

phasing or expansion when the total project meets or exceeds these limits.

(Code 1980, § 55-387)

Secs. 55-388--55-400. Reserved.

Sec. 55-401. GC general commercial district.

Sec. 55-402. Purpose.

The GC general commercial district is intended for a wide variety of commercial uses and limited industrial facilities. Uses allowed in the GC district may generate sufficient traffic or have operating characteristics which make them generally incompatible with residential areas or lower intensity commercial and office districts. GC districts require access from major streets, primarily minor and major arterials. GC districts are most appropriate along arterials, at major intersections, and in areas appropriate for commercial uses which are relatively well insulated from residential districts.

(Code 1980, § 55-402)

Sec. 55-403. Permitted uses.

The following use types are permitted:

(a) *Office uses.*

Financial services

General offices

Medical offices

(b) *Commercial uses.*

Agricultural sales and service

Automotive washing

Auto rental

Auto repair services

Building maintenance services

Business support services

Business or trade school

Cocktail lounge

Communications services

Construction sales and services

Consumer convenience services

Consumer repair services

Equipment rental and sales

Equipment repair services

Exterminating services

Food sales (limited)

Food sales (general)
Food sales (convenience)
Funeral services
General retail sales
Hotel/motel -
Indoor entertainment
Indoor sports and recreation
Laundry services
Liquor sales
Pawnshop services
Personal improvement services
Personal services
Pet services
Research services
Restaurant (drive-in)
Restaurant (limited)
Restaurant (general)
Service station
Veterinary services

(c) *Transportation uses.*

Transportation terminal

(d) *Industrial uses.*

Custom manufacturing

(e) *Civic uses.*

Administrative services

Cultural services
Day care (limited)
Day care (general)
Emergency residential care
Guidance services
Hospital services (limited)
Hospital services (general)
Local utility services
Park and recreation services
Postal facilities
Public assembly
Recreational clubs

Religious assembly

Social clubs

(Code 1980, § 55-403; Ord. No. 33545, § 14, 5-2-95; Ord. No. 36246, § 2, 4-29-03)

Sec. 55-404. Conditional uses.

The following use types are allowed, subject to approval of a conditional use permit, as provided by section 55-883:

(a) *Residential uses.*

Single-family (detached)

Single-family (attached)

Duplex residential

Two-family residential

Townhouse residential

Multiple-family residential

Group residential

(b) *Civic uses.*

College and university facilities

Group home

Safety services

Secondary educational facilities

(c) *Commercial uses.*

Kennels

Outdoor sports and recreation

Surplus sales

(d) *Parking uses.*

Parking structure

Surface parking

(e) *Industrial uses.*

Warehousing and distribution (limited)

(Code 1980, § 55-404; Ord. No. 33545, § 15, 5-2-95)

Sec. 55-405. Special permit uses.

The following use types are allowed, subject to approval of a special use permit by the city council, as provided by section 55-884:

(a) *Civic uses.*

Group care facility

Maintenance and service facilities

(b) *Commercial uses.*

Auto sales

Body and fender repair services

Convenience storage

Vehicle storage

(c) *Miscellaneous uses.*

Broadcasting tower

Wind energy conservation system

(Code 1980, § 55-405; Ord. No. 36246, § 2, 4-29-03)

Sec. 55-406. Site development regulations.

Each site in the GC general commercial district shall be subject to the following site development regulations:

TABLE INSET:

Regulator	Requirement
Lot area	5,000 square feet minimum
Lot width	50 feet minimum
Floor area ratio	2.0 maximum
Front yard	The greater of 15 feet or 50 feet from the center line of the fronting street
Street side yard	The greater of 15 feet or 50 feet from the center line of the fronting street
Interior side yard	No requirement
Rear yard	15 feet
Height	75 feet maximum; 45 feet maximum where building is within 100 feet of property classified as R6 or a lower intensity district
Building coverage	70 percent maximum
Impervious coverage	90 percent maximum

(Code 1980, § 55-406)

Sec. 55-407. Additional regulations.

(a) *Residential uses.* Residential uses are allowed as a conditional use in the GC district, subject to the site development regulations for residential uses in the R8 high-density multiple-family residential district. Other conditions may be required as part of approval of a conditional