

ZONING

GC GENERAL COMMERCIAL

The purpose of the GC District is to provide for the orderly, integrated development of those uses necessary to meet the community and regional needs for general goods and services, as well as those of a social, cultural and civic nature; and to exclude uses not compatible with such activities. This district is intended to ensure well-planned and well-designed uses while ensuring adequate circulation, access control, and open space and unified and organized arrangement of buildings, service and parking areas.

DIMENSIONAL TABLE

MIN. LOT SIZE	30,000 square feet
Lots est. prior to 1987	10,000 square feet
MIN. LOT WIDTH	
at Street Line	120 feet
MAX. BUILDING HEIGHT	
Principal Structure	35 feet
MAX. COVERAGE	
Building	40%
Impervious Surface	85%
MIN. YARD SETBACK*	
Front Yard	25 feet
Side Yard	10 feet
Rear Yard	15 feet

* Corner lots have two front yards and two side yards. See § 190-804.

PERMITTED USES

PRINCIPAL USES

PERMITTED BY RIGHT

Artisan, craft, exercise or performing arts studio
 Auto repair garage
 Auto, boat and/or mobile/manufactured home sales
 Bank or financial institution
 Bar or tavern
 Beverage production, micro-brewery
 Beverage production, limited distillery
 Business services establishment
 Car wash
 Commercial indoor recreation use
 Community center or cultural center
 Convenience store
 Crop farming
 Day-care center, adult
 Day-care center, child
 Essential services
 Forestry
 Funeral home or mortuary
 Gasoline service station
 Governmental and emergency services facility
 Medical or dental clinics and laboratories

Medical marijuana dispensary
 Membership club, lodge or fraternal organization
 Mixed-use building
 Nursing home
 Office, professional
 Parking lot or structure, off-street
 Personal care home or center
 Personal services establishment
 Place of assembly or worship
 Plant nursery
 Public park/recreation
 Restaurant, quick-service
 Restaurant, sit-down
 Retail establishment
 Shopping center
 Tattoo parlor
 Theater
 Veterinarian office or animal hospital

CONDITIONAL USES

Geothermal energy system
 Planned development

SPECIAL EXCEPTIONS

Comparable commercial uses not specifically listed
 Nightclub
 Wireless communications facility,

tower-based

ACCESSORY USES

PERMITTED BY RIGHT

Accessory use and structure which are clearly customary and incidental to a permitted principal use
 Auditorium
 Brew pub or tap/tasting room
 Bus shelter
 Commercial/industrial outdoor storage or display
 Community-supported agriculture delivery station
 Day-care center as an accessory use
 Farmer's market
 Food truck
 Keeping of pets
 Outdoor dining area
 Satellite dish antenna or satellite antenna
 Solar energy system, small
 Temporary structure or use
 Wind energy system, small

SPECIAL EXCEPTIONS

Drive-through facility
 Walk-up window
 Wireless communications facility, nontower