Sec. 156.74. - General Commercial "GC" District.

(A) The zoning of property as "GC" General Commercial is intended to provide for a variety of commercial uses including wholesale sales and services, general retail and service businesses, and office uses. This district is primarily intended for use in high-traffic areas adjacent to arterial streets and highways and is appropriate for high-volume commercial centers.

(B) *Permitted uses.* No building, structure, or land shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses identified below, subject to all applicable provisions of these zoning regulations.

1. All uses permitted in the "NC" district.
2. Appliance and home furnishing stores.
3. Automotive sales, new or used, leasing, service and repair shops, including parts supply stores and auto bodywork shops.
4. Banks, credit unions, and other depository institutions.
5. Boat and recreational vehicle (RV) storage, sales, leasing and service.
6. Bowling alleys and other entertainment centers.
7. Car washes.
8. Cemeteries, funeral homes, mortuaries, and crematories.
9. Child day care services.
10. Churches and other religious organizations, including accessory facilities.
11. Commercial printing shops.
12. Commercial and nonprofit parks and recreation facilities, including assembly facilities and sports and recreation clubs.
13. Computer stores and related services.
14. Convenience stores (with or without gasoline sales).
15. Dry cleaning services.
16. Equipment rental and leasing establishments.
17. Flea markets.
18. Food stores, all types.
19. Gasoline service stations, including mechanical repair.
20. General merchandise stores, including department and variety stores.
21. Golf courses, including miniature courses and golf driving ranges.
22. Hardware stores.

23. Hospitals, clinics, or sanitariums.
24. Hotels, motels, rooming and boarding houses, and other lodging places.
25. Liquor stores.
26. Lumber and building material dealers-retail.
27. Office buildings, all types.
28. Parks and recreation facilities, including assembly facilities.
29. Pawn shops, in accordance with the Texas Pawnshop Act (Article 5069-51.01, *et seq.* Vernon's Texas Civil Statutes).
30. Plumbing shops.
31. Radio and television broadcasting stations or studios.
32. Repair shops, miscellaneous.
33. Restaurants, including drive-through or drive-in service and the sale of alcoholic beverages for consumption on the premises.
34. Retail nurseries.
35. Retail stores, not elsewhere classified.
36. Storage facilities.
37. Taxidermies.
38. Theaters.
39. Upholstery shops, not including furniture manufacturing facilities.
40. Veterinary clinics and kennels, excluding outdoor runs and provided that no building or kennel shall be closer than fifty (50) feet to any residential district.
41. Video stores.
42. Water bottling operations.
43. Wholesaling and warehousing establishments, limited to uses that are similar and no more objectionable than the uses enumerated in this district.
44. The above uses are not intended to be all-inclusive. Additional commercial and noncommercial uses may be permitted, which are similar, have comparable impact on adjacent property, and correspond with the purpose and restrictions of this district.
45. Specific Uses permitted pursuant to Article 5 hereof.

(C) *Height and area regulations.* The maximum height of buildings and structures, the minimum dimensions of lots, and setbacks for yards and parking lots shall be as follows, except as otherwise provided in Article 6, Supplemental Regulations:

1. Minimum lot area: Nine thousand (9,000) square feet.

2. Maximum height of structures: Three (3) stories, maximum forty-five (45) feet from finished grade, subject to development and performance standards.
3. Minimum yards:
    a. Front: Twenty-five (25) feet.
    b. Side: Ten (10) feet or ten (10) percent of the lot width, whichever is greater.

       Twenty (20) feet when adjacent to a residential district.

       Buildings over twenty (20) feet in height shall set back an additional one (1) foot for each additional two (2) feet in height.

    c. Corner: Twenty-five (25) feet.
    d. Rear: Ten (10) feet.

       Twenty-five (25) feet when adjacent to a residential district.

       Buildings over twenty (20) feet in height shall set back an additional one (1) foot for each additional two (2) feet in height.

4. Lot coverage: Forty (40) percent of lot area, including principal and accessory buildings.
5. Minimum lot width: Seventy-five (75) feet.

   Eighty-five (85) feet corner lot.

6. Minimum lot depth: One hundred (100) feet.
7. Minimum parking lot setback: Fifteen (15) feet from street right-of-way.

   Ten (10) feet from property lines of properties in commercial and industrial districts.

   Twenty (20) feet when adjacent to a residential district.

(D) *Development and performance standards.*

1. Hotels and motels shall not contain less than two hundred (200) square feet of floor area in each living unit and shall have at least one (1) complete bathroom for each room or suite of rooms.
2. Except as authorized by Section 7-5, Outdoor sales; Section 7-6, Outdoor displays of merchandise; and Section 7-7, Special events, in Article 7, Accessory and Temporary Uses, no merchandise shall be stored or displayed outside a building, and no equipment or vehicles, other than passenger vehicles, shall be stored outside a building.
3. Artificial lighting used to illuminate the premises and/or signage shall be directed away from adjacent residential properties.
4. Customary passenger vehicles, trailers, recreational vehicles, motor vehicles and other

motorized machinery and equipment for sale or lease may be displayed on an unlimited basis outside a building on a paved display area or lot, provided that the display area shall not be placed within a required parking/paving setback area and shall not reduce the capacity of a parking lot below that required by this Chapter for the use.

5. A development allowable in this district shall provide a solid screen fence or wall of wood or masonry construction not less than seven feet in height along all rear and side property lines that are common to property zoned "AR", "SFR", "HR" and "MH". All side fences must be set back a minimum of 25 feet from the front property line. Screening shall not be required where similar screening exists on the abutting residential property. A barrier fence shall not be allowed along the front of the property.
6. Order boxes for drive-up and drive-through service associated with a restaurant shall be located a minimum of thirty (30) feet from property zoned "AR", "SFR", "HR" and "MH".
7. Permitted uses involving the sale of alcoholic beverages shall comply with all requirements of Chapter 110, Alcoholic Beverages, of the City's Code of Ordinances, including provisions regarding required permits, hours of sale and minimum distance from churches, public hospitals, schools and other educational institutions.
8. Pawn shops shall comply with all requirements of Chapter 115, Pawnbrokers; Junk and Secondhand Dealers, of the City's Code of Ordinances, including provisions regarding required licenses and minimum distance from certain specified property uses.

(Ord. No. 2012-930, § 3, 1-23-12)