

9-01.03-40 [General Commercial Zone, GC]

Purpose – The General Commercial Zone (GC) is intended to provide for the broad range of commercial operations and services required for the proper and convenient functioning of commercial centers serving large areas of the county. Uses permitted are intended to include all retail and service operations that may be appropriately located within a shopping district and that are normally required to sustain a community.

A. Uses Permitted Outright – In a GC zone the following uses and their accessory uses are permitted outright:

1. Retail or wholesale trade establishment;
2. Repair or maintenance service;
3. Office;
4. Personal or business service establishment;
5. Eating or drinking establishment;
6. Financial institution;
7. Amusement establishment.

B. Conditional Uses Permitted -- In a GC zone the following uses and their accessory uses are permitted subject to the provisions of Section 9-01.06 of this chapter:

1. A use permitted outright or as a conditional use in the GR zone;
2. Public or private athletic fields;
3. RV parks;
4. Railroad or other transportation facility passenger depot;
5. Public or semi-public buildings such as city government buildings, fire stations and power substations, and uses essential to the physical, economic and social welfare of the area;
6. Single or multi-family dwelling units located on the second story of any permitted use as set forth in Section 9-01.03-40.A above.
7. Manufactured Home Park
8. Adult Entertainment as regulated by Title 10 (Ordinance 850)

C. Standards – In a GC zone the following standards shall apply, except as provided for in Section 9-01.05. Further, for lots that share a boundary with a residential zone, the side of the lot that shares the boundary shall have the same dimensional, development and design standards as the residential zone with which it shares the boundary.

1. The minimum lot size, shape and yards for residential uses in a GC zone, other than for a manufactured home park, shall be the same as in a GR zone;
2. The maximum height shall be 45 feet;
3. Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
4. Provisions for signage, parking, access and other relevant development standards shall be provided in compliance with City land use regulations, in accordance with site development review procedures.

D. Prohibited Uses – In a GC zone the following uses and their accessory uses are prohibited:

1. The use of an automobile travel trailer as a residence on individual lots.