

## Chapter 17.68

### GC-1 GENERAL COMMERCIAL ZONE

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#### 17.68.010 Objectives and characteristics of zone.

A. The GC-1 general commercial zone covers the portion of the city which is primarily suited for heavy commercial establishments and for non-nuisance industries. The objectives in establishing this zone are:

1. To designate the most appropriate land within the city for light industrial and wholesale establishments and to prevent the scattering of such uses into surrounding zones; and
2. To encourage the construction of and continued use of the land for commercial and industrial buildings; and

3. To discourage the use of the land for both dwellings and for nuisance industries or any other use which would thwart or substantially interfere with the use of the land for its primary purpose.

B. This zone is characterized by a mixture of businesses, warehouses, craft shops, and manufacturing and industrial enterprises which are incidental to retail and wholesale establishments.

C. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the following regulations in this chapter shall apply in the GC-1 general commercial zone. (Prior code §17.64.010).

#### 17.68.020 Use requirements.

The following buildings, structures, and uses of land shall be permitted in the GC-1 general commercial zone upon compliance with requirements as set forth in this title:

- A. Any use permitted in the CC-1 central commercial zone;
- B. Wholesale distributing houses and warehouses;
- C. Service establishments such as dyeing, cleaning, or laundry plants, printing plants, machine shops, blacksmith shops;
- D. Food preparation plants, the operation of which is not obnoxious by reason of emission of odors, smoke, or noise;
- E. Milk distribution stations, creameries, bottling works and similar businesses;
- F. Assembling and the sale of farm equipment, mining machinery, vehicles and similar articles, but excluding junkyards and auto wrecking yards;
- G. Public garages and public parking lots;
- H. Veterinary hospitals;
- I. Carting, express hauling and storage;
- J. Building materials storage yards, plant nurseries;
- K. Stone cutting and monument works;
- L. Hay, grain, and feed establishments;
- M. Wholesale and bulk gasoline;
- N. Oil and L.P. gas storage and sales;
- O. Non-accessory signs and billboards;
- P. Bona fide caretakers' dwellings;
- Q. Other uses ruled by the board of adjustment to be similar to the foregoing uses provided that such other uses are not inconsistent with the objectives and characteristics of this zone. (Prior code §17.64.020).

**17.68.030 Other requirements.**

**Requirements and restrictions pertaining to area and width of lots, the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied shall be as hereinafter set forth in Section 17.84.010 of this title pertaining to the GC-1 zone. See also supplementary requirements and procedures applicable within zones. (Prior code §17.64.030).**