

**314 GENERAL COMMERCIAL DISTRICT (GC)**

**314-1 Intent and Purpose**

This District is intended to provide for commercial land to serve the traveling public and to provide for commercial uses which require large sites and a high degree of visibility. This District is intended to recognize the existing strip commercial development pattern in the County, but discourage future extensions of strip commercial development. In addition, the General Commercial District recognizes office uses existing on September 26, 1983. These existing office structures may continue to be used for professional office uses, but expansion of the structures will be subject to the nonconforming use requirements of this Code.

**314-2 Uses Permitted Through a Type I Procedure**

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code.

314-2.1 Accessory Uses and Structures - Section 430-1.

314-2.2 Any Type II or III use, expansion of an existing use or change of use which meets all of the following:

- A. Is exempt from application of the Public Facility Standards under Section 501-2;
- B. Is not in an "Area of Special Concern" as designated on the applicable Community Plan map;
- C. Is on an existing lot;
- D. Does not amend any previous approval or previous condition of approval;
- E. Is in compliance with all applicable standards of this Code; and
- F. Is not a telecommunication facility allowed through a Type II or III procedure.

314-2.3 Bus Shelter - Section 430-23.

314-2.4 Recycle Drop Box - Section 430-113.

314-2.5 Temporary Use - Section 430-135.1.

314-2.6 Facility 3 and 4 Communication Towers that:

- A. Do not exceed a maximum height of sixty-five (65) feet; and
- B. Are located on a lot or parcel of which less than fifty (50) percent of the perimeter abuts a residential district. For the purpose of this subsection, lots or parcels that are separated from the proposed site by an existing or dedicated public or private

street or right-of-way shall be considered as abutting the perimeter of the proposed site- Section 430-109.

- 314-2.7 Co-located antennas, excluding antennas exempt pursuant to Sections 430-109.1 and 201-2 – Section 430-109.3.
- 314-2.8 Facility 2 Communication Towers, excluding those towers exempt pursuant to Sections 430-109.1 and 201-2, that:
- A. Do not exceed a maximum height of sixty-five (65) feet; and
  - B. Are located on a lot or parcel of which more than fifty (50) percent of the perimeter abuts a residential district. Notwithstanding, Facility 2 communication towers may be located on a lot or parcel of which less than fifty (50) percent of the perimeter abuts a residential district. For the purpose of this subsection, lots or parcels that are separated from the proposed site by an existing or dedicated public or private street or right-of-way shall be considered as abutting the perimeter of the proposed site - Section 430-109.4.

### **314-3 Uses Permitted Through a Type II Procedure**

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- 314-3.1 Access to a Manufactured Dwelling Park - Section 430-77.14
- 314-3.2 Adult Book Stores - Section 430-3.
- 314-3.3 Ambulance Service - Section 430-9.
- 314-3.4 Automobile and vehicle repair, welding shop, and automobile or vehicle service part facilities. All repair shall be done within an enclosed building.
- 314-3.5 Automobile, boat, recreational vehicle and motorcycle sales and rental showrooms and lots. Service facilities must be within an enclosed building.
- 314-3.6 Building supply and equipment and retail lumber yards which may include fabrication of products to be used in residential construction incidental to a retail yard when fabricated within an enclosed building.
- 314-3.7 Cabinet, electrical, plumbing, sheet metal, welding, electroplating, heat and air conditioning, sign and upholstery shops, in an enclosed building not exceeding ten-thousand (10,000) square feet in gross floor area, including fabrication, sales and show rooms.
- 314-3.8 Convenience Grocery - Section 430-35.
- 314-3.9 Eating and Drinking Establishments - Those with drive-in or drive-up windows shall address Section 430-41.

- 314-3.10 Fabrication Processing and Repair Facilities - Limited to retail sales of custom products fabricated, processed, printed, repaired or installed on the premises, within an entirely enclosed building.
- 314-3.11 Farm implement, truck and heavy equipment sales showrooms and lots and storage for new and used equipment, trucks or implements. All repair shall be done within an enclosed building.
- 314-3.12 Farmers Market.
- 314-3.13 Feed Stores, farm and garden equipment and outdoor sale of plant material, lawn furniture, playground equipment.
- 314-3.14 Fuel Dealership - Section 430-49.
- 314-3.15 Lodging Places - Hotel, Motel.
- 314-3.16 Manufacturing as an accessory use to a permitted use using no more than twenty-five (25) percent of the total floor area.
- 314-3.17 Manufactured Dwelling Sales and Service.
- 314-3.18 Motor Pool.
- 314-3.19 Movie Studio.
- 314-3.20 Nursery and open air business including wood yard, bark dust and gravel, consistent with the intent and purpose of this District.
- 314-3.21 Outdoor Storage in Conjunction with a permitted use.
- 314-3.22 Park and Ride Facility - Section 430-89.
- 314-3.23 Commercial Parking Facility.
- 314-3.24 Public Building, limited to post office, motor vehicle drive test center and motor vehicle field offices.
- 314-3.25 Public Utility - Section 430-105.
- 314-3.26 Radio Station.
- 314-3.27 Retail Businesses whose principal activity is the sale of furniture, or similar uses consistent with the purpose of the District, with a minimum floor area of five-thousand (5,000) square feet.
- 314-3.28 Equipment Rental Service.
- 314-3.29 Service Establishments including such things as printing, publishing, lithography, employment agencies, laundry and cleaning facilities and services.
- 314-3.30 Service Station, Car Wash - Section 430-123.

- 314-3.31 Special Recreation Use - Section 430-131.
- 314-3.32 Storage, mini-warehouses, moving and storage, and recreation vehicle storage.
- 314-3.33 Theater, including indoor and drive-in - Sections 430-3 and 430-43.
- 314-3.34 Transit Center - Section 430-137.
- 314-3.35 A Type I or Type II Home Occupation in a nonconforming residence as an interim temporary use subject to the standards of Section 430-63.1 - Type I Home Occupation or Section 430-63.2 - Type II Home Occupation.
- 314-3.36 Veterinary Hospital, Clinic and Office.
- 314-3.37 Wholesale Business with a retail outlet when the use requires a minimum floor area of ten-thousand (10,000) square feet.
- 314-3.38 Construction of a local street not in conjunction with a development application or within existing right-of-way.
- 314-3.39 Communication Towers greater than sixty-five (65) feet and up to two-hundred (200) feet in height - Section 430-109.
- 314-3.40 Uses Accessory and Incidental to an Allowed Use, not Otherwise Permitted by Section 314-2.2:
- A. Garages for storage and maintenance of motor vehicles used by the principal use;
  - B. Storage of motor fuels and lubricating oils for vehicles used by the principal use;;
  - C. Maintenance and utility shops for equipment used by the principal use;
  - D. Central heating, air conditioning and refrigeration plants;
  - E. Buildings for storage of documents, records, testing and research equipment, experimental models and other personal property related to the principal use;
  - F. Clinics, cafeterias, lounges and recreational facilities for employees;
  - G. Day care facilities primarily for employees;
  - H. Electrical substations; and
  - I. Administrative Office.
- 314-3.41 Parking not in conjunction with a Permitted Use - Section 430-91.
- 314-3.42 Tree removal in areas identified in the applicable Community Plan as Significant Natural Resources, subject to Section 407-3.

- 314-3.43 Drive-in or Drive-up Establishment (includes beverage venders, film sales, locksmith and other similar uses) - Section 430-41.
- 314-3.44 Co-located antennas, not otherwise allowed through a Type I Procedure – Section 430-109.

**314-4 Uses Which May Be Permitted Through a Type III Procedure**

The following uses may be permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- 314-4.1 Amusement Park - Section 430-11.
- 314-4.2 Auditorium, Stadium, Convention Center, Exhibition Hall or Hospital when:
  - A. The use will not unduly duplicate an existing use;
  - B. The location will best serve the public interest;
  - C. The use will not detrimentally impact existing uses in the County; and
  - D. The proposed use is reviewed as a Type III planned development.
- 314-4.3 Campground - Section 430-25.
- 314-4.4 Heliport - Section 430-59.
- 314-4.5 Solid Waste Transfer Station - Section 430-129.
- 314-4.6 Communication Towers greater than two-hundred (200) feet in height - Section 430-109.
- 314-4.7 Broadcast Towers – Section 430-109.

**314-5 Prohibited Uses**

- 314-5.1 Structures or uses of land not specifically authorized by this District unless the structure or use has substantially similar use and impact characteristics to a use listed, as determined through the provisions of Section 202-2.2.
- 314-5.2 The use of a manufactured dwelling except as provided by Section 430-135.1 - Temporary Uses and Section 430-1.2 D. - Accessory Use.
- 314-5.3 New dwelling units.
- 314-5.4 Office Uses except in office structures existing on June 28, 1983, or as an accessory to a permitted use as provided in Section 430-1.2.
- 314-5.5 Shopping Centers.

314-5.6 The location of service facilities such as high schools, hospitals, nursing homes, public assembly and high density residential development in airport approach zones. Location of these facilities shall be avoided within any existing (June, 1983) airport year 2000 LDN fifty-five (55) contour.

314-5.7 Auto wrecking yards.

### **314-6 Dimensional Requirements**

314-6.1 Lot Area:

The minimum lot area shall be fifteen-thousand (15,000) square feet.

314-6.2 Yard Requirements:

The minimum yard requirements shall be as follows:

A. Twenty (20) foot front yard;

B. Side and Rear Yards:

- (1) Abutting a Residential or Office Commercial District, the side and rear yard shall be no less than that required by the abutting district;
- (2) Except on corner lots and as in one (1) above, there are no required side or rear yards;
- (3) On a corner lot, the side or rear yard abutting the street shall be twenty (20) feet; and

C. Additional setbacks may be required as specified in Sections 411 and 418.

314-6.3 Height:

A. The maximum height for structures shall be sixty-five (65) feet except as modified by other Sections of this Code.

B. Normal building appurtenances and projections such as spires, belfries, cupolas, chimneys, ventilators, elevator housings or other structures placed on or extending above roof level may exceed the sixty-five (65) foot building height limit to a maximum height of eighty (80) feet.

C. The height of telecommunication facilities are regulated by the Permitted Use sections of this Land Use District, Sections 201, 430-1, 430-109 and other applicable provisions of this Code.

314-6.4 Lot Dimensions:

A. The minimum average lot width shall be eighty-five (85) feet;

B. The lot width at the street shall be forty (40) feet; and

C. The minimum average lot depth shall be eighty-five (85) feet.

**314-7 Article IV - Development Standards**

In addition to the requirements of this District, the standards of Article IV - Development Standards, including Section 422 (Significant Natural Resources), are applicable as required by Subsection 403-3.

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