

Below is a list of the uses allowed in the light commercial district:

The Gaston County Zoning Ordinance allows certain uses in the zoning districts: 1) by right; 2) by right, with supplemental regulations; 3) only with a conditional use permit; 4) only with a conditional use permit, with supplemental regulations; 5) Existing use subject to supplemental regulation; 6) By Conditional Zoning; 7) By Conditional Zoning with supplemental regulations; 8) By Special Exception; or 9) By Special Exception with supplemental regulations. Below are uses allowed in this district, broken down in the aforementioned categories.

C3 LIGHT COMMERCIAL

(1) Uses allowed by right:

ABC Store; Amusement and Sporting Facility, Indoor (unless use specifically listed); Amusement Arcade; Animal Grooming Service for household pet (indoor kennels); Art Gallery; Auditorium/Assembly Hall/Amphitheater/Community Center less than 500 seats; Baseball Hitting Range; Building Material and Lumber Sales; Business Services; Check Cashing Establishment, Closed 12 a.m. – 5 a.m.; Cleaning and Maintenance Service; Contractor's Office and Operation Center; Day Care Center Accessory; Dwelling, Single-Family, Electric, Heating, Air Conditioning, Ventilating, Plumbing Supplies and Equipment Sales; Essential Services, Class 1, Essential Services, Class 4; Exterminators Office; Farm Supply Store, with outdoor storage; Farm Supply Store, without outdoor storage; Financial Institution (excluding principal use of ATMs); Food Pantry; Food Store, 0-9,999 square feet gross floor area; Funeral Home; Furriers; Game Room; Glass and Mirror Shop; Grooming Services; Gunsmith, Gun and Ammunition Sales; Hardware Store; Health Club, Spa, Gymnasium Recycling (principal use); Laboratories – Dental, Medical; Lawn and Garden Center; Library; Medical Offices, 0 -49,000 square feet gross floor area; Monument Sales; Museum; Offices, Excluding Medical, 0-49,999 square feet gross floor area; Personal Business Services; Photo Finish Laboratory; Post Office; Recycling Deposit Station, accessory; School for the Arts; Sign Shop; Skating Rink, indoor; Upholstery Shop;

(2) Uses allowed by right with supplemental regulations:

Adult Establishment; Aircraft Sales and Service; Landfill, Beneficial Fill, Laundromat, Closed 12 a.m. – 5 a.m.; Lounge/Nightclub; Machine, Metal Wood Working, Welding Shop; Manufactured Goods, Class 1; Maternity Home; Multi-Family Development, Nursery (Garden); Nursing Home, Rest Home; Planned Residential Development (PRD), Paint Ball Facility; Park; Parking Lot; Planned Unit Development (PUD), Private Residential Quarters (PRQ), Produce Stand, Recreation Center and Sports Center; Recycling Deposit Station, principal use; Residential Infill Development; Restaurant, with drive thru; Schools, Restaurant within other facilities; Retail, 0-24,999 square feet gross floor area; Elementary and Junior High (Public and Private), School, Senior High (Public and Private), Shopping Center, 25,000-49,000 square feet gross floor area; Shopping Center, 0-24,999 square feet gross floor area; Stadium, Swimming Pool, Sales, Service and Supplies; Telecommunication Antennae and Equipment Buildings, Traditional Neighborhood Development (TND).

(3) Uses allowed with a conditional use permit:

Abattoir; Aircraft Sales and Service; Amusement Park;

(4) Uses allowed with a conditional use permit, with supplemental regulations:

Airport, Airstrip, Freight and Flying Service; Amusement and Sporting Facility, Outdoor; Animal Hospital (Outdoor Kennel), Animal Hospital (Indoor Kennel), Assisted Living Center; Auction House; Auditorium/Assembly Hall/Amphitheater/Community Center 500 or more seats; Automobile Service Station; Body Piercing Establishment and Tattoo Parlor; Bus and Train Terminal, Passenger; Car Wash, Self Service; Club, Private (Without Adult Entertainment); Convenience Store, open up to 24 hours; Day Care Center, Class B, Day Care Center, Class C, Farmers Market; Flea Market, Outdoor; Food Catering Facility; Fraternal and Service Organization Meeting Facility (non-or not for profit), 0- 9,999 Square Feet Gross Floor Area; Fraternal and Service Organization Meeting Facility (non-or not for profit), 10,000 Square Feet Gross Floor Area, Golf Course; Golf Driving Range; Golf Miniature, Group Home; Hotel or Full Service Hotel; Laundromat, open up to 24 hours; Lounge/Nightclub; Maternity Home, Mini-Warehouse; Military Reserve, Center, Nursery (Garden), Nursing Home, Rest Home, Park; Restaurant with drive thru; Riding Stables; Rodeo/Accessory Rodeo; School, Vocation; Stadium, Telecommunication Tower and Facilities; Wood Waste Grinding Operation.

(5) Existing Use subject to supplemental regulations:

Dwelling, Manufactured Home Class C, and Dwelling, Manufactured Home Class D, Manufactured Home Park

(6) By Conditional Zoning: None

(7) By Conditional Zoning with supplemental regulations:

Multi-Family Development; Planned Residential Development (PRD), and Planned Unit Development (PUD); Residential Infill Development; and Traditional Neighborhood Development (TND)

(8) By Special exception: None

(9) By Special exception with supplemental regulations:

Family Care Home

ATTACHED: Map of property under consideration and surrounding properties.