

G GENERAL USE DISTRICT

PLANNING AND ZONING CODE - PART 13 - SEE ATTACHED ORDINANCE

City of Hurricane, WV

SIDE & REAR YARDS

- 8' - 12' HIGH PROTECTIVE SCREENING FENCE OR WALL IF LOT ABUTTS A RESIDENTIAL LOT (1357.04)

SIDE YARD

- 12' MIN IF LOT ABUTTS A RESIDENTIAL LOT
- NO OFFSET REQUIRED IF LOT DOES NOT ABUTT A RESIDENTIAL LOT
- COMMON WALLS ARE PERMITTED (1357.05 (2)) (1357.05 (3))

REAR YARDS

- MUST BE ACCESSIBLE FROM A STREET OR ALLEY & MIN 20' DEEP (1357.05 (4))

PERMISSIVE USES

- SEE 1357.01 PERMISSIVE USES
- SEE 1357.02 SPECIAL PERMIT USES

BUILDING HEIGHT

- 3 STORY OR 40' MAX FOR OTHER PERMISSIVE USES (1357.05 (5))

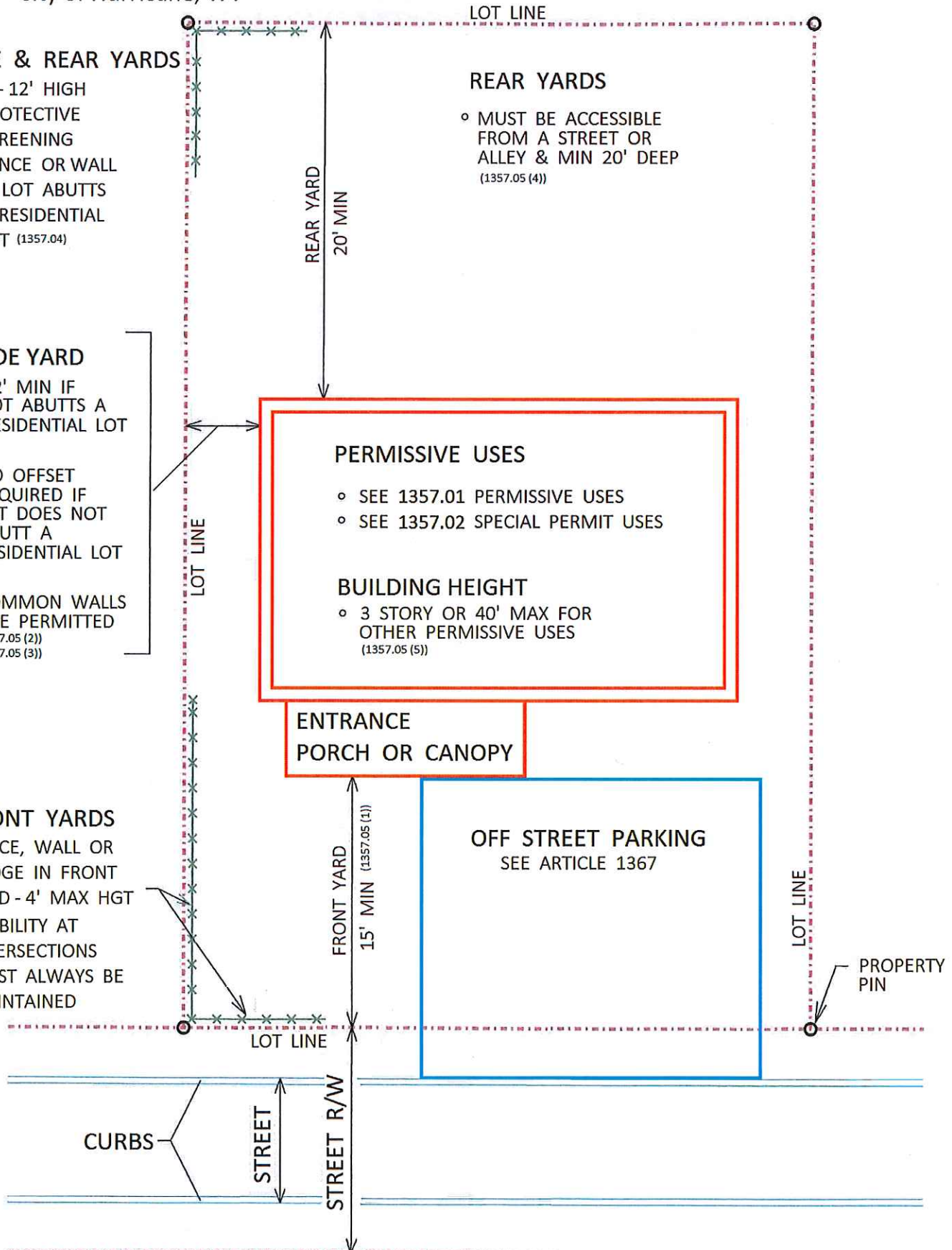
ENTRANCE PORCH OR CANOPY

OFF STREET PARKING

SEE ARTICLE 1367

FRONT YARDS

- FENCE, WALL OR HEDGE IN FRONT YARD - 4' MAX HGT
- VISIBILITY AT INTERSECTIONS MUST ALWAYS BE MAINTAINED



G GENERAL USE DISTRICT

USES, SIGNS, DIMENSIONAL STANDARDS, OFF-STREET PARKING EXCERPTS FROM CITY OF HURRICANE, WV ORDINANCES – HURRICANE BUILDING DEPT.

Sec. 1357.01. – Permissive uses.

The following buildings and uses are permitted in the G General Use Districts:

- (1) All uses permitted in Central Business B-2 Districts (See Section 1351.01).
- (2) Wholesale businesses, warehouses and storage areas.
- (3) Distribution plants, parcel delivery, ice and cold storage plants and locker service, and beverage distributors and bottling plants.
- (4) Building material sales, not including stone crushing and concrete mixing.
- (5) Retail lumber sales, providing that the lumber is stored within a fire-resistive building.
- (6) Major garage, including gasoline service stations and automobile body repair.
- (7) Contractor's equipment storage.

(Code 1991, § 1357.01; Ord. of 10-3-1977)

Sec. 1357.02. - Special permit uses.

The following uses and buildings may be permitted in the G General Use Districts when authorized by the Municipal Planning Commission as a special exception:

- (1) Other commercial and light industrial uses which do not violate the intent of this Zoning Ordinance. The Planning Commission shall require that the use proposed shows evidence of compliance with all federal and state laws and regulations pertaining to the external effects of the proposed use.
- (2) Broadcasting towers and equipment if located on a tract of land which is sufficient in size to have a lineal dimension from the base of the tower to all property lines equal to or greater than the height of the tower. No provisions of this section shall pertain to, or require a special permit for, citizen's band and/or amateur radio antennae or supporting structures having a height of 60 feet or less measured from ground level.

(Code 1991, § 1357.02; Ord. of 10-3-1977)

Sec. 1357.03. - Permitted accessory uses.

The following accessory buildings and uses shall be permitted in the G General Use Districts:

- (1) Accessory parking areas.
- (2) Other accessory uses customarily incidental to a permitted principal use, including signs.

(Code 1991, § 1357.03; Ord. of 10-3-1977)

Sec. 1357.04. - Protective screening.

Those sides and rear of a lot which abut a residential district in the G General Use Districts shall be provided with a fence or wall with a height of eight to 12 feet constructed and maintained so as to prevent the passage of persons and to screen the property from view.

(Code 1991, § 1357.04; Ord. of 10-3-1977)

Sec. 1357.05. - Dimensional standards.

The following dimensional standards shall apply in the G General Use Districts:

- (1) Front yards shall be a minimum of 15 feet deep;
- (2) Side yards of at least 12 feet in width are required for businesses abutting residential districts;
- (3) Side yards are not required for other business property in General Use Districts and common walls shall be permitted;
- (4) Rear yards which are accessible from a street or alley are required and shall be not less than 20 feet deep;
- (5) Building height shall be a maximum of three stories or 40 feet.

(Code 1991, § 1357.05; Ord. of 10-3-1977)

Sec. 1357.06. - Off-street parking and loading requirements.

Off-street parking and loading requirements in the G General Use Districts shall be scheduled according to Article 1367.

(Code 1991, § 1357.06; Ord. of 10-3-1977)