

GC GENERAL COMMERCIAL DISTRICT:

The purpose of the general district is to preserve a commercial district limited primarily to offices and retail sales of merchandise. All uses within the retail commercial district shall be conducted within a building and aside from display windows, be screened from view. Temporary outside display and sale of merchandise on city property for a period not to exceed thirty (30) days may be authorized by the mayor and board of councilmen.

A. Regular Permitted Uses And Limitations: All uses permitted in R-1, R-2:

Retail stores, including:

Antique stores.

Apparel and department stores.

Bakery.

Bar, cocktail lounge, eating and drinking establishments.

Book or stationery store.

Confectionery store.

Drugstore, pharmacy.

Dry good or notions store.

Florist or gift shop.

Furniture stores.

Gaming and gambling establishments, including off premises liquor sales.

Grocery, fruit or vegetable store.

Hardware or electrical appliance store.

Horticultural nursery, greenhouse (retail only).

Jewelry store.

Meat market or delicatessen.

Secondhand stores, if conducted wholly within completely enclosed buildings.

Services:

Amusement enterprises.

Art gallery.

Bank.

Barbershop and beauty parlor.

Blueprinting and photostating.

Cafe or restaurant (including dancing or entertainment).

Car and RV (lot sales only).

Car or self-moving automobile rental agencies.

Carpenter shop, if conducted wholly within a completely enclosed building and no more than five (5) persons are employed on the premises.

Church.

Clinic (human or animal).

Clothes cleaning agency and/or pressing establishment.

Club or lodge (nonprofit), fraternal or religious association.

Community center.

Conservatory of music.

Dance studio.

Dressmaker or millinery shop.

Drive-in business.

Fortune telling, clairvoyance or astrology.

Hotel, motel.

Indoor commercial recreational facilities.

Interior decorating store

Locksmith.

Lumberyard (retail and contractor sales only, with enclosed yard).

Medical and dental laboratories.

Mortuary.

Newspaper, printing, lithographing, reproducing.

Office or office buildings for the conduct of business, professional or administrative services.

Paint store (retail only).

Photographer.

Plumbing shop (same stipulations as carpenter shop).

Post office.

Public garage, including automobile repairing and incidental body work, painting, upholstery, if all operations are conducted wholly within a completely enclosed building; and provided that where a public garage is located on a lot which does not abut an alley and is within sixty five feet (65') of a lot in any R district, the garage wall which parallels the nearest line of such district shall have no opening other than stationary windows.

Self-service automatic laundry, and/or dry cleaning, pick up agency.

Service station, including facilities for general repair (indoor) and/or mechanical washing.

Shoe store and repair.

Tailor.

Theater (indoor), live or motion picture.

Wedding chapel.

Other uses similar to above if approved by the planning commission.

B. Uses Permitted With A Special Use Permit:

Frozen food locker plants (excluding wholesale processing or cold storage).

Hospital (human or small animals).

Parking lot (metered).

Public services, including electric distributing substations, fire or police station, telephone exchange and similar uses.

Schools, private, trade, parochial, daycare.

Truck service (maintenance and repair).

Other uses found by the planning commission to be functionally similar to those uses permitted in this district.

C. Requirements For Structure Location, Area, Height And Bulk:

1.	Minimum parcel size:	
	a. Interior lots	6,000 square feet
	b. Corner lots	7,000 square feet
2.	Setback requirements:	
	a. Front yard	0
	b. Side yard	0
	c. Exterior side yard	0
	d. Rear yard	0
3.	Height limitations	45 feet. Additional height may be allowed with a special use permit

D. Outside Sales And Storage: Outside sales and storage of other bulk building materials which shall not be stored outside, may be allowed as accessory use to any of the principal uses listed in this chapter.

1. Storage areas shall be enclosed by a sight obscuring fence, wall or hedge permanently installed and maintained at a minimum height of six feet (6'); provided that the design of any such wall or sight obscuring fence shall be first approved by the planning commission prior to installation. No materials and/or equipment shall be stored therein to a height exceeding that of the wall or fence, except vehicles rented or leased from the premises.

2. Storage areas shall not occupy more than twenty percent (20%) of the lot area.

3. Storage areas shall not be located within any required yard setback, nor shall they be located in any way which interferes with normal traffic flow onto, within or from the lot or which impedes sight distance in intersections, or which otherwise impedes driver visibility. In the case of gasoline service stations, storage areas shall not be permitted in the setback distance applicable to pump islands.

E. Outside Uses: All outside storage, sales of merchandise and repair operations in the general commercial district shall be screened from adjacent residential use districts by a sight obscuring fence, wall or hedge permanently installed and maintained at a minimum height of six feet (6'). Temporary unscreened outside display and sale of merchandise adjacent to residential use districts for a period not to exceed thirty (30) days may be authorized by the manager. (Ord. 138, 1-26-1988)