

<u>NEC District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = Conditional Use	
Uses			
Light Equipment Repair Shops	P	Medical Marijuana Treatment Center (less than 7,000 square feet)	P

¹ Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.

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*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 0.5

2412. GENERAL COMMERCIAL DISTRICT (GNC)

This district is limited to commercial activity and activities of similar impact or consistent with commercial activity. No new GNC shall be allowed in the Coastal, Lakes, and River region.

Multifamily residential development over six units per acre, not to exceed ten units per acre, shall be allowed. However, such residential development shall be required to preserve at least twenty percent (20%) of the gross site area as permanent open space as required by this LDC. Single family residential development shall be allowed only if the structure has access to a local residential roadway and is in a residentially committed area, or is associated with a business owned and operated by the homeowner. Multi-family apartments built as additional stories over nonresidential structures may be allowed in accordance with the density allowances as described within this Section.

<u>GNC District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = Conditional Use PUD = Planned Unit Development	
Uses			
Residential			
Single Family (as outlined above)	P	Boarding House	P
Multifamily ^{1X} (up to six units per acre)	P	Group Home ¹	P
Multifamily ^{1X} (over six units per acre, not to exceed 10 units per acre)	PUD	Accessory Structure (limitations apply)	P
Model Homes (no sales office)	P		

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Uses			
Institutional			
Educational Facilities	P	Nursing Homes ¹	P
Day Care Centers	P	Halfway Houses ¹	P
Houses of Worship	P	Cemeteries	P
Assisted Living Facilities ¹	P		
Outdoor Recreation			
Golf Driving Range/ Miniature Golf Course	P	Boat Ramps (excluding marina facilities)	P
Playgrounds	P	Summer Camps/Retreats	P
Ballfields/ Ball Courts	P	Shooting Range	PUD
Swimming Pools/Bathing Areas	P	Recreational Resort	C
Fishing Docks/Piers	P		
Industrial			
Distribution Center	C	Commercial Recycling Center ¹	C
Light Manufacturing	C	Building Trade Assembly	C
Public Service/Utility			
Emergency Service Facilities	P	Truck/Bus Terminals	C
Communication/Transmission Towers (limitations apply)	P		
Utility Facilities ²	P	Wellfields (Greater than 100,000 gpd) ²	C*
Telephone/Cable Facilities	P	Wellfields (Less than or equal to 100,000 gpd) ²	P
LP Gas Storage/Distribution (up to 1,000 gals)	P		
Office			
Professional Business Office	P	Government Facility	P
Medical/Dental Office	P	Personal Service Businesses	P
Clinic	P	Photography Studios	P
Financial Institution (with drive-up facilities)	P	Barbershop/Beauty Parlor	P
Model Home Center	P	Dispatch/Communication Office (excludes warehousing/distribution of goods)	P
Model Home (with sales office)	P		
Neighborhood Commercial			
Health Club/Spa	P	Light Mechanical Repair Shop	P
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Open Air Café	P

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Uses			
Neighborhood Commercial (con'td)			
Dance/Martial Arts/Instructional Studio	P	Bed & Breakfast	P
Retail Sales	P	Art Gallery/Museum	P
Strip Center	P	Library	P
Funeral Home/Mortuaries (no crematorium)	P	Tackle/Bait Shop	P
Specialty Food Store	P	Veterinary Office/Animal Hosp./Pet Groom (No outside kennels)	P
Service Businesses	P	Convenience Store	P
Laundries/Dry Cleaners	P		
Other Commercial			
Flea Market	P	Solid Waste Haulers Facilities	C
Sales, Rental, Service, Repair – motorized vehicles	P	Funeral Home/Mortuary (with Crematorium)	P
Truck Stops	C	Billboard & Offsite Advertising	P
Car Wash Facilities	P	Hotel/Motel	P
Gasoline Sales & Service	P	Hospital/Sanitarium ¹	P
Mobile Home Sales and Service	P	Theater/Auditorium	P
Tavern, Bar, Lounge, Night Club, Dance Hall	P	Marina	C
Financial Institution (with drive-up facilities)	P	Retail Plant Nurseries	P
ATM	P	Commercial/Trade Schools	P
Restaurants with Drive-up Facilities	P	Retail Sales	P
Race Track/Outdoor Arena	C	Shopping Center	P
Veterinary Office/Animal Hosp./Pet Groom (with outside kennels)	P	Grocery Store/Supermarket	P
Kennels	P	Mini Warehouses	C
Building/Trades Contractors (with outside storage)	P	Medical Marijuana Treatment Center	P
Lawn Care Operations	P	Pharmacy/Drug Store	P
RV and/or Boat Parking Facilities	C		

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