

Chapter 4 DISTRICT REGULATIONS

§ 4-117 GC - General Commercial District Uses.

GC - <u>PERMITTED USES</u>	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Public utility operations center, office	22112, 2212, 22131	Electric, gas, water, sanitary utilities - office or operations center only	1 per 200 square feet of gross office area
2. Wholesale trade	42	Wholesale trade, durable and nondurable goods	1 per 300 square feet of gross sales area
3. Retail trade	441 442 443 444 445 446 447 448 451 452 453 454	Motor vehicles & parts; Furniture & home furnish; Electronics & appliances; Building material, garden; Food & beverage stores; Health & personal care; Auto service station; Clothing stores; Sporting goods; General merchandise; Miscellaneous retailers; Non-store retailers	1 per 200 square feet of gross sales area
4. Information Services, publishing, motion picture theater, broadcasting and telecommunications (except towers - see conditional uses)	511 512131 513 514	Newspaper & software; Theater; Broadcasting, program distribution, & telecommunications (except towers); Information & data processing services.	<u>Theater</u> : 1 for each 4 seats. <u>All other</u> : 1 per 200 square feet of gross office or sales area
5. Finance and insurance, banks, credit unions, security brokers, insurance agencies	52 except listed codes	Finance and insurance (except 522220 sales financing; 522290 other non- depository credit intermediations; (eff date: 7- 15-13) 522291 consumer lending; 522390 other activities related to credit intermediation)	1 per 200 square feet of gross office or sales area

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GC - <u>PERMITTED USES</u> (continued)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
6. Meat Processing (Deer Meat Only), provided all following conditions are met: a. structure in which processing takes place must be 100 feet from property lines; b. during processing deer carcasses, must not be visible from public view; c. all remains must be discarded in accordance with applicable DHEC regulations. (Effective as of 1.16.24)	311612	Meat Processing (limited to deer meat)	1 for each 300 square feet of floor area
7. Real estate, and rental and leasing services; mini-warehouses (except open storage), auto and consumer goods rental and leasing services	53	Real estate; mini- warehouses (except open storage); Rental & leasing services	1 per 200 square feet of gross office or sales area
8. Professional and technical services, art, legal, accounting, architectural, engineering (except listed scientific research and development services, off-premises advertising, and veterinary related services)	54	Professional, scientific & technical services (except 541690 other scientific & technical consulting services; 5417 scientific research & development services; 541710 research & development services; 54185 display advertising; 54194 - veterinary services)	1 per 200 square feet of gross office area
9. Educational services: kindergartens, elementary and secondary schools (K-12); colleges; business and vocational schools; art, dance, music and other instruction	61	Educational services	<u>School</u> : 2 per classroom or office, plus 1 for each 4 seats in senior high auditorium. <u>Other</u> : 1 per employee, plus, one off-street drop off & pick up space

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GC - <u>PERMITTED USES</u> (continued)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
10. Health care and social assistance, medical and dental services, hospitals, clinics, laboratories, ambulance services, nursing and residential care, group homes, social services, adult and child day care	62	Health care and social assistance, including adult and child day care	<u>622 - Hospital</u> : 1.5 for each patient bed. <u>623 - Nursing & residential care</u> : 1 per 5 resident beds. <u>6244 - Day care</u> : 1 per employee, plus 1 loading space. <u>All other</u> : 1 per 200 sq. ft. of gross floor area.
11. Parks and entertainment, amusement rides and arcades (except gambling), skating, physical fitness, bowling, miniature golf and driving ranges, billiard and pool parlors	712 71312 71394 71395 71399	Museums and parks Amusement arcades; Fitness & sports centers; Bowling centers; Amusement rides, pool parlors, miniature golf & driving ranges only.	1 per 200 square feet of gross service area
12. Accommodations and food services, hotels, motels, bed and breakfast inns, boarding houses, restaurants, bars	72111 72119 7213 722	Hotels and motels; Bed & breakfast inns; Rooming & boarding; Food service & drinking places	<u>Hotel, motel</u> : 1 for each room. <u>Eating & drinking places</u> : 1 for each 3 seats
13. Personal services, repairs, beauty shops, diet and weight control, funeral home and crematorium, dry-cleaning, photofinishing, parking, etc.	8111 8112 8113 8114 8121 81221 8123 8129	Automotive repairs, gen., carwashes; Electronic repair services; Equipment repair; Household goods repair; Personal care services; Funeral home, crematorium; Dry-cleaning & laundry; Other personal services.	1 per 200 square feet of gross office, sales or service area

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GC - <u>PERMITTED USES</u> (continued)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
14. Church, synagogue, temple, or place of worship, including religious education building, parsonage or parish house, off-street parking, recreation facilities, kindergarten or pre-school nursery, in permanent structures	8131	Religious organizations, churches, etc.	1 for each 4 seats in main assembly room
15. Civic and social clubs	8134	Civic and social organizations	1 per 150 sq. ft. of gross floor area
16. Government facility, including postal facility (correctional facility limited to pre-trial detention)	491 92	U.S. Postal Service; General government, justice, public order, safety (92214 limited to pre-trial detention facility)	1 for each 200 square feet of floor area
17. Diagnostic Biological Laboratories	325412	Pharmaceutical preparation manufacturing	1 for each 200 square feet of office area
18. Administrative and Support Services Effective date 4-2-12	561	Employment services, Business support service, Telephone call centers, Credit bureaus, travel agencies, convention and visitor bureaus, security guards, patrol services, exterminating and pest control services, convention and trade shows	1 for each 200 Square feet of Of gross floor area
19. Accessory use on same lot with principal use, as follows: a. Off-street parking or storage area for vehicles owned by members, customers or employees of business; b. Completely enclosed building for storage of supplies or merchandise for use in the principal business.			

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GC - <u>PERMITTED USES</u> (continued)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
20. Corporate, Subsidiary and Regional Managing Offices (except government establishments) Effective: 7/17/17	551114	Centralized Administrative Offices; Head Offices; Corporate Offices; Holding Companies that Manage; District and Regional Offices; and Subsidiary Management Offices (Except Government Establishments	1 for each 200 square feet of office area

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GC <u>CONDITIONAL USES</u> [approved by Zoning Administrator if all conditions are met]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Communications tower , see Chapter 5, Supplemental Regulations	5133	Communications	1 space
2. Temporary Christmas tree sales , on vacant lot for a period not to exceed 45 days	N/A		None
3. Contractor's office & equipment shed , provided all following conditions are met: a. used in connection with construction on premises; b. must not cause traffic congestion or nuisance; c. for term up to one (1) year; may be renewed once.	N/A		1 for each 300 square feet of office area.
4. Manufacturing goods for retail sale on premises , provided all following conditions are met: a. accessory to retail use on same premises; b. process is contained inside permitted structure;	N/A		No additional
5. Veterinary services , provided animals are kept inside buildings at night.	54194	Veterinary services	1 per 200 square feet of gross office area
6. Kennels, pet care services , provided animals are kept inside buildings	81291	Pet care services	1 per 200 square feet of gross office area
7. Dwelling unit in a business structure , provided all following conditions are met: a. dwelling unit must be on a level above the grade level floor within a permitted principal use building; b. dwelling units must have access to a street as required by building and fire codes.	814	Private dwelling	1 for each dwelling unit in excess of 2 units per building

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GC CONDITIONAL USES [approved by Zoning Administrator if all conditions are met]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
8. Tattoo parlors, body piercing and body branding provided all following conditions are met: - the use shall be located no closer than 500 feet from the following uses; - adult day care - child day care; - educational institution (public or private) - religious institution; - residential zoning district; - another body piercing establishment, body branding establishment or tattoo parlor. - any permits required by SCDEC, LLC and any other federal, state or local governmental department or agency which has rules and regulations governing these types of uses.	812199	Permanent marks by puncturing the skin with needles or branding iron	1 per 200 square feet of gross office, sales or service area
9. Finance - provided all following conditions are met: - Repossessed cars, equipment, etc. may not be parked or stored; temporarily, short term or long term, in designated customer parking; but must instead be kept in an opaque, enclosed privacy fence. - Opaque white, opaque beige, opaque grey and opaque green privacy fences are permitted; use of other opaque colors require approval from the Zoning Administrator. - Privacy fence must be maintained at all times.	522220 522290 522291 522390	Sales Financing Other Non-Depository Credit Intermediation Consumer Lending; Other Activities Related to Credit Intermediation	1 per 200 square feet of gross office or sales area

10. Electronic cigarette or vape stores provided all following conditions are met: 2. the use shall be located no closer than 1,000 feet from any of the following uses; a. adult day care b. child day care; c. educational institution (public or private) d. religious institution; e. residential zoning district; f. public or private parks, recreation areas, or recreation-focused businesses; g. another electronic cigarette or vape store. 3. any permits required by SCDES, LLR, or any other federal, state or local governmental department or agency which has rules and regulations governing these types of uses are approved. 4. Each business must have a detailed plan and program, approved by Chester County, for on-site collection and eventual proper disposal of any vape devices containing lithium batteries, whether sold on the premise or not.	459991	Retail establishments primarily engaged in retailing cigarettes, electronic cigarettes, cigars, tobacco, pipes, synthetic marijuana, cannabis product, CBD product, or any other smokers' supplies, in addition to kratom and kratom-like products.	1 per 200 square feet of gross office, sales or service area
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GC SPECIAL EXCEPTIONS [approved by Board of Zoning Appeals after hearing]	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Public utility substation, water tower, (see Chapter 5 for communication tower), provided the Board of Appeals determines: a. parking & service areas are separated from adjoining residential district or property line by planting screen, fence or wall at least 6 feet high; b. accessed by minimum 30-foot-wide easement or road; c. the use is compatible with the district;	22112, 2212, 22131	Electric, gas, water, sanitary utilities	1 space
2. Transportation terminals for bus and railroad service, warehousing and storage, provided the Board of Appeals determines: a. adequate maneuvering and parking spaces are set; b. adequate provisions are made for access and traffic safety; c. the area is screened from residential areas; d. the use is compatible with the district.	482 48849 493	Railroad; Terminal for motor vehicle passenger transportation, bus terminal; General storage	Set by the Board; minimum: 1 for each 200 square feet of gross floor space
3. Cultural and community facilities, arts and sports, provided the Board of Zoning Appeals determines: a. applicable State regulations are met; b. minimum 1-acre lot; c. structures minimum of 50 feet from residential district or property line; d. conditions imposed for safety, traffic, impact on district; e. the use is compatible with the district.	71	Performing arts, spectator sports	1 per 4 patrons at maximum capacity
4. Sexually Oriented Business (See Supplemental Regulations Article 5-600 thru 613)			

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The following regulations apply to all uses in GC districts:

Minimum lot area	<u>Utility substations and water towers</u> : 10,000 square feet. <u>Other</u> : As specified in conditions, or none.
Minimum lot width at building line:	<u>With public water and sewer</u> : 70 feet. <u>Other</u> : 130 feet.
Minimum street frontage	75 feet
Minimum front yard depth:	30 feet from road right-of-way; except gasoline island may be 20 feet from road right-of-way.
Minimum setback from second street frontage:	Side street on corner lot - 10 feet. Rear street on double frontage lot - 30 feet.
Minimum side yard:	<u>Principal structure</u> - 10 feet from interior side lot line. <u>Accessory structure</u> - 6 feet from interior side lot line. <u>All uses</u> - 30 feet from a residential district.
Minimum rear yard:	<u>Principal structure</u> - 15 feet from interior rear lot line. <u>Accessory structure</u> - 6 feet from interior rear lot line. <u>All uses</u> - 30 feet from a residential district.
Maximum structure height:	50 feet to the roof line [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae]
Outdoor storage:	Wrecked or junk vehicles prohibited. Outdoor storage of materials used in assembly, fabrication or processing limited to 25% of floor area of buildings on same lot is permitted if screened from view from public right-of-way.
Visibility requirements:	<u>Corner lot</u> : no obstruction between heights of 3 and 10 feet above finished street level within 15 feet of intersection of street right-of-way lines. <u>Private drive</u> : no obstruction over 30 inches high within 10 feet of street
Off street parking and loading:	See supplemental regulations, Chapter 5
Signs:	See supplemental regulations, Chapter 5
Supplemental regulations:	See Chapter 5