

- (1) General procedures. In reviewing *development* proposals in the SHVC District, the procedures prescribed in Chapter 18:1, Part 7, of this Chapter 18 shall apply except as modified by Subsection E(2) below.
 - (2) Specific procedures for the SHVC District.
 - (a) A preapplication conference between the applicant and the Department of Planning and Zoning is required for SHVC District *development* requiring *site plan* and *subdivision* approval.
 - (b) The applicant shall submit any additional information, plans, specifications, documents, drawings, etc., as necessary to determine compliance with the requirements of this Chapter 18:1.
- F. Forest conservation standards. Forest conservation standards for *development* in the SHVC District outside of the *Chesapeake Bay Critical Area* are contained in Chapter 18:2 of this Chapter 18.

§ 18:1-32. Grasonville Neighborhood Commercial (GNC) District.

- A. Purpose. This district is intended to foster residential and certain types of small-scale, neighborhood-compatible commercial *development* along sections of Main Street in Grasonville. *Nonresidential development* in this district is intended to maintain the character and appearance of single-family *residential development*.
- B. Location. The GNC District is intended to have specific application to the Grasonville Growth Area. As such the GNC District may only be applied to lands in the Grasonville Growth Area.
- C. *Uses*.

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- (1) Permitted *uses*. The following *uses* are permitted within the GNC District:¹⁵
 - (a) All *accessory uses* as permitted in Chapter 18:1, Part 3, Article VI, of this Chapter 18.
 - (b) All *temporary uses* as permitted in § 18:1-53 of this Chapter 18.
 - (c) Antique, craft and art studios and shops.
 - (d) *Bed-and-breakfast*.
 - (e) *Commercial apartments*.
 - (f) *Day care, family*.
 - (g) *Home occupations*.
 - (h) *Institutional, nonprofit*.

15. Editor's Note: As uses are added to or deleted from this subsection, subsequent uses are redesignated as appropriate.

- (i) Institutional, *outdoor recreation*.
 - (j) Institutional, *residential* serving five or fewer residents.
 - (k) Large-lot subdivision. [Added 9-7-2004 by Ord. No. 04-13]
 - (l) Minor multifamily development.
 - (m) Minor single-family cluster subdivision.
 - (n) Noncommercial forestry.
 - (o) Nurseries.
 - (p) Private stables.
 - (q) Public service.
 - (r) Single-family residential.
- (2) Conditional uses. The following uses are allowed as conditional uses.
- (a) All other office use.
 - (b) Banks and other financial facilities.
 - (c) Barbershops and hairdressers.
 - (d) Business or professional offices.
 - (e) Commercial forestry.
 - (f) Commercial or trade schools.
 - (g) Commercial stables.
 - (h) Day care, group.
 - (i) Funeral homes.
 - (j) Garden centers, garden supplies and greenhouses.
 - (k) Ice cream stores and stands.
 - (l) Institutional, residential serving six or more residents.
 - (m) Institutional, for-profit.
 - (n) Light mechanical repair stores (watches, cameras, bikes, and electronics).
 - (o) Major multifamily development.
 - (p) Major single-family cluster subdivision.
 - (q) Medical offices and clinics.

- (r) Photography.
- (s) Print/copy shop.
- (t) *Public utilities.*
- (u) Service businesses.
- (v) Tailoring.
- (w) *Telecommunications facilities.*
- (x) Travel agencies.
- (y) Upholstering and upholstery store.
- (z) *Veterinary offices.*

D. *Development standards.*

(1) In general.

- (a) Applications for *development* in the GNC District shall meet the following standards in addition to all other applicable requirements for this Chapter 18 that do not conflict with the standards contained in this section. In cases where other standards in this Chapter 18 may conflict with standards contained in this section, only the standards in this section shall apply.
- (b) The *Planning Commission* may establish modified *building* restriction lines, *parking*, landscaping and *buffer yard* requirements for *planned residential development* on a case-by-case basis to ensure consistency with GNC District design guidelines.
- (c) No individual *use* and/or tenant space in a *structure* shall occupy more than 65,000 square feet of *gross floor area*, except for *institutional* and public *uses*.

(2) *Residential development standards.*

(a) *Density/intensity requirements.*

[1] Maximum residential *density*.

[a] *Single-family cluster*: 3.2.

[b] *Multifamily*: 4.5.

[c] *Large-lot subdivision*: equal to total *site area* divided by minimum large-lot area.

[d] In the *growth area*, *density* can be increased by a maximum of 25% using TDRs in accordance with Chapter 18:1, Part 6, Article XX.