

17.04.320: GC General Commercial

- A. Scope: The following regulations shall apply to the GC general commercial zone. No new building or structure shall be erected, or parcel developed in a GC general commercial zone unless in conformance with the provisions identified herein.
- B. Purpose: The GC general commercial zone is intended to provide large community scale commercial development, where the square footage of a lot is greater than twenty thousand (20,000) square feet (net). Office, service, and commercial uses in this district shall provide for retail needs with proximity to major arterial roadways as an amenity to the service provider.
- C. Height, Lot And Setback Requirements:

Minimum lot size	20,000	square feet
Minimum lot width	150	feet
Minimum lot depth	100	feet
Maximum building height	48	feet

MINIMUM BUILDING SETBACKS

Use	Front	Side	Rear	Street Side
Principal and accessory structures	20 feet	0 feet ¹	30 feet	20 feet

Note:

¹30 feet when adjacent to residential uses.

D. Permissive Uses:

All permissive uses in the neighborhood commercial district.

Accessory uses customarily incidental thereto, providing they are not closer than ten feet (10') to any main building on the same or adjoining lot.

Antenna, up to sixty five feet (65') in height.

Arcades.

Auto car wash/auto detail.

Automobile repair facility.

Automobile sales and storage (new or used).

Automobile service station.

Bank.

Banquet hall.

Bicycle sales/repair/rental.

Cabinet, carpenter, electrician shop, etc.

Caretaker's residence. The purpose is to permit limited residential uses within this zone for the purpose of providing security to a development. No more than one caretaker's residence shall be permitted per individually owned commercial building. The residence shall not exceed the floor area of the associated business.

Catering service.

Clinic.

Copying, blueprinting.

Dance club (excluding adult entertainment).

Dog grooming.

Draperies.

Drive-through restaurant.

Dry cleaning laundry, clothes pressing.

Fitness centers/gyms.

Funeral and interment services.

Golf driving range, miniature golf course, baseball batting range.

Grooming facility.

Hospital for animals, with one outdoor pen, provided fencing or other suitable device is employed.

Institution.

Liquor sales establishments (classes I, II and III), provided a two hundred foot (200') distance requirement from the structure in which the use is located to the nearest property line of an existing church/synagogue, school, childcare center, public library, community recreation facility, or parks. Applications for such uses must be accompanied by the straight line drawing required pursuant to subsection 17.04.920P of this chapter.

Ministorage facilities.

Museum.

Office and professional services.

On premises advertising in connection with uses set forth in this section shall be subject to requirements of article VI of this chapter; however in no instance shall an on premises sign be permitted as a principal use.

Park and ride temporary facilities.

Parking lot.

Pet store.

Pharmacy.

Plant nurseries, including outdoor sales.

Print shop.

Professional services.

Public utility structure.

Restaurant.

Retail sales, such as clothing stores, jewelry shops, office supplies, floral shops, candy stores, video rentals, etc.

Social halls, lodges, fraternal organizations and clubs.

Theaters, but not including drive-ins.

Travel bureau.

Veterinary facility (small animal).

E. Uses Subject To A Conditional Use Permit: The following are subject to a conditional use permit as provided for in articles V and VIII of this chapter:

Agricultural products salesroom or shop.

Amusement parks.

Body art.

Check cashing, payday loans or similar uses.

Collection agency.

Commercial parking lot.

Convalescent or nursing home.

Fireworks sales.

Flea markets/swap meets.

Fuel dispensing facility.

Gaming establishments.

Golf courses, except miniature golf.

Hospital sanatorium.

Hotel/motel/resort.

Kennel, commercial.

Live/work units providing services listed as permissive or conditional within this zoning district.

Multi-family residence.

Off premises sign (subject to article VI of this chapter).

Outdoor sales display areas, with the exception of new and used automobile sales, lumberyards, garden centers, and other commercial displays that are commonly displayed in an outdoor setting on a permanent basis.

Pawnshops.

Private school.

Public and private recreational areas and facilities such as country clubs and swimming pools.

Public school/institute.

Rail/motor freight terminal or bus storage.

Recreational vehicle park, subject to article VI of this chapter.

Retail sales with fifty percent (50%) outdoor display.

Showroom (building supplies, etc.).

Storage yards for construction equipment, including incidental vehicle repair.

Veterinary facility (large animal).

F. Uses Not Listed As Permissive Or Conditional: In those instances where a requested use is not listed above, the zoning administrator may determine whether the requested use meets the purpose and intent of the district, and is similar to other uses allowed in the district, as permitted uses, special uses or accessory uses. In those instances where the applicant disagrees with the director's determination, the applicant may appeal the decision to the planning commission.

G. General Development Standards: In addition to the general development standards in article VI of this chapter, the following shall apply:

1. All building elevations shall provide appropriate design components, including, but not limited to, color variation, reveal lines, window treatment, variation in materials, columns, horizontal or vertical alterations, cornices, or other similar architectural treatment.
2. Building elevations shall incorporate appropriate design components, including, but not limited to, an arcade system, tower, trellis system, or other architectural components that provide variety in the massing of the project.
3. Building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather.
4. Integrated architectural treatment shall be provided for building exteriors on all four (4) sides, except where allowed otherwise by the zoning administrator.
5. Building design and location shall address solar orientation to provide shelter from the summer sun.
6. Buildings shall provide sun/shade control measures that include, but are not limited to, recessed windows (minimum 4 inches), awnings, and other projecting architectural elements.
7. Loading areas, storage, and refuse areas shall generally be located to the rear of the property and in locations that minimize exposure to residential uses and high pedestrian traffic areas.
8. Walls and opaque fencing shall screen all loading areas, storage, and refuse areas from view, and shall be integrated into the design of the building.
9. Roof mounted equipment shall be screened from public view by roof forms, and painted the color of the roof.

- H. Additional Development Standards When Adjacent To Residential: For commercial projects proposed adjacent to a residential zone, the following shall apply:
1. A minimum six foot (6') high opaque decorative wall shall be required on the property line abutting the residential zone to visually screen the parking and circulation areas. Decorative walls shall be consistent with the design of the overall project.
 2. Pathways for pedestrians, bicycles, and motorized vehicles that maintain or enhance a continuity of access between the residential and commercial uses shall be provided as required by the Nye County planning department. Such pathways may also include enhanced entryways with monuments, trellises, decorative paving, and other architectural features.
 3. Truck deliveries shall be limited to the hours between six o'clock (6:00) A.M. and nine o'clock (9:00) P.M. Monday through Friday, and between eight o'clock (8:00) A.M. and nine o'clock (9:00) P.M. Saturday and Sunday.
 4. For drive-through establishments, speaker boxes and menu boards shall be oriented away from residential uses.
- I. Projects With Multiple Parcels: For commercial projects on multiple lots, the following shall apply:
1. Projects that employ shared parking and cross access agreements may distribute required parking across multiple parcels, in compliance with subsection 17.04.730E4 of this chapter.
 2. A master sign program shall be required to ensure consistent signage throughout the project site and to address monumentation signage along street frontages. The master sign program shall be subject to approval by the zoning administrator.
 3. Deviations from lot size, lot width, and lot depth requirements may be approved for proposed commercial development that involves multiple, contiguous lots, provided such deviations are necessary to achieve superior site planning, and development agreements for shared access and parking are approved by Nye County and duly recorded.
- J. Landscaping: In addition to the landscape requirements in article VI of this chapter, the following shall apply:
1. Landscaping shall serve to buffer and screen public views of parking, loading, trash areas, drive-through facilities, and service yards.
 2. Areas not occupied by buildings, parking areas, or walkways shall be permanently landscaped with a combination of live vegetation, ground cover, and decorative hardscape.

- K. Site Development Plan Review: In addition to the site development plan review and approval procedures in article IX of this chapter, the following shall apply for properties fronting on State Highway 160 and Highway 372:
1. During site development plan review of properties fronting on State Highway 160 and Highway 372, developers shall coordinate with the Nye County planning department and the Nevada department of transportation to determine appropriate access location and traffic mitigation measures, if necessary.
 2. Cross access easements shall be required for properties fronting on State Highway 160 and Highway 372. Cross access easements shall be no less than thirty feet (30') in width. (Ord. 379, 2009: Ord. 346, 2007: Ord. 338, 2007)