

- (6) There shall be no outside display of merchandise or storage of waste materials.
- (7) Site lighting shall be shielded in such a way that the source light is not visible at the lot line.
- (8) All customer parking areas shall be hard-surfaced and buffered from any adjacent residential lot.
- (9) Buffers shall be required along all side and rear lot lines that abut an adjacent residential district.

§ 165-39. General Commercial (GC) District.

A. Intent. The purpose of this district is to provide for and regulate in an orderly fashion the development of general service and retail business uses whose operations are largely carried out within enclosed structures with no outside sales, display or service activity.
[Amended 4-15-2003]

B. Permitted principal uses.

- (1) Stores and shops for retail sales including confectionery products, bakeries, florists, grocery stores, craft and hobby centers, clothing and jewelry sales, newsstands, pharmacies, and sundry goods markets.
- (2) Personal service shops including dry-cleaning pickup shops, laundromats, barber and beauty shops, and tailoring shops.
- (3) Hardware stores, garden supply stores, painting and wallpaper, plumbing and electrical supply stores and similar uses.
- (4) Auto accessories and parts (excluding repairs), home appliances, flooring, furniture and department stores.
- (5) Banks, including remote teller stations.
- (6) Equipment rentals, including video films.
- (7) Packaged liquor or bulk refreshment-drink sales only stores.
- (8) Commercial schools such as for art, barber, beauty, dancing, exercise, music and similar uses.
- (9) Motels or hotels.
- (10) Sit-down service restaurants and taverns, excluding those which include activities identified as adult entertainment.
- (11) Fast-food restaurants, including drive-through facilities.
- (12) Enclosed commercial recreation facilities, including bowling alleys, theaters, vending or video games, skating rinks or ball courts.

- (13) Building supply centers, provided that materials storage is under a roofed structure.
- (14) All sales and service uses permitted in Restricted Business District, § 165-37B, excepting residential uses.
- (15) Customary agricultural operations, structures and uses as specified in § 165-31B of this chapter. **[Amended 9-7-2010 by L.L. No. 1-2010]**
- (16) Multiple-garage rental units. **[Added 4-15-2003; amended 10-18-2005]**
- (17) Bottle redemption centers that provide for the redemption of plastic and glass bottles and aluminum cans by the general public, the redemption of which takes place totally within the building premises and which does not include any exterior storage or processing undertaken to reshape or recycle the collected material. **[Added 11-3-2010 by L.L. No. 2-2010]**
- (18) Self-service storage facility. **[Added 1-15-2013 by L.L. No. 1-2013]**

C. Permitted accessory uses.

- (1) Boarding of animals, provided that said use is located entirely inside the principal building which serves as a veterinarian's office.
- (2) Storage facilities incidental to the principal use, provided that all storage of materials and equipment is enclosed and secured from adverse weather.
- (3) Any building containing a permitted commercial or business use may include a residence as an accessory use, provided that the living unit shall have a minimum area of 800 square feet and shall not be on the same floor of the building with the commercial use.
- (4) Shops for the manufacture or processing of articles incidental to the conduct of a retail business lawfully conducted on the premises, provided that:
 - (a) Such manufacturing activities shall be conducted within a completely enclosed building;
 - (b) All such articles manufactured or processed are sold at retail on the premises;
 - (c) Not more than four persons are engaged in such manufacturing or processing at any one time in any one establishment; and
 - (d) Such activity shall not produce offensive odors, noise, vibration, heat, glare or dust.
- (5) Dish antennas/towers according to the requirements of Article X of this chapter.
- (6) Portable on-demand storage structure. Up to two individual storage units may be used on the property for a period of up to one year as a means for temporary storage. Storage units are required to be located in the side or rear yard and are subject to the setback requirements for the zoning district that they are located in. After the storage units have been removed for a period of at least one year, the

owner/tenant may make a new application. A permit is required for each storage unit. **[Added 1-15-2013 by L.L. No. 1-2013]**

D. Special permitted uses. The following uses may be permitted by the Zoning Board of Appeals according to the requirements of Article IX of this chapter: **[Amended 12-1-1998]**

- (1) Hospitals, convalescent homes, homes for the aged nursing homes or proprietary care facilities.
- (2) Essential services, including structures, maintenance facilities or storage yards for area utility services.
- (3) Communication towers.
- (4) Adult day-care, child care and nursery schools. **[Added 4-15-2003]**

E. Dimensional requirements for the General Commercial (GC) District.

- (1) The dimensional requirements for this district are specified in Schedule I which is a part of this chapter.²³
- (2) Principal buildings in a General Commercial (GC) District shall contain an area of not less than 1,000 square feet. **[Added 12-1-1998]**
- (3) Off-street parking may be permitted in the front yard, provided that such parking is set back not less than 25 feet from the front lot line.

F. Additional requirements for the General Commercial (GC) District.

- (1) All general regulations as provided in Article X of this chapter.
- (2) Site plan approval shall be secured from the Planning Board as required in Article XIII of this chapter.
- (3) Parking, loading, access, buffer and site requirements shall be as provided in Article XVI of this chapter.
- (4) Signs shall be permitted as listed and further regulated in Article XIV of this chapter.
- (5) General Commercial (GC) District development shall be subject to:
 - (a) Securing final site plan and/or subdivision plan approval; and
 - (b) Compliance with all additional conditions and requirements for special permitted uses as may be set forth by the Zoning Board of Appeals in its resolution authorizing such uses.
- (6) Joint access with contiguous parcels shall be encouraged. Access points to public highways shall be spaced no closer than 100 feet, edge to edge.

23. Editor's Note: Schedule I is included at the end of this chapter.