

2.24 G.C. - General Commercial

The provisions of this district are intended to serve the general commercial needs of the citizens and tourists. Building height shall be restricted to three stories.

Unrestricted Uses

1. Motels and hotels
2. Restaurants
3. Gift shops
4. Regional shopping centers
5. Retail sales and service establishments
6. General office buildings
7. Commercial recreational entertainment facilities
8. Public administrative facilities
9. Essential public services and facilities
10. Private, social, recreational or fraternal clubs or organizations
11. Wholesaling or distributorship showrooms provided associated warehousing of such materials does not exceed seventy percent (70%) of the building's total square footage.

Unrestricted Uses Accessory

1. Automotive parking
2. Cocktail lounges and bars which are accessory to and within a motel, hotel or restaurant.
3. Residential uses accessory to a principal use
4. Customary uses and structures clearly incidental to one or more permitted uses and structures.
5. Temporary structures including carnivals, circuses and other temporary commercial amusement activities and religious gatherings for special events of a temporary nature with Town Council establishing the period for which such events shall begin and end.

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This zone allows for outlets and establishments that offer a wide range of goods and services including general merchandise, apparel, food and related items. General commercial uses include business and professional offices, financial institutions, hotel, eateries, entertainment facilities, and similar other types of commercial development. In addition, warehousing, light manufacturing, and similar other types of fabricating could be permitted provided it is part of a retail sales or service establishment.

No adult entertainment venue or vendor of alcoholic beverages within the Town of Glen St. Mary shall maintain a business within one thousand (1,000) feet of a school, child day care, or place of worship. The distance shall be measured by following the shortest route of ordinary pedestrian travel. This distance shall mean that route nearest the main entrance of the vendor's business to the main entrance of the place of worship, or in the case of schools and day cares, the nearest point of the school grounds in use as part of the school or day care facilities.

The aforementioned distance provision shall not apply to a vendor location within the Town of Glen St. Mary wherein the vendor owns and operates a restaurant pursuant to the following requirements:

1. The restaurant must contain all necessary equipment and supplies for serving full meals regularly;
2. The restaurant must have a seating capacity of not less than one hundred-fifty (150) seats occupying more than two thousand five hundred (2,500) square feet; and

3. The sale of alcoholic beverages is solely for on-premise consumption, which shall include patios, outdoor cafes and grottos adjacent to the restaurant.

The aforementioned distance provision shall not apply to a vendor location within the Town of Glen St. Mary wherein the vendor owns and operates a hotel pursuant to the following requirements:

1. The hotel contains one hundred (100) or more rooms;
2. The sale of alcoholic beverages is conducted by the hotel owner solely for on-premise consumption; and
3. The hotel has no direct entrance or exit on a public street.

2.4 Building Setbacks

Setbacks are required open space other than a court unoccupied and unobstructed by a structure or portion of a structure from thirty (30) inches above the general ground level of the graded lot upward. All setbacks shall be measured from the property line to the eave or overhang of the roof, otherwise to the foundation wall.

Zoning District	Front	Side	Rear
LDR	25 feet	10 feet	15 feet
MDR and HDR	25 feet	10 feet	10 feet
NC	10 feet	20 feet	15 feet
GC	50 feet	25 feet	5 feet *
IG	50 feet	20 feet	25 feet
AGR	25 feet	15 feet	25 feet

* If the GC district abuts a residential district, then the rear setback shall be 30 feet.