## Prohibited Land Uses

Animal Production/Raising

Apartment – Attached/Detached

Aviation Fixed Wing

Bed & Breakfast

Campground

Commercial Stables

Cottage

Child Care; Family Home

Crop Production and Sales

Duplex

Game Ranch

Heavy Industrial Services

Home Enterprise

Industrialized Housing

Live Work Unit

Loft Apartment

Major Utilities

Manufactured Home

Manufactured Home Park

Neighborhood Amenity

Quadplex

Research & Development

Residential Childcare Facility

Resort Hotel

Resource Extraction – Surface/Subsurface

RV Park

Scrap and Salvage Yard

Single Family Attached

Single Family Detached

Single Family Zero Lot Line

Storage Yard

Tiny House Development

Townhouse

Triplex

Warehouse and Distribution

Waste Related Services