Chapter 21.26 GC2 General Commercial 2 District

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21.26.010 Purpose. The purpose of the General Commercial 2 District is primarily to provide a sound area for heavy commercial and industrial uses within the community designed to permit manufacturing, processing, assembly, packaging, or treatment of products and other uses described in this chapter. Residential uses and certain retail enterprises are purposely limited. (Ord. 08-29, 2008).

21.26.020 Permitted uses and structures. The following uses are permitted outright in the General Commercial 2 District, except when such use requires a conditional use permit by reason of size, traffic volumes, or other reasons set forth in this chapter:
a. Production, processing assembly and packaging of fish, shellfish and seafood products;
b. Construction, assembly and storage of boats and boat equipment;
c. Manufacture and assembly of pottery and ceramics, musical instruments, toys, novelties, small molded products, electronic instruments and equipment and electrical devices;
f. Research and development laboratories;
g. Trade, skills or industrial schools;
h. Publishing, printing and book binding facilities;
i. Auto, trailer, truck, recreational vehicle and heavy equipment sales, rentals, service and repair, excluding storage of vehicles or equipment that are inoperable or in need of repair;
j. Storage and distribution services and facilities, including truck terminals, warehouses and storage buildings and yards, contractors' establishments, lumberyards and sales, or similar uses;
k. Airports and air charter operations;
l. Heliports;
m. Underground bulk petroleum storage;
n. Cold storage facilities;
o. Parking lots and parking garages, in accordance with HCC Chapter 7.12;
p. Mobile commercial structures;
q. Accessory uses to the uses permitted in the GC2 district that are clearly subordinate to the main use of the lot or building, such as wharves, docks, restaurant or cafeteria facilities for employees; or caretaker or dormitory residence if situated on a portion of the principal lot: provided that separate permits shall not be issued for the construction of any type of accessory building prior to that of the main building..
r. Taxi operation;
s. Mobile food services;
t. Itinerant merchants, provided all activities shall be limited to uses permitted outright under this zoning district;
u. Recreational vehicle parks, provided they shall conform to the standards in § 21.54.
v. Hotels and motels.
w. Dormitory.
x. As an accessory use, one small wind energy system per lot.(Ord. 09-34(A) §17 (part), 2009; Ord. 08-29, 2008).

21.26.030 Conditional uses and structures. The following uses may be permitted in the General Commercial 2 District when authorized by conditional use permit issued in accordance with HCC Chapter 21.71:
a. Mobile home parks;

b. Construction camps;
c. Extractive enterprises, including the mining, quarrying and crushing of gravel, sand and other earth products and batch plants for asphalt or concrete;
d. Bulk petroleum product storage above ground;
e. Planned unit developments, excluding residential uses;
f. Campgrounds;
g. Junk yard;
h. Kennels;
i. Public utility facilities and structures;
j. Pipelines and railroads;
k. Impound yards;
l. Shelter for the homeless, provided any lot used for such shelter does not abut an urban, rural or office residential zoning district;
m. More than one building containing a permitted principal use on a lot.
n. Day care facilities; provided, however, that outdoor play areas must be fenced.
o. Group care homes and assisted living homes.
p. Other uses approved pursuant to HCC § 21.04.020.
q. Indoor recreational facilities;
r. Outdoor recreational facilities. (Ord. 08-29, 2008).

21.26.040 Dimensional requirements. The following dimensional requirements shall apply to all structures and uses in the General Commercial 2 District:
a. Lot Size. The minimum lot size is 10,000 square feet.
b. Building Setbacks.
1. Buildings shall be set back 20 feet from all dedicated rights-of-way. Alleys are not subject to a 20 foot setback requirement. The setback requirements from any lot line abutting an alley will be determined by the dimensional requirements of subparagraph (2) below.
2. Buildings shall be set back ten feet from all other lot boundary lot lines.
3. Any accessory building shall maintain the same yards and setbacks as the main building.
c. Building Height.
1. The maximum building height is 35 feet, except as provided in subsection (c)(2).
2. If approved by conditional use permit, buildings up to 55 feet in height may be allowed.
d. No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit.
e. Building Area and Dimensions – Retail and Wholesale.
1. The total floor area of retail and wholesale business uses within a single building shall not exceed 75,000 square feet.
2. No conditional use permit, Planned Unit Development or variance may be granted that would allow a building to exceed the limits of subparagraph (e)(1) and no nonconforming use or structure may be expanded in any manner that would increase its nonconformance with the limits of subparagraph (e)(1). (Ord. 08-29, 2008; Ord. 08-30(S)(A) §1, part, 2008; Ord. 08-40 §3 part, 2008).

21.26.050 Site and Access Plan. a. A zoning permit for a building or structure within the General Commercial 2 District shall not be issued by the City without a level two site plan approved under HCC Chapter 21.73.
b. No zoning permit may be granted without a level two right-of-way access plan approved by the City under HCC Chapter 21.73. (Ord. 08-29, 2008).

21.26.060 Traffic Requirements. A conditional use permit is required for every use that it is estimated or expected to exceed the criteria contained in HCC § 21.18.060. (Ord. 08-29, 2008).

21.26.070 Site Development Requirements. All development shall conform to the Site Development Requirements contained in HCC § 21.50.030. (Ord. 08-29, 2008).

21.26.080 Nuisance Standards. The nuisance standards of HCC § 21.59.010 apply to all development, uses, and structures in this zoning district. (Ord. 08-29, 2008).

21.26.090 Lighting Standards. The level one lighting standards of HCC § 21.59.030 apply to all development, uses, and structures in this zoning district. (Ord. 08-29, 2008).

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