

3450
GC—GENERAL COMMERCIAL DISTRICT

§ 3460. Purpose.

The purpose of the GC General Commercial District is to accommodate commercial activities of a retail and service nature. These areas would be located along major streets and encouraged to use site designs which have mutual benefits with other businesses in the area.
(Ordinance 51-2018, sec. 3, adopted 10/2/18; Ordinance 30-2022 adopted 8/16/2022)

§ 3470. Permitted uses.

A. The following uses are permitted in the GC General Commercial District:

Residential uses:

- Dwelling, duplex two-family.
- Dwelling, single-family detached.

B. The following uses are permitted in the GC General Commercial District subject to the site plan review provisions of section 7100.

Residential uses:

- Bed and breakfast homestay.
- Boardinghouse.
- Condominium, residential.
- Dwelling, multifamily.
- Dwelling, zero lot line, single-family, subject to the provisions of section 5200.
- Fraternity and sorority house.
- Household care facility.
- Townhouse, residential, subject to the provisions of section 5300.

Civic uses:

- Cemetery.
- College and university.
- Day care centers, limited and commercial.
- Library, public.
- Parks.
- Public.
- Safety services.
- Religious assembly.

School, primary and secondary.

Structured sober living facility.

Utility service.

Commercial uses:

Alcoholic beverage sales, subject to the provisions of section 5400.

Art gallery/museum.

Automotive sales and service.

Automotive service station.

Bed and breakfast inn.

Boat sales and service.

Business and trade schools.

Car wash.

Clinic.

Club.

Coin-operated amusement machines establishment, as regulated by section 5905.

Convenience store.

Donation box.

Exterminating services, without chemical storage.

Funeral home.

Hospital.

Hotel.

Indoor sports and recreation.

Medical office.

Motel.

Movie theater.

Nursery.

Offices.

Oil drilling, subject to the provisions of appendix A, Subdivision and Development Regulations, section 6.4, Oil and Gas Well, as amended.

Repair services.

Restaurants.

Retail trade.

Self-storage facilities/mini-warehouse.

Services.

Shopping center.

Veterinary services.

(Ordinance 28-86, sec. 13, adopted 4/1/86; Ordinance 30-89, sec. II, adopted 5/2/89; Ordinance 31-91, sec. 3, adopted 4/2/91; Ordinance 75-96, sec. 2, adopted 6/4/96; Ordinance 35-98, sec. 1, adopted 4/21/98; Ordinance 03-2000, sec. 1, adopted 1/4/00; Ordinance 95-2001, sec. 4, adopted 10/2/01; Ordinance 43-2016 adopted 11/1/16; Ordinance 51-2018, sec. 3, adopted 10/2/18; Ordinance 30-2022 adopted 8/16/2022)

§ 3480. Conditional uses.

The following uses are permitted in the GC General Commercial District subject to the approval process provided in section 7200:

Alcoholic beverage sales, subject to the provisions of section 5400.

Automotive repair service.

Bus station.

Community residential center.

Contractor's yard.

Flea market.

Kennel.

Light manufacturing.

Manufacturing homes, subject to the provisions of section 5600.

Outdoor entertainment and recreation.

Outdoor food court.

Outdoor storage.

Parking facility.

Recreational vehicle park.

Shooting range (indoor).

Warehousing facility.

(Ordinance 23-88, sec. 2, adopted 3/1/88; Ordinance 30-89, sec. II, adopted 5/2/89; Ordinance 75-96, sec. 2, adopted 6/4/96; Ordinance 86-96, sec. 1, adopted 6/18/96; Ordinance 03-2000, sec. 2, adopted 1/4/00; Ordinance 103-2000, sec. 6, adopted 10/3/00; Ordinance 45-2001, sec. 2, adopted 5/1/01; Ordinance 95-2001, sec. 5, adopted 10/2/01; Ordinance 12-2017, sec. 1, adopted 4/4/17; Ordinance 51-2018, sec. 3, adopted 10/2/18; Ordinance 30-2022 adopted 8/16/2022)

§ 3490. Development regulations.

Each site in the GC General Commercial District shall be subject to the following development regulations except for townhouse and zero lot line residential use:

1. Lot area: 5,000 square feet, minimum.
2. Lot width: 50 feet, minimum.
3. Front setback: 25 feet minimum, except for rear access subdivision where reduced setback as per section 4240 shall apply.
4. Side setback, interior:
 - A. Single-family and duplex dwellings: Five feet, minimum.
 - B. All other uses: No minimum; in accordance with adopted Building Code requirements.
5. Side setback, exterior: 25-foot minimum, except 15-foot minimum for single-family and duplex dwellings.
6. Rear setback:
 - A. Single-family and duplex dwelling: Five feet minimum from common lot line or one-foot minimum from alley. (See section 6500 for accessory structure setbacks and section 6210 for setback requirements for rear vehicular access.)
 - B. All other uses: No minimum. However, in no case shall the roof overhang extend over the property line, and shall be in accordance with adopted Building Code requirements.
7. Height: No maximum.
8. Building coverage: No maximum, except 50 percent of lot area maximum, for single-family and duplex dwellings.
9. Open space: 20 percent of lot area, minimum, for multifamily dwellings containing 25 units or more.
(Ordinance 83-85, sec. 1, adopted 8/6/85; Ordinance 28-86, adopted 4/1/86; Ordinance 30-89, sec. II, adopted 5/2/89; Ordinance 27-90, sec. 4, adopted 5/1/90; Ordinance 81-90, secs. 2, 3, 6, adopted 12/6/90; Ordinance 39-2003, sec. 1, adopted 4/15/03; Ordinance 51-2018, sec. 3, adopted 10/2/18)

§ 3495. Special conditions—Shooting range (indoor).

- A. Any noise emanating from discharge of firearms shall not be audible beyond the boundaries of the lot or tract of land where the indoor shooting range is located.
- B. Owner/operators shall be responsible for providing noise surveys/studies, indicating compliance with noise requirements prior to issuance of a certificate of occupancy.
- C. The design and operation of the facility shall conform to all other provisions as outlined in the City's Code of Ordinances.
- D. Hours of operation shall be limited to no earlier than 7:00 a.m. and no later than 10:00 p.m.

Note—See section 4600 for buffering requirements.
(Ordinance 51-2018, sec. 3, adopted 10/2/18)