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**SECTION 10.9 GC (GENERAL COMMERCIAL) ZONE**

- A. PURPOSE: This zone is established to primarily provide for individual retail, service, and other uses which are oriented towards serving the daily needs of area residents.
- B. PERMITTED USES
1. Antique shop
  2. Art supplies
  3. Bakery and bakery goods store (providing that all products are sold exclusively on the premises)
  4. Banks and other financial institutions
  5. Barber shops
  6. Beauty shops
  7. Boat and marine sales and service
  8. Camera and photographic supplies (including incidental repair)
  9. Carpet and rug stores
  10. Delicatessen
  11. Drug store
  12. Dry cleaning establishments
  13. Florist shop
  14. Food stores and supermarkets
  15. Garden supplies
  16. Hardware store
  17. Interior decorating studio
  18. Laundromats, self service washing and drying
  19. Locksmith shop
  20. Music, musical instruments and record store (inc. incidental repair)
  21. Office appliances and supply
  22. Opticians and optical supplies
  23. Outdoor Billboard Advertising as defined in Article VII
  24. Paint and wallpaper store
  25. Plumbing sales and repair
  26. Radio and television repair stores
  27. Sexually Oriented Businesses as defined in Article VII
  28. Shoe store and shoe repair
  29. Sporting goods
  30. Studios for professional work or teaching of any form of fine arts (photography, music, drama, or dance)
  31. Tailor shop
  32. Eating and Drinking Establishments
  33. Pawn Shops

C. ACCESSORY USES

1. Customary accessory structures and uses
2. Fences and/or walls, as regulated by Article XII of this ordinance
3. Signs, as regulated by Article XV of this ordinance

D. AREA AND HEIGHT REGULATIONS:

1. Minimum lot area – Seventy-five hundred (7,500) feet
2. Minimum lot width at building setback line - Fifty (50) feet
3. Minimum yard requirement – Fifteen (15) feet on each side, except when any yard abuts a roadway, the minimum yard requirement shall be fifty (50) feet
4. Maximum building height – Forty (40) feet
5. More than one principal structure, as herein defined, may be permitted on one lot

E. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Articles XII and XIV of this ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.
3. No lighting shall be permitted which would glare from any use located within this zone onto any street or into any adjacent property
4. Where any yard of any use permitted in this zone abuts property in a residential zone, a minimum ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be provided, in addition to the required setback.
5. No use producing objectionable odors, noise, or dust shall be permitted in this zone.
6. All business activities permitted within this zone shall be conducted within a completely enclosed building, with the exception of off-street parking and loading and/or unloading areas.
7. All utilities must be underground in a new subdivision or development when transmission lines have to be extended or altered.
8. A development plan, as regulated by Section 9.19 of this ordinance, shall be required for any use permitted in this zone.
9. Any sexually oriented business permitted in this zone is subject to spacing of 1500 lineal feet from other sexually oriented businesses, churches, residential zones or schools.
10. Outdoor billboard advertising subject to spacing of a minimum of 1000 lineal feet spacing between billboards.