

SECTION 10.16 GC GENERAL COMMERCIAL ZONE:

- A. **PURPOSE:** The purposes of the General Commercial (GC) Zone are to: provide those retail businesses and services oriented to meeting the needs of the residents in the area and the surrounding neighborhood(s), and to promote the development of a local commercial area as part of a total design concept coordinating the uses provided, off-street parking and vehicular and pedestrian access.
- B. **PERMITTED USES:**
1. Advertising agencies
 2. Apparel shop
 3. Art supplies
 4. Bakery and bakery goods store providing that the products are sold exclusively on the premises
 5. Banks and other financial institutions including savings, loan, and finance companies with drive-in windows
 6. Barber and beauty shops
 7. Book, stationary or gift shop
 8. Bowling Alley
 9. Camera and photographic supplies (including incidental repair)
 10. Candy store, soda fountain, ice cream store, excluding drive-ins
 11. Computer store – retail
 12. Computer store - service
 13. Delicatessen
 14. Drug store
 15. Dry cleaning establishments
 16. Eating and drinking places, excluding drive-ins (not drive thru)
 17. Eating and drinking places, including drive-ins
 18. Florist shop
 19. Food stores and supermarkets
 20. Furniture store
 21. Garden supplies
 22. General building supply
 23. Glass, china or pottery store
 24. Haberdashery
 25. Hardware store
 26. Health clinics and health spas
 27. Hobby shop
 28. Household and electrical appliance store including incidental repair
 29. Interior decorating studio
 30. Jewelry store, including repair
 31. Laundromats, self-service washing and drying
 32. Leather goods and luggage store
 33. Library

34. Locksmith shop
35. Motels
36. Music, musical instruments and record store (inc. incidental repair)
37. Offices
38. Off-street parking lots and/or garages
39. Opticians and optical supplies
40. Package liquor and wine store
41. Paint and wallpaper store
42. Pet shop, excluding boarding and outside runs
43. Photography, music, drama, or dance studio
44. Police and fire stations
45. Post office
46. Radio and television store (including repair)
47. Shoe store and shoe repair
48. Sporting goods
49. Tailor shop
50. Toy store
51. Variety store, including notions and "Five and Ten" stores

C. ACCESSORY USES:

1. Customary accessory uses
2. Fences and walls as regulated by Article XI of this ordinance
3. Signs as regulated by Article XIV of this ordinance

D. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory building or uses be permitted until and unless the location of said use shall be permitted until and unless the location of said use shall have been applied for and approved of by the Board of Adjustment as set forth in Section 9.14 of this ordinance.

1. Automobile Laundry
2. Emergency Ambulance Vehicle Sales, new vehicles only; outside lot parking for two (2) such vehicles maximum. Vehicles may be parked outside for no more than five (5) consecutive days
3. Nursery School
4. Service stations (including auto repairing, providing all repair except that of a minor nature (e.g. change of fan belt, minor carburetor adjustment, tire removal and/or replacement, windshield wiper replacement, etc.,) is conducted wholly within a completely enclosed building

E. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter except in accordance with the following regulations:

1. Minimum Lot Area Per Structure – Fifteen thousand (15,000) square feet. In the case of this zone (GC) City Council, upon recommendation of the Planning Commission, may permit more than one principal building, as defined herein, to be constructed on one lot provided the density requirements of this zone are not exceeded
2. Minimum Lot Width at Building Setback – Seventy-five (75) feet
3. Minimum Front Yard Depth – Thirty (30) feet per building, five (5) stories or less in height. One (1) additional foot of front yard depth shall be required for each additional story over five (5) stories
4. Minimum Side Yard Width:
 - a. For buildings five (5) stories or less in height – No restrictions except when adjacent to a street, road, highway, or other right-of-way when the required width shall be the same as required for a minimum front yard depth in this zone. When buildings abut each other, firewall construction, as required by the Building Code, shall be required. In the event a side yard is provided it shall never be less than fifteen (15) feet
 - b. For buildings six (6) stories in height a fifteen (15) foot minimum side yard width shall be required except where adjacent to a street, road, highway, or other right-of-way when the required width shall be the same as required for a minimum front yard depth in this zone
5. Minimum Rear Yard Depth – Fifteen (15) feet for buildings five (5) stories or less in height. One (1) additional foot of rear yard depth shall be required for each additional story over five (5)
6. Maximum Percentage of Lot Coverage – No restriction except as required by the yard requirements of this zone
7. Maximum Building Height – No building shall exceed forty (40) feet or three (3) stories in height unless such building is set back from the street right-of-way line a distance of not less than one-half (1/2) its height and is set back from all other property lines a distance of fifteen (15) feet from side yard and twenty-five (25) feet from rear yard, plus two (2) feet on each side and rear yards for each foot of height in excess of forty (40) feet. In addition to the above requirements any such building shall provide a pad to support a fire truck within twenty (20) feet of said building

F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading or unloading shall be provided in accordance with Articles XII and XIII 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 this zone onto any street, road, highway, deeded right-of-way or into any adjacent property

4. Where land in this zone is abutting a residential zone, a minimum yard requirement of fifty (50) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area as regulated by Section 9.17 of this ordinance
5. A development plan as regulated by Section 9.19 of this ordinance shall be required for any use in this zone
6. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone
7. 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