

Section 5.6 GC General Commercial District

It is the intent of this Section that the GC Zoning District be developed and reserved for general business purposes. The regulations which apply within this district are designed to encourage the formation of continuance of a compatible and economically healthy environment for business, financial service and professional uses which benefit from being located in close proximity to each other; and to discourage any encroachment capable of adversely affecting the general commercial character of the district.

Permitted Uses.

1. General retail stores
2. Service businesses, including - but not limited to plumbers, electricians, barbers, beauticians, repair services, photographers, etc.
3. Professional Offices
4. Banks and other financial institutions
5. Restaurants
6. Retail food stores, including general groceries, produce standards, bakeries, meat markets (without slaughtering on-site), etc
7. Food preparation establishments for off-premise delivery
8. Day care centers
9. Cultural and community centers, including libraries, theaters, neighborhood recreation centers, churches and other religious facilities
10. Public utility facilities, including offices, electric transformer stations, gas regulator stations, telephone switching stations, and water towers
11. Schools
12. Clinics, nursing and convalescence homes
13. Veterinary offices with no external runs
14. Kennels, as an accessory use to a veterinary office only, with no external runs
15. Coin operated laundries, dry cleaning - excluding dry cleaning plants
16. Funeral homes
17. Auto parking lots
18. Commercial printers
19. Facilities of city, county, state or federal government

20. Facilities of the Anderson County School System or other public service districts
21. Radio or television studios
22. Group community residential care facilities
23. Hotels, motels, bed and breakfast inns
24. Day care centers, adult and child

Conditional Uses:

1. Automobile service station provided all fuel pumps are set back at least twenty-five (25) feet from the right-of-way line of the street; provided all fuel tanks are installed underground. In addition, where the use abuts any residential zoning district not separated by a street right-of-way, a buffer shall be required.
2. Garage for the repairing and servicing of motor vehicles provided all operations are conducted within a fully enclosed building; and provided there is no open storage of wrecked vehicles; dismantled parts, or parts visible beyond the premises. One or more of the following options can be used to meet the screening requirements:
 - a. Solid stockade type fence or wall so as to be 100 percent opaque, of at least six (6) feet in height, constructed of treated wood, masonry, or stone
 - b. Chain link fence fitted with slats so as to be 100 Percent opaque, of at least six (6) feet in height
 - c. Natural vegetative buffer of evergreen/non-deciduous plantings that at the time of planting shall be no less than five (5) feet in height and positioned in such a manner that at full growth, the buffer shall be no less than five (5) feet in height and that no discernible visual contact can be made through the buffer. The buffer shall be no less than four (4) feet wide. The ground area within the buffer shall be maintained with a natural landscaping treatment (bark, mulch, etc.), or land cover plantings (grass, creeping junipers, etc.). Natural existing evergreen/non-deciduous vegetation located on the same premises as the use may be used to fulfill or partially fulfill the buffer requirements.
3. Combination of residential structure with any use permitted herein.
4. Newspaper publishing plant provided that the requirements for parking, loading, and unloading conform to those for industrial buildings, as set forth in Article VII.
5. Car wash provided an off-street paved parking area capable of accommodating not less than one-half of hourly vehicle washing capacity awaiting entrance to the washing process is suitably located and maintained on the premises (such space to contain at least two hundred (200) square feet per waiting vehicle; and, provided no safety hazard or impediment to traffic movement is created by the operation of such an establishment.
6. Animal hospital and/or boarding facility provided all board arrangements are maintained within a building and no noise connected with the operation of the facility is audible beyond the premises.

7. Automobile, boat, recreational vehicle dealerships, open yard for the sale, rental, and/or storage of materials or equipment excluding junk or other salvage. In addition, where the use abuts any residential zoning district not separated by a street right-of-way, a buffer in compliance with Section 10.8 of this Ordinance shall be required.
8. Community hospitals or clinics including any functions which relate directly to the operation of the hospitals or clinics and are contained within the confines of said hospital or clinic, and provided such uses are in compliance with the provisions of Section 10.
9. Mini warehouse self-storage facilities, so long as no storage unit doors can be viewed from a public right-of-way, or adjoining parcel.
10. Transmission towers, in accordance with the provisions set forth in Section 5.7 of this Ordinance.
11. Temporary uses in compliance with the provisions of Article XIII, Section 13.4(3).

Other Requirements:

Unless otherwise specified elsewhere in this Ordinance, uses permitted in GC General Commercial Zoning Districts shall be required to conform to the following standards:

1. Minimum Lot Area: Six (6,000) square feet.
 2. Minimum Lot Width measured at the Building Line: Fifty (50) feet.
 3. Minimum Front Yard measured from the nearest abutting street right-of-way line: Twenty-five (25) feet.
 4. Minimum Side Yard: Not less than ten (10) feet for each side.
 5. Where the district abuts any residential zoning district not separated by a street right-of-way, a buffer strip in shall be required.
 6. If a common wall is used the side setback shall be zero (0) feet.
1. Minimum Rear Yard: Twenty (20) feet. Where the district abuts any residential zoning district not separated by a public right-of-way, a buffer strip shall be required.
 2. Maximum Building Height: sixty (60) feet. For structures in excess of sixty (60) feet, the Fire Chief's approval is necessary.
 3. Bufferyard Requirements of Section 10.8

Additional Requirements:

1. Uses permitted in C-1 Zoning Districts shall meet all standards set forth in Articles 6 and 7, pertaining to off-street parking, loading and other requirements.

-
2. For exceptions to regulations and for special dimensional requirements pertaining to corner and double-frontage lots, see Article 10.