

# GC General Commercial Zoning District

Zoning district for commercial uses – CH. 10-Zoning [Section 10.272](#)

## Permitted Uses 10.272(2)

- Contractor, landscaping or building trade operations
- Undeveloped natural resource and open space areas
- Day care centers
- Governmental, institutional, religious, or nonprofit community uses
- Light industrial
- Office uses
- Indoor entertainment or assembly
- Indoor sales
- Indoor storage and repair
- Personal or professional service
- A transportation, utility, communication, or other use required by law.
- Transient or tourist lodging
- Utility services associated with a permitted use
- Veterinary clinics
- Agriculture and accessory uses (livestock not permitted)

## Conditional Uses: 10.272(3)

- Airport, landing strip or heliport
- Animal boarding, domestic pets
- Cemeteries
- Commercial Indoor Lodging
- Contractor, landscaping or building trades operation (outdoor)
- Communication towers
- Drive-in establishment
- Marinas
- Outdoor active recreation
- Outdoor entertainment
- Outdoor storage
- Offsite parking
- Residential and associated accessory uses
- Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use above.
- Vehicle repair or maintenance service

## Setbacks and Height Requirements 10.272(4),(6)

### Front setback for all structures from highway centerline / right-of-way line (whichever is greater)

State or Fed. Hwy: 100/42 feet minimum  
 County Highway: 75/42 feet minimum  
 Town Road: 63/30 feet minimum  
 Subdivision streets platted prior to ordinance: 20 feet minimum  
 All other streets: 30 feet minimum

### Height:

**Business, multi-family, mixed-use:** 4 stories maximum  
**Single family residential:** 2 stories or 35 feet maximum

### Side yard:

10 feet minimum

### Rear yard:

**Exclusive business use:** 10 Feet minimum  
**Residential or combined use:** 25 feet minimum

## Lot Width & Area: 10.272(5)

**Commercial lots:** None

**Residential or mixed-use:** lot width 60 feet  
**Private sewer:** 5,000 sq. feet per apartment  
**Public sewer:** 2,000 - 2,250 sq. feet per apartment

## Lot Coverage 10.11(5)

60% maximum

## Residential uses by conditional use permit 10.272(3)

- Caretaker’s residence
- Single family residential
- Attached or detached accessory dwelling units
- Two family residential
- Multifamily residential
- Mixed residential and commercial developments
- Institutional residential
- Manufactured housing communities , subject to s. 10.103(14)
- Rooming house