

**5.2-8 GENERAL COMMERCIAL, GC**

**A) Purpose:** A district with the intent to utilize the City’s major transportation arteries whereby motorist can be easily served by direct access to business and commercial use.

**B) Permitted Uses:** The uses listed below are permitted in the GC District, only after compliance with additional article requirements, if any. The Zoning Administrator, prior to the issuance of an occupational tax license, shall verify compliance with article requirements and all other local, state, and federal regulations, and said business establishment shall at all times thereafter remain compliant with these requirements and the Code of the City of Holly Springs:

<b><u>Permitted Uses:</u></b>	<b><u>Article</u></b>
Agricultural Implement Sales and Service	
Ambulance Service	
Animal Hospitals	5.4-2
Antique Shops	
Art Gallery	
Associations (Clubs, Lodges or Special Events Facilities)	
Athletic Club, Facilities	
Auditorium	
Bakery	
Bank Branches	
Bed and Breakfast <sup>45</sup>	
Big Box Commercial Retail Structures (Class I: 10,000 – 31,999 sq. ft.)	5.4-10
Boarding/Rooming Houses	
Boat Sales Facility	
Book, Stationary, Greeting Card Shops	
Bowling Alley	
Brew Pub <sup>46</sup>	Chapter 6—Code of the City of Holly Springs
Broadcasting Studio, Radio-TV	
Business Office Space (Outdoor Storage Prohibited)	
Café/Restaurant/Supper Club	
Carpet or Rug Sales Shop	
Churches, Synagogue	5.4-13
Clinic, Public/Private	
Coffee Shop	
Convenient Food Stores without Gasoline Pumps	
Cosmetology Establishments	
Curio and Souvenir Shops	
Dance Studio	
Daycare, Nursery Schools Facilities and Kindergartens	5.4-14
Daycare, Group	5.4-15
Drug Store	
Fire Station	

<sup>45</sup> Amended by City Council with text amendment TA-03-12, 09/24/2012.

<sup>46</sup> Amended by City Council with text amendment ORD-20-2017, 10/16/2017.

Florist, Commercial	
Food Preparation and Delivery Service	
Funeral Homes and Mortuaries	
General Merchandise Repair	5.4-19
Gift Shop	
Gourmet Food Store	
Governmental Buildings	
Grocery/General Merchandise	
Greenhouse, Nursery, Landscaping	5.4-21
Hardware Store	
Hobby Shop	
Home Improvement Store (Including Lumber, Building Materials, & Garden Center)	
Ice Cream/Dessert Shop	
Imported Goods, Warehouse, Sales	
Interior Decorating Shop	
Jewelry Shop (Excluding Pawn Establishments)	
Kennel Establishments	5.4-26
Laboratory Research Facilities	5.4-27
Laundering Establishments	5.4-28
Library Branches	
Massage Therapy and Massage Therapy Establishment <sup>47</sup>	5.4-30
Membership Club Warehouses	
Mobile Food Vendor <sup>48</sup>	Chapter 50—Code of the City of Holly Springs
Museum, Historical Display Gallery	
Music Store	
Newsstands	
Office Supply Store	
Parking Lot, Automobile	
Pet Grooming or Daycare	
Pet Shop	
Photography Shop and Studio	
Printing or Engraving Store	
Produce Stands- Agricultural	5.4-36
Professional Offices	
Radio/TV Sales and Repairs	
Recreation Facilities (Indoor)	
Recreation Parks	
Retail Establishment (Outdoor Sales and Storage Prohibited)	
Retail, Mixed Sales	
Shoe Shop	
Shoe Repair	
Small Appliance Repair	
Tailor, Alterations, or Sewing Shop	
Theater, Cinema	

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<sup>47</sup> Amended by City Council with amendment ORD-04-2022, 04/18/2022.

<sup>48</sup> Amended by City Council with text amendment ORD-04-2015, 04/18/2016.

Taxidermist  
Toy Shop  
Vehicle for Hire  
Veterinary Clinic (overnight pet boarding permitted; outdoor storage of pets prohibited)<sup>49</sup>  
Watch or Clock Repair Shop

**C) Uses Not Otherwise Classified:**

Certain uses proposed that cannot be classified as a permitted use in the General Commercial Zoning District, or any other zoning district, must receive a conditional use permit from Mayor and Council, prior to the issuance of an occupational tax license. The conditional use process is outlined in subsection D, below, and follows the Zoning Procedures outlined in Article 14.

**D) Conditional Uses:**

Any person requesting a permit under this Section shall submit an application and shall submit sufficient evidence demonstrating compliance with standards contained herein, as applicable.<sup>50</sup> In considering the application for a conditional use, the Mayor and Council shall be guided by the following standards:

It is found and declared that there exist uses and activities that have potentially serious objectionable and deleterious effects on the public health, safety, morals and welfare and that it is in the public interest to introduce special regulation of such uses and activities to abate or eliminate adverse effects contributing to a blighting or downgrading of surrounding neighborhoods and businesses. It is the purpose of this Section, therefore, to safeguard the best interests of the citizens of the City of Holly Springs, to protect and enhance the quality of the environment, and to promote the public health, safety and welfare by achieving the following:

- A. Providing appropriately located areas for the various uses listed herein to meet the needs of the City.
- B. Supporting development compatibility with surrounding uses and neighborhoods while suggesting uniqueness and character.
- C. Protecting the property values of existing business developments from inappropriately located uses and to enhance the investment of residents and business owners.
- D. Encouraging uses to be grouped.

The provisions of this Section shall prevail over conflicting provisions of any other Article or Section of the City Code, except Article 12, *Non-Conforming Uses*, and shall supplement any other applicable regulations and ordinances.

There are some conditional uses, which may be permitted, but must also meet additional stipulations in order to apply for a permit. The Zoning Administrator shall consider the application and evidence of compliance with such additional stipulations as stated in each respective article. The conditional uses which must meet additional stipulations within the General Commercial District, and the Article where the additional stipulations are found are:

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<sup>49</sup> Amended by City Council with text amendment, 06/18/2008

<sup>50</sup> Amended by City Council with text amendment, TA-02-2013, 05/20/2013

<b><u>Conditional Uses:</u></b>	<b><u>Article</u></b>
Accessory Uses and Structures	3.5
Auto Laundry or Car Wash Establishment	5.4-4
Auto Leasing Establishments	5.4-5
Auto Repair Establishments	5.4-6
Auto Service Establishments	5.4-7
Automobile Sales – New	5.4-8
Automobile Sales – Used	5.4-9
Bar or Pub	
Big Box Commercial Retail Structures (Class II: 32,000 – 90,999 sq. ft.)	5.4-10
Big Box Commercial Retail Structures (Class III: 91,000 – 200,000 sq. ft.)	5.4-10
Big Box Commercial Retail Structures, Town Center District	
Bodywork Therapy and Bodywork Therapy Establishment <sup>51</sup>	5.4-10A
(Class IV: 8,500 sq. ft. and greater)	5.4-10
Cash, Check Cashing, and Pawn Establishments	5.4-11
CBD, Hemp, THC and/or Tobacco Specialty Store <sup>52 53</sup>	5.4-11A
Cell Towers	6
Cemetery	5.4-12
Driving Range, Golf	5.4-16
Emissions Testing Facilities	5.4-17
Gasoline Service Stations	5.4-18
Golf Courses and Country Clubs	5.4-20
Hospitals or Similar Institutions	5.4-23
Hotels and Extended Stay Facilities <sup>54</sup>	5.4-31
Liquor Store	5.4-29
Massage Therapy and Day Spa Establishment	5.4-30
Multi-Tenant Building	5.4-32
Nursing and Personal Care Homes	5.4-33
Outdoor Amusement Enterprises	5.4-34
Planned Shopping Centers	5.4-35
Psychic Service Establishments	5.4-37
Schools	5.4-39
Self-Storage Establishments	5.4-40
Tattoo Parlors and Body Piecing Establishments	5.4-41
Taxi Stands	
Theatre, Live	
Tire Sales & Service	
Utility Substations	5.4-42

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<sup>51</sup> Amended by City Council with amendment ORD-04-2022, 04/18/2022.

<sup>52</sup> Amended by City Council with amendment ORD-04-2023, 07/17/2023

<sup>53</sup> Amended by City Council with amendment ORD-04-2025, 07/07/2025

<sup>54</sup> Amended by City Council with text amendment TA-03-12, 09/24/2012.

**E) Height, Area and Bulk Regulations:**

Minimum Lot Area (sq. ft.)	¾ acre and none if located in Town Center District as defined by Article 19
Minimum Lot Width	100'
Minimum Yard Setbacks	
Front Arterial	60'
Collector	50'
Local	50'
Side	10'
Rear	15'

\*Septic tank approval is made by the City when the Cherokee County Environmental Department regulations are met and satisfied.

**F) Lighting:**

When a non-residential zoning district abuts a residential district or other use, if outside lighting is utilized, such lighting shall be established in such a way that no direct light shall cast over or into any property line nor adversely affect neighboring properties.

**G) All non-residential zoning districts:**

All outside storage areas and accessory structures must be located on the same lot and to the side or rear of the principal use at least 15 feet from the side or rear lot lines and may not be located within 25 feet of any residential property. A solid fence or wall no less than 8 feet height must screen storage areas. A maximum of 25% of the total lot area may be used for such purpose. All accessory structures must be architecturally compatible with the principal structure.