General Commercial (GC) District

2.29 GC District Intent, Permitted Uses, and Special Exception Uses

District Intent

The GC (General Commercial) District is intended to be used as follows:

Use Type and Intensity
- Moderate intensity commercial and office uses

Application of GC District
- Existing and new development
- Small to medium area zoning

Development Standards
- Require moderate development standards to minimize impacts on adjacent properties while encouraging economic vitality
- Minimize light, noise, water, and air pollution

Appropriate Adjacent Zoning Districts
- PR, AG, M2, IS, NC, LC, GC, OC, HC, EP, I1, and I2

Plan Commission
- Use the GC District for existing developments and carefully for new commercial development

Board of Zoning Appeals
- Allow a special exception use only when it is compatible with the surrounding areas
- Be sensitive to aesthetics and the potential for light pollution, noise pollution, pedestrian safety, and vehicular safety

Permitted Uses

Accessory Permitted Uses
- small wind turbine system

Commercial Permitted Uses
- amusement center
- automobile oriented business
- bank machine/atm
- banquet hall
- bar/tavern
- barber/beauty shop
- billiard/arcade room
- bowling alley
- broadcast studio
- club or lodge
- coffee shop
- coin laundry
- commercial training facility or school
- dance/night club
- day care
- delicatessen
- fitness center/health club
- funeral home or mortuary
- gas station
- health spa/day spa
- hotel/motel
- ice cream shop
- miniature golf
- movie theater
- office, construction trade
- office, design services
- office, general services
- office, medical services
- paintball facility
- photography studio
- recreation center/play center
- restaurant
- restaurant with drive-up window
- retail (type 1), very low intensity
- retail (type 2), low intensity
- retail (type 3), medium intensity
- retail (type 4), high intensity
- skating rink
- sports complex (indoor)
- studio arts
- swimming pool
- tailor/pressing shop
- tanning salon
- tattoo/piercing parlor
- winery

Institutional Permitted Uses
- community center
- government office
- government operations (non-office)
- police, fire, or rescue station
- trade or business school

Special Exception Uses

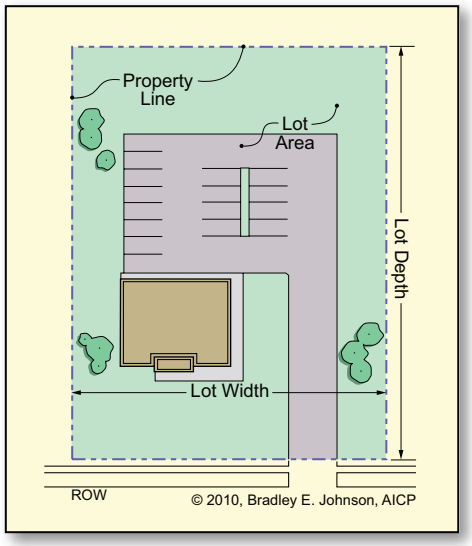
Accessory Special Exception Uses
- large wind turbine system

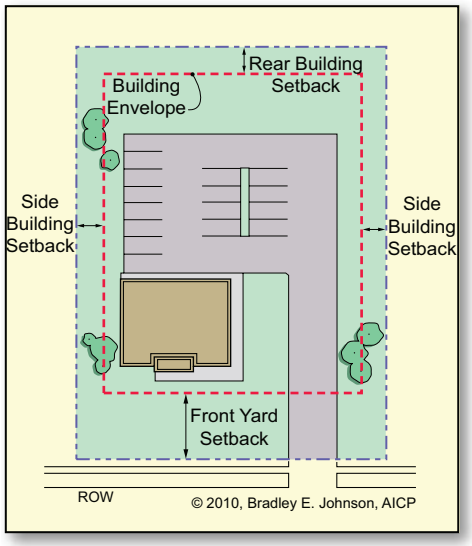
Commercial Special Exception Uses
- country club
- kennel (commercial)
- shooting range (indoor)
- sports complex (outdoor)
- waterpark

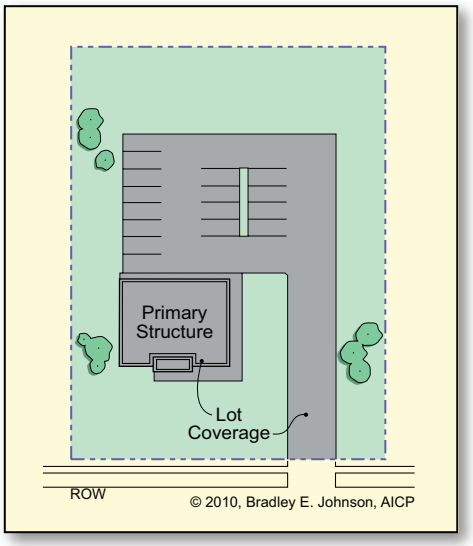
Institutional Special Exception Uses
- recycling collection point

General Commercial (GC) District

2.30 GC District Development Standards







Minimum Lot Area
- 5,000 square feet

Minimum Lot Width
- 50 feet

Sewer and Water
- Sanitary sewer and water utility required

Minimum Front Yard Setback
- 25 feet for primary and accessory structures

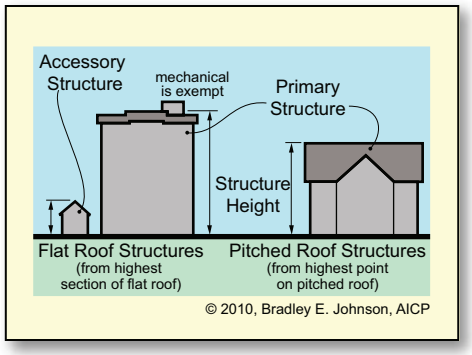
Minimum Side Yard Setback
- 15 feet of aggregate setback for primary and accessory structures, with a 5 foot minimum setback for any one side yard

Minimum Rear Yard Setback
- 35 feet for primary and accessory structures

Maximum Lot Coverage
- 75% of lot area

Minimum Main Floor Area
- 1,000 square feet

Maximum Primary Structures
- no limit



Maximum Structure Height
- 40 feet for primary structure
- 25 feet for accessory structure

Additional Development Standards that Apply

Accessory Structures
- AS-01 5-6
- AS-10 5-13

Architecture
- AR-02 5-14

Density and Intensity
- DI-01 5-16

Driveway
- DW-01 5-17
- DW-04 5-20

Environmental
- EN-01 5-21

Fence and Wall
- FW-01 5-22
- FW-07 5-24

Fireworks
- FR-01 5-25

Floodplain
- FP-01 5-26

Floor Area
- FA-01 5-35

Height
- HT-01 5-36

Kennel
- KL-01 5-43

Landscaping
- LA-01 5-45
- LA-02 5-46
- LA-04 5-47
- LA-06 5-48
- LA-07 5-48
- LA-08 5-49

Lighting
- LT-01 5-51

Loading
- LD-01 5-52

Lot
- LO-01 5-53

Outdoor Display
- DA-01 5-57

Parking
- PK-01 5-60
- PK-07 5-62

Performance
- PF-01 5-68

Public Improvement
- PI-01 5-69

Setback
- SB-01 5-71

Sewer and Water
- SW-01 5-73

Signs
- SI-01 5-75
- SI-07 5-91

Special Exception
- SE-01 5-105

Storage
- SR-03 5-106

Structure
- ST-01 5-107

Telecommunication
- TC-01 5-108

Temporary Use
- TU-01 5-110
- TU-05 5-111

Trash Receptacle
- TR-01 5-112

Vision Clearance
- VC-01 5-113

Wind Turbine Systems
- WT-01 5-114
- WT-02 5-116