

## 2.11 GC - General Commercial

Intent - GC: General Commercial *Districts* are established to provide a location for higher volume and higher intensity commercial uses than the NR *District*. Activities in this *District* are often large space users located along a *Primary Arterial Street* and the *Perimeter Parkway* and may include outdoor sales or operations.

### A. *Permitted Uses.*

#### 1. *Primary Uses*

##### Automobile Service

Automobile Sales, New or Used,  
including Showroom, On-Site  
Service Department, and Wash  
/ Detail Facilities

Automobile Rental Services  
Automobile repair - major  
Automobile repair - minor  
Automobile parts sales (new)  
Car wash (automatic and self)  
Motor Cycle/Scooter Sales,  
Service and Repair

Muffler Repair Shop  
Painting and Customizing  
Quick Lube Facilities  
Tire and Auto Service Center

##### Clothing Service

Dressmaking  
Dry Cleaning and Laundry  
Establishment  
Millinery Shop (Fabric Shop)  
Self-service Laundry  
Shoe Repair Shop  
Tailor and Pressing Shop

##### Communications/Utilities

Communication Relay Tower  
Public Wells  
Telephone Exchange

##### Educational Use

*Child Care Center*  
Library  
School - Public or Private  
School - Commercial, Trade or  
Business

##### Food Sales and Service

Bakery - Retail  
Dairy - Retail  
Delicatessen  
Drive-in / Drive-thru Restaurant  
Grocery  
Convenience Store  
Meat Market  
Restaurant

##### Governmental Use

Fire Station  
Governmental Offices  
Police Station  
Post Office, without outdoor  
parking of delivery vehicles

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Miscellaneous

Agriculture Seed Sales  
Bus Station  
Clinic, Medical, Dental or  
    Optometrists  
Electrical Repair  
Hospital / Sanitarium /  
    Rehabilitation Center  
Hotel  
Motel (not within 600' of a  
    *Gateway Corridor*)  
Mortuary / Funeral Home /  
    Crematories  
Print Shop  
Radio / Television Stations  
    (without transmission towers)  
Sign Painting  
Tool / Equipment Rental (without  
    outdoor display or storage)  
Tourist Home / Bed & Breakfast  
Veterinary Hospital, including  
    Boarding (without outdoor pet  
    runs or kennels)

Office/Professional Services

Architect  
Artist  
Bank Machines  
Bank / Savings & Loan / Credit  
    Union  
Construction Companies,  
    Contractors, and Home  
    Remodeling Companies  
Dentist  
Design Services  
Engineer  
Insurance Agent  
Lawyer  
Musician  
Physician  
Pharmacist  
Photographic Studio  
Professional Offices  
Real Estate Office  
Research Laboratories  
Service Organization Office  
Travel Agency

Personal Service

Barber Shop  
Beauty Shop  
Health Spa or Fitness Center  
Locksmith / Security Systems  
Tanning Salon

Public Facilities

Museum  
Public Park  
*Parking Lot*  
*Religious Use*

Recreation

Arcade  
Bait Sales  
Banquet Hall  
Billiard Room  
Bowling Alley  
Dancing, Aerobics, Gymnastics,  
    Cheerleading Studio  
Indoor Recreation  
Lodge or Private Club  
Night Club  
Skating Rink (Ice and Roller),  
    indoor  
Social Hall  
Tennis / Racquet Club, indoor  
Theater, Indoor  
Video Store

Residential

*Assisted Living Facility*  
Convalescent Home  
Nursing Home

Retail

Antique Shop  
Apparel Shop  
Appliance Store  
Convenience Store  
Department Store  
Drug Store  
Floor Coverings  
Flower Shop  
Furniture Store  
Gift Shop

Retail (Cont.)

Gun Shop and Gunsmith Shop  
Hardware Store  
Home Improvement Store  
Jewelry Store  
Music Store  
Newsdealer  
Paint Store

Retail (Cont.)

Radio, TV, Music Service and  
Sales  
Retail Showroom  
Shoe Store  
Stationery and Book Store  
Sporting Goods  
Variety Store  
Wall Coverings

2. *Special Exception Uses*

Alcoholic Beverage Sales

Any Permitted use which includes  
the sale of alcoholic beverages  
for on-site consumption or  
carry-out

Agricultural Uses

Commercial Greenhouse  
Cropland and Orchards  
Plant Nursery

Automobile Service

Automobile Auction  
Automobile Sales, New or Used,  
without a Showroom, On-Site  
Service Department or Wash /  
Detail Facilities  
Fueling Station  
RV and Camper Sales and Service  
Truck or Bus Sales and Service  
Truck Rental Services

Communication/Utilities

Public Utility Substation  
Public Wells  
Sewage Treatment Plant  
Water Treatment Plant

Educational Uses

*Child Caring Institution*  
Kindergarten

Food Sales and Service

Farmers Market

Governmental Use

Post Office, with outdoor  
parking of delivery vehicles

Miscellaneous

*Artificial Lake*

Boat Sales, Service and Storage  
Farm Equipment Sales and  
Service

Motel (within 600' of a Gateway  
*Corridor*)

Radio / Television Stations (with  
transmission towers)

Self-storage (Mini-) Warehouse  
(not within 600' of a  
*Gateway Corridor*)

Tool / Equipment Rental (with  
outdoor display or storage)

Veterinary Hospital, including  
Boarding (with outdoor pet  
runs or kennels)

Personal Service

Tattoo, Body Piercing,  
Scarifying and Branding  
Establishments

Public Facilities

*Neighborhood Recycling  
Collection Point*

*Parking Garage*

*Recycling Facility*

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Roadside Food Sales Stand

Recreation

Amusement Park

Ball Fields

Driving Range

Miniature Golf

Outdoor Commercial Recreational  
Enterprise

Private Recreational Development

Skating Rink (Ice and Roller),  
outdoor

Stadium/Arena

Tennis / Racquet Club, outdoor

Theater, Outdoor

Retail

Liquor Store

Lumber Yard

Manufactured, Modular or

Mobile Home Sales and

Display

Satellite Dish Sales and Service

3. *Accessory Uses* - See Article IV.

4. *Temporary Uses* - See Article IV.

**B. Development Standards.**

1. Minimum *Lot Width* and *Frontage* - each *Lot* or *Integrated Center* shall have a minimum *Lot Width* and *Frontage* on a *Public Street* of 50 feet.

2. *Minimum Yards* and *Building Setbacks*

a. Front - a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

<i>Interstate Street</i>	60'
<i>Primary Arterial Street:</i>	30'
<i>Secondary Arterial Street:</i>	30'
<i>Collector Street:</i>	30'
<i>Local Street / Cul-de-sac Street:</i>	30'

b. Minimum *Side Yard* and *Setback* - shall be provided from the *Lot Line* as follows:

- (1) Minimum *Side Yard* - 10 feet
- (2) Minimum *Side Bufferyard* - 20 feet

c. Minimum *Rear Yard* and *Setback* - shall be provided from the *Lot Line* as follows:

- (1) Minimum *Rear Yard* - 10 feet
- (2) Minimum *Rear Bufferyard* - 20 feet

d. *Minimum Yards* for *Out Lots* - *Out Lots* within an *Integrated Center* shall provide a *Minimum Yard* of five (5) feet along all *Lot Lines* in common with other *Out Lots* or with the main portion of the *Integrated Center*. If any portion of an *Out Lot* abuts the perimeter of the *Integrated Center*, that portion of the *Out Lot* shall be required to comply with the applicable *Minimum Front, Side* or *Rear Yard* requirements set forth above. The main portion of the *Integrated Center* shall not be required to provide a *Minimum Yard* along the *Lot Line* in common with an *Out Lot*.

3. Use of *Minimum Yards* and *Bufferyards*

Use of *Minimum Yards* and *Bufferyards* - all *Minimum Yards* and *Bufferyards* shall be landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials and shall remain free from structures except where expressly permitted below:

- a. Minimum *Front Yards* - may include *Driveways* and *Parking Areas* (provided that no portion of the *Parking Area* may be located closer to the *Right-of-Way* than the (10) feet; except for Minimum *Front Yards* abutting the Ronald Reagan Parkway or a *Frontage Street* parallel to the Ronald Reagan Parkway, where *Parking Areas* shall be prohibited) and shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV;
  - b. Minimum Front *Bufferyards* - may include *Driveways* and shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV;
  - c. Minimum *Side and Rear Yards* - minimum *Side and Rear Yards* may include *Interior Access Driveways* connecting to adjoining *Lots* provided that the remainder of said *Yards* shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV;
  - d. Minimum *Side and Rear Bufferyards* - shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV.
4. *Maximum Building Height* - 75 feet.
  5. *Parking and Loading* - See Article IV.
  6. *Signs* - See Article VII.
  7. *Outdoor Operations* - Outdoor operations, including the display of goods or materials for sale, lease or rental may be conducted subject to the following regulations:
    - a. Outdoor operations shall not be located between a *Building Line* and a *Bufferyard*.
    - b. Outdoor operations shall not be located in a required *Yard* or required *Bufferyard*.

- c. Outdoor operations shall not be located so as to interfere or conflict with walks, required *Parking Areas*, required *Loading Areas*, *Driveways*, *Interior Access Drives*, *Interior Access Driveways*, perimeter landscape yards or foundation plantings.
  - d. Vending machines shall abut the exterior wall of a *Building* and shall not be located in a required *Yard* or required *Bufferyard*.
8. Landscape Requirements - See Article IV.

**C. Architectural Review.**

If any portion of a *Lot* proposed for development is located in the *GC District* and within six hundred (600) feet of a *Residential District* or *Gateway Corridor*, the entire proposed development located on that *Lot* shall be subject to the requirements for the filing of a *Development Plan* for Architectural Review as set forth in Article V.

**D. Development Incentives.**

Any proposed development located in the *GC District* shall be eligible to utilize the *Development Incentives* set forth in Article V of this Ordinance.