

CHAPTER 11.22

GENERAL COMMERCIAL DISTRICT (GC)

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11.22.010 PURPOSE. The General Commercial District (GC) is designed to provide areas for the location of a broad array of wholesale, retail, and service orientated commercial uses serving regional, local, and community trade areas.
[Ord. 492 (2011) § 2]

11.22.020 APPLICABILITY. The provisions of this Chapter shall apply to the areas designated as a General Commercial District (GC) on the official zoning maps of Benton County and located in unincorporated Benton County.
[Ord. 492 (2011) § 3]

11.22.030 ALLOWABLE USES. Provided all applicable code provisions are satisfied, the following uses are allowed in the General Commercial District (GC) on a single parcel of record:

- (a) Indoor auction house for the sale of personal property other than livestock.
- (b) Automobile fueling station, electric vehicle charging station, truck stop, car wash, public garage, towing service, and/or mini-mart.
- (c) Retail sales establishment.
- (d) Repair and service of machinery, equipment, automobiles, and/or trucks.
- (e) Locksmith service, building material store with associated lumber yard, and/or irrigation supply store.
- (f) Food service establishment such as: restaurant, cafe, and/or espresso stand.
- (g) Veterinary facility with accommodations for animals within an enclosed building.
- (h) Professional office.
- (i) Fire department facility, law enforcement facility, and/or medical facility.
- (j) Equipment rental service.
- (k) Nursery and/or landscaping business.
- (l) Accessory/ancillary use or building.
- (m) Utility substation facility.
- (n) Kennel, commercial.
- (o) Wineries/Breweries.
- (p) Hiking and non-motorized biking trails.
[Ord. 492 (2011) § 4]

11.22.040 USES SUBJECT TO PLANNING ADMINISTRATOR REVIEW AND APPROVAL. The following uses may be allowed within the General Commercial District (GC) on a single parcel of record upon the review and approval of the Planning Administrator:

- (a) Communication facilities, subject to Chapter 11.65 BCC.
- (b) Adult use (entertainment) business, subject to the provisions of Chapter 4.02 BCC.
[Ord. 492 (2011) § 5]

11.22.050 USES REQUIRING A CONDITIONAL USE PERMIT. The following uses may be permitted on a single parcel of record within the General Commercial District (GC) if a conditional use permit is issued by the Hearings Examiner after notice and public hearing as provided by BCC 11.52.090.

- (a) Recreational vehicle park.
- (b) Dwelling unit within a structure also used for commercial purposes that meets the following criteria is eligible to apply for a conditional use permit:
 - (1) The dwelling unit may not be located on the ground level or below;
 - (2) The number of dwelling units may not exceed one (1) dwelling unit.
 - (3) The dwelling unit must meet Benton-Franklin Health District requirements for septic systems and domestic water usage.
 - (4) The dwelling unit shall comply with all of the applicable building code requirements.
- (c) Rental storage facility.
- (d) Solid waste transfer station.

(e) Hazardous waste treatment and/or hazardous waste storage facilities as an accessory use to an allowed or conditionally permitted use; provided, that such facilities must comply with the state siting criteria adopted in RCW 70.105.210 and only treat waste generated on the same parcel or a contiguous parcel.

(f) Indoor shooting range.

(g) Sewage treatment facility for industrial and/or domestic waste.

[Ord. 492 (2011) § 6; Ord. 549 (2014) § 1]

11.22.060 USES PROHIBITED. Any use not authorized or approved pursuant to BCC 11.22.030, BCC 11.22.040, or BCC 11.22.050 is prohibited within the General Commercial District (GC).

[Ord. 492 (2011) § 7]

11.22.070 PROPERTY DEVELOPMENT STANDARDS--GENERAL STANDARDS. All lands, structures and uses in the General Commercial District (GC) shall conform to the following standards, and if applicable, to the standards set forth in Title 15 BCC (Protection of Critical Areas and Resources).

(a) Lot Width. Each parcel shall have an average lot width of not less than ninety (90) feet.

(b) Each building on a parcel that is contiguous to a Community Center Residential (CCR), Rural Lands One Acre (RL-1), Rural Lands Five Acre (RL-5), Rural Lands Twenty Acre (RL-20), or Urban Growth Area Residential (UGAR) zoning district shall have a minimum setback of thirty (30) feet from said district border.

(c) Each building must be at least twenty-five (25) feet from the property line bordering any public road right-of-way and at least twenty-five (25) feet from the closest edge of any legally established boundary line of a private access easement.

(d) No building or structure shall be located within an easement or any public road right-of-way.
[Ord. 492 (2011) § 8]

11.22.080 EFFECTIVE DATE. This chapter shall take effect and be in full force on September 1, 2011.
[Ord. 492 (2011) § 11]

NOTE: Pages 11-30 through 11-31.01 are hereby reserved.