

## Chapter 15. General Commercial District (GC)

### SECTION 15.00 PURPOSE

The GC District focuses on the commercial area lying along M-91 north of the City of Greenville's downtown. The GC District experiences high levels of both local and regional traffic. Due to historic development patterns and proximity to the City's downtown, the GC District supports a wide range of business opportunities.

### SECTION 15.01 PERMITTED USES

The following uses are permitted by right:

- A. Accessory Buildings and Uses
- B. Animal Grooming Service
- C. Art Gallery
- D. Automobile Sales Facility
- E. Automobile Service and Repair Facility, Minor
- F. Bakery
- G. Eating and Drinking Establishment
- H. Financial Institution
- I. Government Building
- J. Indoor Recreation Facility
- K. Medical Office
- L. Personal Service Establishment
- M. Place of Public Assembly, Small
- N. Professional Office
- O. Professional Service Establishment
- P. Retail Establishment, Minor
- Q. Small Equipment Rental and Repair

### SECTION 15.02 SPECIAL LAND USES

The following uses are permitted with special land use approval:

- A. Adult Day Care Facility
- B. Animal Day Care Facility
- C. Automobile Gasoline Station
- D. Automobile Service and Repair Facility, Major

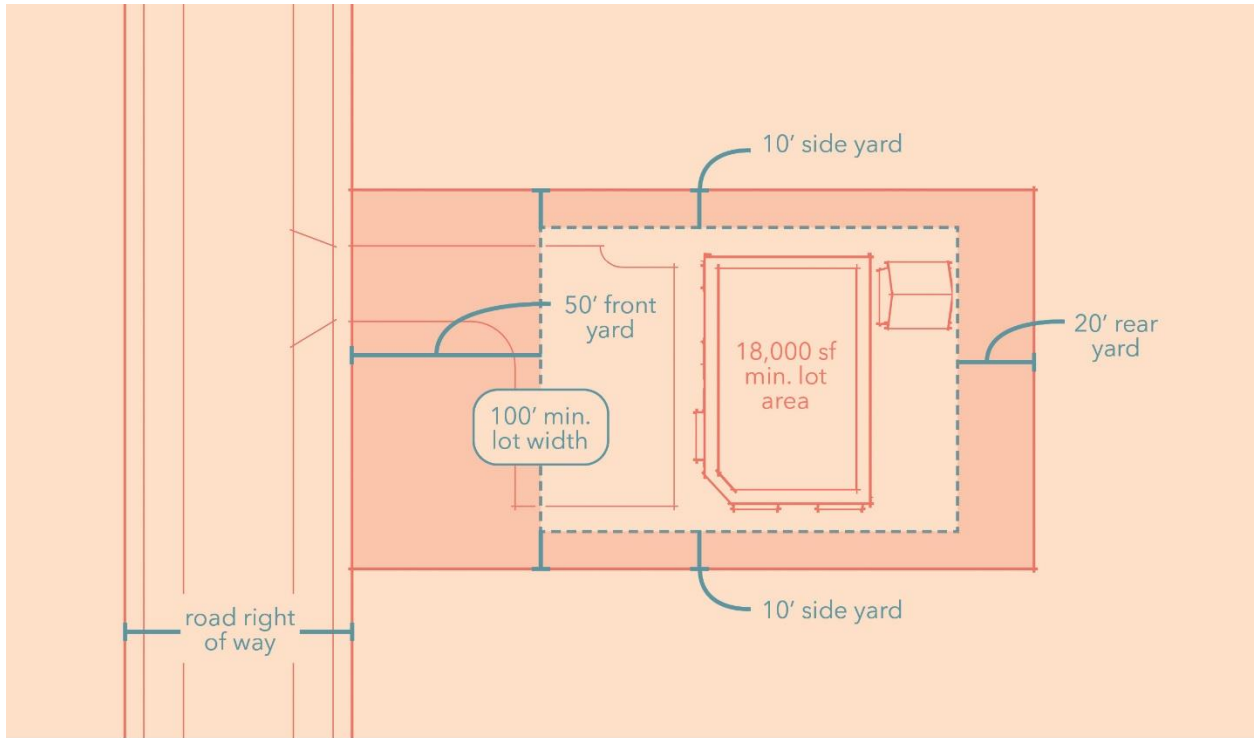
- E. Automobile Wash
- F. Building Materials Sales and Storage
- G. Child Care Center
- H. Club or Lodge
- I. Funeral home
- J. Greenhouse
- K. Hospital
- L. Hotel/Motel
- M. Laundromat
- N. Manufacturing, Processing, and/or Assembly, Small
- O. Mini-Storage Facility
- P. Nursing Home
- Q. Open Air Business
- R. Outdoor Recreation
- S. Outdoor Storage Facility or Yard
- T. Permitted Uses with Drive Through Facilities
- U. Place of Public Assembly, Large
- V. Retail Establishment, Major
- W. Tattoo Parlor
- X. Truck/Freight Terminal
- Y. Television or Radio Station
- Z. Veterinary Office
- AA. Warehouse
- BB. Wireless Communication Facility
- CC. Solar Energy Systems, pursuant to Chapter 27

**SECTION 15.03 SITE DEVELOPMENT REQUIREMENTS**

All Permitted Uses and Special Land Uses are subject to the following Site Development Requirements, which shall be met and maintained in connection with any building or structure, or the enlargement of any building or structure:

<b>Table 15.1. General Commercial District Regulations</b>	
<b>Dimensional Standard</b>	<b>GC District</b>
Minimum Lot Area	18,000 square feet

Minimum Lot Width	100 feet
Minimum Front Yard Setback	50 feet
Minimum Side Yard Setback (per side)	10 feet
Minimum Rear Yard Setback	20 feet
Maximum Building Height	35 feet
Maximum Lot Coverage	75%
Lot Depth to Width Ratio	4:1
Minimum Dwelling Floor Area (DFA)	18,000 sq. ft.



**FIGURE 15.1** GC DISTRICT REGULATIONS

