

Chapter 17.30

GC GENERAL COMMERCIAL DISTRICT

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17.30.010 Purpose.

The purpose of the GC general commercial district is to provide an area for heavy commercial uses which, because of their nature of operation, create a heavy traffic load. (Ord. 1-5-87A § 14(A))

17.30.020 Permitted uses.

The following are permitted uses in the GC general commercial district:

- A. Automotive sales and services;
- B. Building supply yards and/or hardware stores;
- C. Furniture sales and storage;
- D. Professional offices and/or financial institutions;
- E. Hotels and/or motels without unlimited gaming;
- F. Equipment rentals;
- G. Mobile home and/or recreational vehicles sales and services;
- H. Restaurants;
- I. Bars or private clubs;
- J. Service stations;
- K. Grocery and drug stores;
- L. Cabinet Shops. (Ord. 1-5-87A § 14(B))

17.30.030 Accessory uses.

Accessory uses and buildings customarily appurtenant to a permitted use are allowed in the GC General Commercial District. (Ord. 1-5-87A § 14(C))

17.30.040 Conditional uses.

The following are conditional uses in the GC general commercial district:

- A. Hotels and/or motels with unlimited gaming;
- B. Mortuaries and crematoriums;

- C. Arcades;
- D. Public and/or semi-public utility services centers and similar uses;
- E. Sheltered workshops (nonprofit);
- F. Construction shops and yards;
- G. Warehousing and wholesaling of liquor and food goods;
- H. All buildings in excess of thirty-five feet in height;
- I. Residential uses on the second floor or above;
- J. Adult entertainment activities;
- K. Self-service storage facilities. (Ord. 12-18-89 § 1; Ord. 1-5-87A § 14(D))

17.30.50 Prohibited uses.

All industrial uses are prohibited uses in the GC general commercial district. (Ord. 1-5-87A § 14(E))

17.30.060 Height regulation..

In the GC general commercial district, no main building or structure shall exceed three stories or thirty-five (35) feet unless a conditional use permit is obtained. (Ord. 1-5-87A § 14(F))

17.30.070 Area and yard requirements.

The following are area and yard requirements in the GC general commercial district:

- A. Lot area, two thousand square feet;
- B. Setbacks:
 - 1. Front yard, none,
 - 2. Side yard, none,
 - 3. Rear yard, none. (Ord. 1-5-87A § 14(G))

17.30.080 Additional requirements.

The following additional requirements apply in the GC general commercial district:

A. Within two hundred feet of the boundary of any R district, no building or structure shall exceed the maximum height permitted in the adjoining R district.

B. Development of property adjoining a residential zoned lot or parcel shall have the following setbacks:

- 1. Front yards of not less than fifteen feet;
- 2. Side yards of not less than twenty feet;
- 3. Rear yards of not less than twenty feet.

C. All fuel pumps dispensing fuel into motor vehicles shall maintain a twenty foot setback from side and rear property lines.

D. All off-street parking requirements and regulations are as provided in Chapter 17.60 of this title. (Ord. 1-5-87A § 14(H))