

SEC. 507 GENERAL COMMERCIAL

SEC. 507.1 Purpose

This district is designed for the central retail marketing function of the Nogales trade area. The district constitutes a more intensive district use than neighborhood and local commercial and includes most business trade that does not qualify as industrial-manufacturing type trade. The district regulations are designed to insure district integrity, to promote its primary purpose, and to protect the district from incompatible uses.

SEC. 507.2 Approval Required No structure or building shall be built or remodeled upon land in this zoning district until all required plans, specifications, plats, and permits have been obtained.

SEC. 507.3 Location The following criteria shall be considered in establishing and maintaining a General Commercial district:

1. Conforms to an appropriate designation in the General Plan.
2. Corresponds to an existing district/development in an area annexed into the city.

SEC. 507.4 Permitted Principal Uses

Buildings, structures, or premises shall be used and same shall hereafter be erected, altered, or enlarged according to the following uses and provisions:

A. Business and Professional:

1. Business and professional offices including any permitted in Neighborhood, Limited, or Professional Office Park districts:
2. Business Schools
3. Medical or dental offices, including laboratories, clinics, hospitals, optical
4. Museum
5. Schools, public or private, and any school operated as a commercial enterprise
6. Studios for professional work, or teaching of any form of commercial or fine arts
7. Technical, scientific, pest control, governmental, fine arts, performing arts, non-profit organizations

**B. Retail Sales**

1. Antique store
2. Appliance store
3. Art gallery
4. Automobile sales, service, parts, storage, auto related
5. Bakery, food preparation
6. Bars, Cocktail Lounges
7. Bicycle
8. Bookstores, new, used
9. Confection
10. Carpet, drape, floor covering
11. Clothing, new, used, footwear
12. Craft, and craft related
13. Department, and "chain" type
14. Drug store, convenience store
15. Dry goods
16. Electronic equipment
17. Fabric, sewing, machines
18. Fast food, and mobile sales
19. Feed, animal
20. Florist
21. Furniture
22. Gift
23. Grocery, supermarket, mini
24. Gun, ammunition, hunting sport, fishing, equipment, outdoor, service, parts
25. Hardware
26. Hobby, toy
27. Home Improvement, building materials
28. Ice cream
29. Import, export
30. Beer, wine, spirits
31. Motorcycle sales and service
32. Music, instruments
33. Pawn
34. Pet
35. Photographic, sales, service, processing, pick-up/deliver kiosks
36. Recreational vehicle, sales, service, parts
37. Restaurants, including drive-in, drive thru
38. Sporting goods
39. Stationary, office supply
40. Swimming pool & related
41. Thrift
42. Used Car, vehicles
43. Video
44. Wash, vehicle

### C. Services

1. Appliance Repair
2. Banks, inc. drive thru
3. Personal grooming (barber shop, beauty parlor, etc.)
4. Bowling Alley
5. Print and Broadcast Media (not including transmitting-receiving towers)
6. Garment cleaning-self launder (excluding industrial cleaning and dyeing plants)
7. Gasoline/diesel service stations (not including semi-tractor/trailer/heavy equip. fuel depots)
8. Hotels-motels
9. Mechanics/shops
10. Motion picture/entertainment/theaters, stages
11. Pawn Brokers
12. Pool and Billiard Parlors
13. Printing, Lithography, publishing, photocopy
14. Public Swimming Pools
15. Shoe Repair
16. Shopping Centers/Malls
17. Taxidermist
18. Telephone Answering Service
19. Automobile Renting-Leasing
20. Auto repair, Body-Paint Shop
21. Boat Sales-Service
22. Bus Terminals, excluding overnight parking/storage of buses
23. Clubs, Fraternal Organizations
24. Contractor's Office (but not storage yards)
25. Commercial Parking Lots
26. Dancing, Craft, Music Schools
27. Day Nursery/Pre-School
28. Equipment sales/rental (but not storage)
29. Funeral Home/Chapel
30. Health/Fitness/Martial Arts Studios
31. Miniature Golf Course
32. Mortuaries
33. Nursing Homes
34. Outdoor Sales Display
35. Places of Amusement
36. Residential Health Care Facility

37. Tire Sales/Repair

38. Multi Unit Storage Facilities

39. Any Use permitted in Local Commercial Zoning District

40. Any Use permitted by Board of Adjustment upon application

SEC. 507.5 Permitted Conditional Uses See Section 310

SEC. 507.6 Permitted Accessory Uses

A. Any use customarily incidental to a permitted principal use, such as:

1. Private garage or carport

2. Garden house, toolhouse, ramada

B. Accessory dwelling units: See Section 310

C. Where the keeping of horses and other livestock is lawful, structures customarily accessory to such use.

D. Home occupations: See Section 324

SEC. 507.7 Property Development Standards

A. Required Area: No minimum area requirement, but any development over three (3) contiguous acres in gross area shall be processed as a planned area development under the provisions of Article 6, PAD, or Section 900 this Article.

Lot sizes shall be adequate for the type of operation conducted, including parking as required. Parking floors as a part of structures, buildings and offices is encouraged.

Hotels and hotels shall require a minimum of five-hundred (500) square feet of buildable area for each unit and for professional-office occupancy a minimum of 250 square feet shall be provided for each occupant.

B. Minimum Building Height: No building shall exceed fifty (50) feet in height, except that within one hundred (100) feet of any SFR, MFR, or MHR district, no building shall exceed thirty five (35) feet in height.

C. Minimum Distance between Main Buildings: As prescribed by the Uniform Building Code of the City.

D. Required Yards-Open Space:

1. Front space:

(a) There shall be a front yard-space having a depth of not less than forty (40) feet, except when used as parking

which shall be according to Section 600.

- (b) Where a lot has double frontage on two (2) streets, the required front yard of not less than forty (40) feet shall be provided on both streets, except when used as parking which shall be according to Section 600.
- (c) Where a lot is located at the intersection of two or more streets, the required front yard of not less than forty (40) feet shall be provided on one street, and a yard having a depth of not less than twenty (20) feet shall be provided on the intersecting street.
- (d) No setback shall be less than stated above, although the setback area may be used for parking according to Section 600.

2. Side and Rear Yard:

See Section 600 and Section 800

SEC. 507.8 Non-Residential Accessory Buildings

1. Maximum Height: Twenty-five feet above grade.
2. Maximum Yard Coverage: Thirty-five (35) percent of rear yard.
3. Location Restriction: No accessory building shall be erected in any minimum required front or side yard, except as otherwise provided for in this Code.
4. Setback Requirement: Accessory buildings shall be set back from the side lot line and the rear lot line a distance no less than three (3) feet, except:
  - A. For a lot having its rear lot line contiguous with an alley line, no rear setback shall be required.
  - B. For a corner lot abutting a key lot and not separated from an alley, any accessory building shall be set back from the rear lot line a distance not less than the width of the least required side yard applicable to the main building.
  - C. Where a masonry wall or non-see through wall or fence exists no rear setback shall be required.

SEC. 507.9 Off-Street Parking and Loading: See Section 600

SEC. 507.10 Sign Regulations: See Section 700

SEC. 507.11 Landscaping, Screening, and Buffering: See Section 800