

## Chapter 17.81

### G-C GENERAL COMMERCIAL DISTRICT

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#### **17.81.010 Purpose.**

To provide an area for heavy commercial uses which, because of their nature of operation, create a heavy traffic load. This classification applies to zoning districts that were formerly designated "C-1 local commercial," "C-2 general commercial" and any other commercial designation. (Ord. 617 § 1.1 Exh. A (part), 1996)

#### **17.81.020 Allowed uses.**

The following uses are defined in Chapter 17.08 and are allowed:

1. Administrative offices and services as defined, including, but not limited to:
  - a. Travel agencies,
  - b. Secretarial services;
  - c. Telephone answering;
  - d. Photocopying and reproduction services;
  - e. Business offices of public utilities;
  - f. Organizations and associations;
  - g. Other use classifications where the service rendered is that customarily associated with administrative office services;
2. Adult entertainment in cabaret and/or bars;
3. Antique shops.;
4. Appliance stores, sales and repairs;
5. Automobile & trucks, sales & services, repair centers, including but not limited to:
  - a. Body repair and painting,
  - b. Muffler shops,
  - c. Oil change and lube shops,
  - d. Parts and services,
  - e. Radiator shops,
  - f. Rentals,

- g. Sales and services, new and used,
  - i. Transmission shops,
  - j. Tire shops,
  - k. Wash and/or detailing;
- 6. Bakeries and bakery outlets;
- 7. Barber and beauty shops;
- 8. Bars, cocktail lounges, dancehalls and similar places of entertainment, including gaming;
- 9. Bed and breakfast inns;
- 10. Bicycle sales and services;
- 11. Book stores, new and used, cultural & library services;
- 12. Building maintenance services including, but not limited to:
  - a. Janitorial services,
  - b. Window cleaning services,
  - c. Carpet & upholstery cleaning and repair;
- 13. Building supply yards/hardware stores/home improvement centers (no permanent outside storage) including, but not limited to:
  - a. Paint stores,
  - b. Flooring stores,
  - c. Home interior, i.e. ready-made cabinets,
  - d. Lighting fixture stores;
- 14. Casinos;
- 15. Convalescent homes;
- 16. Convenience stores;
- 17. Convention centers and meeting facilities.;
- 18. Dance schools;
- 19. Daycare center;
- 20. Dry cleaners;
- 21. Emergency care centers;
- 22. Equipment and tool rentals, no outside storage or motorized equipment over 5 h.p.;
- 23. Financial institutions and services including, but not limited to:
  - a. Banks,
  - b. Savings and loan,
  - c. Loan and lending activities,
  - d. Credit union operations,
  - e. Check cashing facilities;
- 24. Food and beverage establishments;
- 25. Furniture, new and used, sales and minor repairs (no upholstering);
- 26. Glass shops, structural and vehicle;
- 27. Group care;
- 28. Hobby and craft supplies shops;
- 29. Hospital Services: see Medical/professional services”;
- 30. Hotels;

31. Laundromats;
32. Laundry services providing large scale laundering including, but not limited to:
  - a. Laundry agencies,
  - b. Diaper services,
  - c. Linen supply services;
33. Liquor sales;
34. Manufactured homes/mobile homes, new and used, sales and services;
35. Medical/professional services & facilities including, but not limited to:
  - a. Dental offices,
  - b. Medical offices,
  - c. Clinics and labs;
36. Meeting halls/social, service and/or fraternal organizations;
37. Mortuaries, funeral homes - without crematoriums;
38. Motels;
39. Nurseries, plants & trees (no permanent outside storage);
40. Parking lots (commercial-public);
41. Parks: see "Recreational facilities";
42. Personal services & offices engaged in the provision of informational, instructional, personal improvement, as defined, and similar services including, but not limited to:
  - a. Diet centers or weight loss centers,
  - b. Tanning salons,
  - c. Exercise studios, gyms,
  - d. Health spas,
  - e. Tailor shops,
  - f. Shoe repair shops,
  - g. Photography studios,
  - h. Driving schools;
43. Pet sales and services including, but not limited to:
  - a. Animal feeds,
  - b. Grooming,
  - c. Supplies;
44. Postal services, wrapping & shipping small items;
45. Professional services & offices providing professional services to individuals or businesses as defined including, but not limited to:
  - a. Law offices,
  - b. Real estate offices,
  - c. Insurance offices,
  - d. Architectural firms,
  - e. Surveying businesses;
46. Recreation facilities including, but not limited to:
  - a. Arcades,
  - b. Billiard/pool halls,

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- c. Bowling alleys,
- d. Parks,
- e. Racquetball, etc.,
- f. Shooting galleries,
- g. Skating rinks - ice and roller;

47. Recreational vehicles, new and used, sales and services, including, but not limited to:

- a. All terrain vehicles (ATV's),
- b. Boats,
- c. Motorcycles,
- d. Snowmobiles,
- e. Travel trailers;

48. Restaurants: see "Food and beverage establishments";

49. Safety services and supplies including, but not limited to:

a. Ambulance services,  
b. CPR (Cardio Pulmonary Resuscitation) training, EMT (Emergency Medical Technician) Training, etc.,

c. Medical equipment, supplies;

50. Service stations/gas, with no storage above ground;

51. Stores with limited wholesale or public retail sales including, but not limited to:

- a. Clothing stores,
- b. Department stores,
- c. Drug stores,
- d. Florists,
- e. Gift shops,
- f. Grocery stores,
- g. Retail sales,
- h. Shoe shops,
- i. Variety;

52. Theaters;

53. Thrift store;

54. Transportation centers, i.e. intercity, bus, taxi services;

55. Upholstery shops;

56. Veterinary Services, limited to small animals - no boarding;

57. Video rentals stores. (Ord. 617 § 1.1 Exh. A (part), 1996)

**17.81.030 Prohibited uses.**

A. Adult book stores;

B. Adult motion picture theaters;

C. All industrial uses: see "Manufacturing";

D. Public and semi-public uses, such as, but not limited to: elementary and secondary schools, and hospitals. (Ord. 617 § 1.1 Exh. A (part), 1996)

**17.81.040 Uses allowed with a special use permit following a public hearing.**

- A. Auction houses or stores;
- B. Billboards;
- C. Business and professional laboratories;
- D. Bus depots;
- E. Construction shops and yards;
- F. Crematoriums;
- G. Flea markets;
- H. Photo off-set printing;
- I. Recreation facilities including, but not limited to, tennis courts;
- J. Recreational vehicle parks/campgrounds;
- K. Residential uses - multi-family uses (apartments);
- L. Trade, technical or vocational schools;
- M. Self service storage facilities. (Ord. 630 § 1.3, 1977: Ord. 617 § 1.1 Exh. A (part), 1996)

**17.81.050 Area and yard requirements.**

A. Development of property immediately adjacent to a residentially zoned lot or parcel shall have the following setbacks:

- 1. Front yards: 15 feet minimum.
- 2. Side yards: 20 feet minimum.
- 3. Rear yards: 20 feet minimum.

B. All fuel pumps dispensing fuel into motor vehicles shall maintain a twenty foot setback from side and rear property lines. (Ord. 617 § 1.1 Exh. A (part), 1996)

**17.81.070 Site plan review provisions.**

See Chapter 17.24. (Ord. 617 § 1.1 Exh. A (part), 1996)

**17.81.080 Access, parking, and loading area requirements.**

See Chapter 17.25. (Ord. 617 § 1.1 Exh. A (part), 1996)

**17.81.090 Sign standards.**

See Chapter 17.27. (Ord. 617 § 1.1 Exh. A (part), 1996)

**17.81.100 Height restrictions.**

See Chapter 17.21.060. (Ord. 617 § 1.1 Exh. A (part), 1996)