

11-406. GC - GENERAL COMMERCIAL DISTRICT**A. Intent and Purpose**

These districts are designed to provide adequate space in appropriate locations for the establishment of a wide variety of uses including commercial trade and service uses, entertainment facilities, offices and establishments engaged in wholesale trade. Since these activities tend to generate relatively large volumes of traffic and have other characteristics detrimental to residential districts, their locations should be removed from the proximity of residential district as such as possible.

B. Uses and Structures**1. Principal Permitted Uses and Structures**

OTHER HOUSING - except for -Hotel

INSTITUTIONAL - limited to -

Place of worship

School, public or private, grades K-12

Day care center

Group day care home

Family day care home

Nursing home

Park, playground, playfield

Community centers

Public, parochial and private non-profit museums, art galleries, libraries and observatories

Non-profit private, public and utility administrative offices

Post Offices (excluding major mail processing centers)

Police and fire stations

PUBLIC UTILITIES - limited to -

Communications installations or exchanges

Electric or gas substations

Electric, communication and telephone distribution lines, poles, transformers and splice boxes (but not including electric transmission lines)

Water, storm drainage and sewer lines, and gas distribution lines with incidental appurtenances (but not including major fuel transmission lines)

Private Streets

Rights-of-way to all modes of transportation

Small landscaped, scenically significant open areas, natural reserves

LUMBER, HARDWARE, BUILDING MATERIALS - except for -

Lumber yards

Greenhouse and nursery products

GENERAL MERCHANDISE

All uses

FOOD, DRUG, BEVERAGE

All uses

AUTO DEALER AND SERVICE STATIONS - limited to -

Service Stations

Auto parts (new)

Auto dealership

Car wash

Motorcycle Sales

Tire sales and servicing

APPAREL AND ACCESSORIES

All uses

FURNITURE, HOME FURNISHING, APPLIANCES

All uses

EATING AND DRINKING PLACES - except for -

Taverns, bars,
Nightclubs

ART, ANTIQUE, JEWELRY
All uses

HOBBY, TOY, PET
All uses

MISCELLANEOUS RETAIL
Salvage Clothing

FINANCE, INSURANCE, REAL ESTATE
All uses

PERSONAL SERVICES
All uses

PROFESSIONAL SERVICES - except for -
Medical Clinic - outpatient

BUSINESS OFFICES
All Uses

RECREATION AND ENTERTAINMENT - limited to -
Motion picture Theater
Roller skating
Bowling
Electronic amusement devices, arcades
Billiard parlor
Health Spa
Miniature golf

BUSINESS SERVICES - except for -
Photofinishing
Metal and wood fencing, ornamental grillwork
Central laundry, dyeing and dry-cleaning works
Truck terminals
Research services (private)

REPAIR SERVICES - except for -
Armature rewinding
Welding shop
Tire recapping or retreading

EDUCATIONAL SERVICES
All uses

CONTRACT CONSTRUCTION SERVICES
All uses

UNDEVELOPED AND VACANT - except for -
Circuses, carnivals and similar transient enterprises
Open water including ponds, lakes and reservoirs, streams and water ways (all man made)

2. Permitted Accessory Uses and Structures
 - a. Accessory off-street parking and loading facilities as required in Chapter 7 of this ordinance.
 - b. Accessory facilities and buildings customarily incidental to a permitted use

3. Conditional Uses
INSTITUTIONAL - limited to -
Cemetery - mausoleum
Country Club
Airports, air cargo terminals, heliports and any other aeronautical device
Major mail processing centers

Military installations

Colleges, junior colleges and universities, but excluding business schools operated as profit-making enterprises

All golf courses

Stadiums, sports arenas, auditoriums and bandstands

Zoological gardens

Temporary nonprofit festivals

PUBLIC UTILITIES - limited to -

Railroad, bus, and transit terminals

Public and private utility corporations and truck yards

Radio and television transmission stations

Railroad yards and other transportation equipment marshaling and storage areas

Reservoirs and water tanks

Electric transmission lines and major fuel transmission lines

Gas, electric production and treatment facilities

Water production, treatment facility

LUMBER, HARDWARE, BUILDING MATERIALS - except for -

Greenhouse and nursery products

AUTO DEALERS AND SERVICE STATIONS - limited to -

Used car sales

Auto parts (used)

Boat, marine sales

Truck, heavy equipment sales

Auto and truck rental

Mobile Home Sales; prefabricated homes

EATING AND DRINKING PLACES - limited to -

Taverns, bars

Nightclubs

RECREATION AND ENTERTAINMENT - limited to -

Drive-in movie

Amusement park

Fairground

Golf driving range

Indoor shooting range

BUSINESS SERVICES - limited to -

Photofinishing

Research services (private)

Metal and wood fencing, ornamental grill work

WHOLESALE TRADE - limited to -

Drugs, chemicals and allied products

Groceries and related products

Electrical goods

Hardware, plumbing and cooking equipment and supplies

Metal and minerals

UNDEVELOPED AND VACANT - limited to -

Circuses, carnivals and similar transient enterprises

Open water including ponds, lakes and reservoirs, streams and waterways (man-made).

4. Prohibited Uses

Any use not allowed by right, by accessory use or by conditional use is prohibited in the GC District.

C. Bulk Regulations

1. Minimum Required Lot Area

Within the GC District, the minimum required lot area shall be 15,000 square feet.

2. Maximum Height

The maximum height of a front wall or other portion of a building or other structure at the street level shall be seventy-five (75) feet above the finished grade. However, this shall not apply to those uses spelled out in 11-104 (D), Exception on Height Limitations.

D. Yard Requirements

1. General Provisions

General provisions applicable to all commercial districts concerning visibility at intersections, permitted obstruction in required yards, obstructions prohibited at street intersections, exceptions to these provisions and other regulations are contained in Section 11-105 of this ordinance.

2. Basic Provisions

a. Front Yards

In all GC Districts, front yards abutting an arterial street shall be fifty (50) feet. For all other lots, front yards shall be a minimum of forty (40) feet. On double frontage and corner lots, there shall be a front yard on each street.

b. Side Yards

In all GC Districts, side yards shall be a minimum of fifty (50) feet when the lot adjoins a residential district. For all other lots within the GC Districts, the minimum side yard shall be ten (10) feet.

c. Rear Yards

In all GC Districts, rear yards shall be a minimum of fifty (50) feet when the lot adjoins a residential district. For all other lots within the GC Districts, the minimum rear yard shall be thirty (30) feet.

E. Use of Required Yard Area

1. Landscaping

The first ten (10) feet of any required yard adjacent to a street shall be devoted to landscaping (as defined in Section 11-202). All other required yard areas not occupied by sidewalks and driveways shall also be devoted to landscaping.

2. Driveways and Accessory Off-street Parking

3. Sidewalks

F. Site Plan Review

1. Prior to issuance of a building permit, a Site Plan for the use and development of the entire tract shall be submitted to the Planning Commission. The Site Plan shall conform to the following requirements:

a. Be drawn on a scale of 1" = 100';

b. Include the following:

- all existing and proposed roads and drainage ways;
- curb cuts, drives and parking areas;
- building lines enclosing the portion of the tract within which the buildings are to be erected;
- the proposed use of the land and buildings; and,
- the existing zoning.

c. Show the building elevations for the front, rear and sides of all buildings and any proposed signs.

d. Include a vicinity map showing the relationship of the proposed development to Brownsville.

e. Show the relation of the proposed development to:

- the street system;
- the surrounding use district, and
- surrounding properties

f. Bear a certificate by a licensed surveyor, architect, contractor or civil engineer certifying that the plan as shown is true and correct;

g. Bear a form for certificate of approval by the Secretary of the Planning Commission

h. Provide a form for certification by the owner and trustee of the mortgage, if any, that they adopt the plan, and dedicate the streets as shown on the plan and agree to make any required improvements of adjacent streets as shown on the plan.

2. The Planning Commission shall review the Site Plan within thirty (30) days. Where conditions have been required of the applicant, such changes, as required by the Planning Commission, shall have been made.
3. The Planning Commission shall approve the Site Plan as submitted or reject the Site Plan as submitted. The reasons for rejection of the Site Plan shall be certified to the applicant in writing. The Planning Commission shall have the authority to give conditional approval to a Site Plan, subject to minor revisions being required of the applicant.
4. The certification required of the owner and trustee of the mortgage in 11-406 (F)(1)(h) of this ordinance shall serve as the commitment by the owner that the site will be developed as shown on the approved Site Plan. Upon such certification by the owner, the approved Site plan shall be recorded by the owner with the Haywood County Register's Office and shall regulate the development of the subject parcel. If, during the process of construction, the Building Inspector notes variations from the approved site plan, he shall promptly notify the owner in writing of these variations and shall direct that the variations be corrected within a specified period. If, after proper notice by the Building Inspector, the owner has not complied with the provisions of the approved Site Plan, the Building Inspector shall have the authority to cite the owner to Municipal Court for violation of this ordinance.
5. The Building Inspector shall have the authority to authorize minor revisions to the approved Site Plan during the process of construction, if, in his opinion, the revisions do not substantially alter the nature of the approved Site Plan, with the written concurrence of the Chairman of the Planning Commission.