

Sec. 7-3. - GC General Commercial District.

- a. *Purpose* . The GC General Commercial District is established to provide for the orderly development of properties accessed by the roads serving Cashiers. Development in this district caters to the motoring public while acknowledging the need to preserve the small town character of Cashiers. The wide range of development permitted in this district is designed to meet the needs of residents of and visitors to Cashiers.
- b. *Permitted uses*.

TABLE OF PERMITTED USES		
	Zoning District Land Use	
	Village Center	General Commercial
Residential:		
Accessory apartments	P	P
Dwellings, multi-family (fewer than 2 units on a single parcel or on contiguous parcels owned by the same owner, and are developed over a period of two (2) years)	P	P
Dwellings, single family detached	P	P
Dwellings, single family attached	P	P
Recreational:		
Arboretums	P	P
Camps, campgrounds	P	P
Golf courses	P	P
Greenways and pedestrian paths	P	P
Passive parks	P	P

Recreational uses, commercial indoor	P	P
Recreational uses, commercial outdoor	P	P
Recreational uses, governmental	P	P
Recreational uses, restricted to membership, non-profit	P	P
Institutional:		
Adult day care centers	P	P
Child day care centers	P	P
Churches	P	P
Civic, social service, and fraternal facilities	P	P
Colleges	P	P
Libraries	P	P
Medical centers	P	P
Schools	P	P
Public/semi-public:		
Amphitheaters	P	P
Community centers	P	P
Conference centers	P	P
Fire/police stations	P	P

Museums	P	P
Post offices	P	P
Public utilities and related facilities	P	P
Office/business:		
Animal boarding kennel	N	P
Automobile service stations (storage of abandoned and inoperable vehicles prohibited)	P	P
Bakeries	P	P
Barber shops and salons	P	P
Bed and Breakfast Inns	P	P
Bicycle shops	P	P
Bookstores	P	P
Candy, pastry, ice cream, and snack shops	P	P
Car washes	U	P
Clinics - medical, dental, psychiatric, optical	P	P
Clinics - veterinary	P	P
Convenience stores	P	P
Copying centers	P	P
Delicatessens	P	P
Distributive businesses	U	P

Financial institutions	P	P
Florists	P	P
Fruit and vegetable markets	P	P
Gift shops	P	P
Hardware/garden supply stores	P	P
Health and fitness facilities	P	P
Home occupations	P	P
Instructional services	P	P
Laundry and dry cleaning establishments	P	P
Lodging facilities	P	P
Motor vehicle repair	U	P
Offices	P	P
Pharmacies	P	P
Plant nurseries, sales and greenhouses	P	P
Printing and publishing	P	P
Restaurants	P	P
Retail gasoline sales	P	P
Retail sales	P	P
Self-storage facilities	U	U
Studios, galleries, and workshops for artists, craftspeople, designers, and photographers	P	P

Theaters	P	P
Video rental stores	P	P
Other:		
Accessory structures	P	P
Antenna	U	U
Building or multiple buildings or units with footprint > 1500 square feet located on a single parcel of property or on contiguous parcels owned by the same owner and developed over a period of two (2) years.	C	C
Drive through facilities	U	U
Manufacturing, assembly, or finishing operations	U	P
Outdoor storage	U	U
Parking lots	P	P
Telecommunication towers	N	U
P = Permitted Use U= Use Permitted, Subject to Special Requirements C = Conditional Use N = Not Permitted		
See Ordinance for detailed requirements for Uses Permitted, Subject to Special Requirements and for Conditional Uses		

- c. *Prohibited uses* . Any use not specifically listed as a permitted use, a use by right subject to special requirements, or a conditional use in the General Commercial District is prohibited.
- d. *Uses by right, subject to special requirements* . The uses listed below are permitted provided the specific requirements identified for each use are met.
- (1) *Antenna* .
- (a) Must comply with all FCC and FAA rules and regulations.

- (b) Shall not interfere with usual and customary radio and television reception.
 - (c) Structures on which amateur radio facilities are mounted shall not exceed 100 feet in height.
 - (d) Antennas for receiving microwave or satellite signals shall not exceed four feet in height or diameter and shall be mounted on support structures less than 12 feet in height.
- (2) *Drive through facilities* .
- (a) Shall be located at the side or rear of the principal structure.
 - (b) Maximum of two lanes providing drive through services permitted.
- (3) *Outdoor display* . Outdoor display is made a use subject to additional requirements, with the following requirements established for this use:
- (a) *Location of the outdoor display*. The outdoor display area should be located on the same property as the business selling the goods/items being displayed. Additional standards addressing location of outdoor display are:
 - No outdoor display of goods shall be located in any required setback
 - No outdoor display of goods shall be located in required parking spaces or access ways.
 - Outdoor display of goods may be located in front of the building provided that pedestrian entrances and exits are maintained free and clear of any obstructions.
 - Outdoor display of goods shall be located within ten feet of the structure in the village center district and within 20 feet of the structure in the general commercial district, unless screened from adjacent properties and public streets/roads.
 - (b) The outdoor display of goods shall not obstruct pedestrian ways, sidewalks, access points, traffic circulation, etc or interfere with access, circulation, or landscaping.
 - (c) The area occupied by the outdoor display of goods shall not exceed an area equal to 20 percent of the gross floor area of the principal structure, or portion thereof, occupied by the business displaying the goods.
 - (d) The maximum height of displayed items shall be six feet, unless otherwise approved by the Planning Director. The maximum height includes both individual items and stacked items.
 - (e) Clothing shall be displayed only under the canopy of the principal building (on the porch, in an arcade, etc).
- (4) *Outdoor storage* .
- (a) Storage of items shall be ancillary to the principal use.
 - (b) Only items sold or serviced by the business may be stored on the site.
 - (c) Areas containing items stored for more than four consecutive days must be screened from adjacent properties, public rights-of-way, and roadways with an "A" buffer as described in Section 9-10.
- (5) *Self-service storage facilities*.
- (a) Shall be screened from adjacent properties, public rights-of-way, and roadways with a "B" buffer as described in Section 9-10.
 - (b) Unenclosed storage of vehicles, campers, etc. shall be located at the rear of the property.
 - (c) All vehicles stored on the property shall be licensed and operable.
- (6) *Telecommunication towers* .

- (a) Towers shall not exceed 100 feet in height.
- (b) Tower shall be a monopole.
- (c) Tower and equipment shall be screened from adjacent properties, roads, and rights-of-way with a "B" buffer as described in section 9-10.
- (d) Tower shall be setback a minimum of 50 feet from any residential property.
- (e) Towers shall comply with the standards in the Jackson County Telecommunications Facilities Ordinance.

(7) *Food trucks or carts .*

- a. Food trucks/carts shall only be permitted to operate from dawn to dusk. Food trucks/carts shall not operate after dark and shall not be on the permitted property when not in operation.
- b. Food trucks/carts shall not have permanent accessory structures associated with their food vending business (bathrooms, picnic tables, storage, etc.)
- c. Food trucks/carts shall not have signage displayed that is not permanently attached to the vehicle (truck/cart). Temporary signage attached to the food truck/cart will not be permitted.
- d. Food trucks/carts may have accessory lighting that is specific to the safe travel of their patrons (vehicles pathways). All accessory lighting will be operated by the food truck/cart and not a permanent service.
- e. Food trucks/carts must have a minimum property area (lot size) of 0.40 acres to operate their business and a minimum of four parking stalls (for the first food truck/cart).
 - Each additional food truck/cart on the same property will be required to have an additional area of 0.25 acres and two additional parking stalls. There shall not be more than four food trucks/carts permitted on one lot at any time.
- f. Food trucks/carts must be entirely self-contained. Temporary or permanent electrical services will not be permitted unless required by the North Carolina State Building Code.

e. *Conditional uses .*

- (1) Buildings with a footprint of more than 1,500 square feet; or two or more commercial units or buildings, whether attached or detached, which have a total footprint of more than 1,500 square feet, are located on a single parcel of property or on contiguous parcels owned by the same owner, and are developed over a period of two years.
- (2) Animal boarding kennels meeting the following conditions:
 - (a) The lot on which the boarding kennel is located shall be a minimum of one acre.
 - (b) Any building or pen housing animals shall be located a minimum of 150 feet from any residentially developed or zoned property.
 - (c) All activities, with the exception of animal exercise areas, shall be conducted within an enclosed sound proof building.
 - (d) Areas used for exercising of animals shall be securely fenced to prevent the animals from straying.
 - (e) All animal food and refuse shall be kept in airtight containers. Refuse shall be disposed of on a regular basis.
 - (f) Animal waste shall not be stored within 150 feet of any property line or water course unless the storage is located indoors.
 - (g) The total number of kennels shall not exceed 30.
 - (h) The kennels shall not permit sound to constitute a nuisance to neighboring properties.

- (i) No odors greater than ambient odors shall be detectable at the lot boundaries of the lot containing the kennels.
- (j) Animals shall be kept indoors between the hours of 9:00 p.m. and 7:00 a.m.
- (k) An attendant must be with the animal(s) at all times when the animal(s) are outside.
- (l) Animals boarded shall be limited to dogs and cats.

f. *Development standards* .

- (1) *Structure size standards*. New structures in the General Commercial District shall not exceed a footprint of 5,000 unless approved as a conditional use in accordance with the provisions set forth in section 4-4.
- (2) *Lot size standards* . There is no minimum lot size in the General Commercial District.
- (3) *Lot width standards* . The minimum lot width in the General Commercial District shall be 50 feet.
- (4) *Setback standards* . The following ~~minimum~~-setbacks shall be required for structures in the General Commercial District.
 - Front: ~~20-15~~ feet minimum, 25 feet maximum
 - Side: None required
 - Rear: None required
 - Corner lot, street side: ~~20-15~~ feet minimum, 25 feet maximum

The landscape and buffering standards (section 9-10) may require additional setbacks; if so, more restrictive requirements shall apply;

- (5) *Impervious surface standard* . The maximum impervious surface coverage in the General Commercial District shall be 70 percent.
- (6) *Height standard* . The maximum height in the General Commercial District shall be 30 feet.
- (7) *Landscaping/buffering standard* . Landscaping and/or buffering shall be provided as required by section 9-10 of this chapter.
- (8) *Parking and loading standards*. Parking and loading facilities shall be provided as required by section 9-9 of this chapter. No parking shall be permitted in any required buffer area. Shared parking areas are encouraged in the General Commercial District.
- (9) *Access standards* . Points of access shall be limited to not more than two per development along any street or road. Points of access for a development shall be at least 100 feet apart and points of access for different developments shall be at least 25 feet apart. Shared access points for adjacent developments are encouraged and should be used wherever possible.
- (10) *Lighting standards* . Lighting shall comply with the standards set forth in section 9-11 of this chapter.
- (11) *Requirement to construct sidewalk* . Sidewalks shall be constructed the full length of a parcel, developed or redeveloped for or changed to nonresidential use, along public thoroughfares. Where more than one public thoroughfare is involved, the planning director or designee shall determine which thoroughfare a sidewalk shall be constructed. Sidewalks shall meet minimum design standards set forth in NC DOT Traditional Neighborhood Development standards.

(Ord. No. O03-04(amended), § 7-3, 10-5-2009; Ord. of 11-18-2013; Ord. No. O2012-01, 2-19-2015; Ord. No. O2012-01(2), 6-2-2016; Ord. No. O2012-01, 9-15-2016; Ord. No. O2012-01, 8-11-2017)