

CHAPTER 9 GENERAL COMMERCIAL DISTRICT (GC)

SECTION 9.10 INTENT

A. INTENT

This zoning district is intended for uses such as accommodations, fast-food restaurants, vehicle service stations, convenience retail stores, and other service uses that primarily serve individuals traveling or commuting by car or commercial vehicle along US-131 or M-6. Further, this zoning district is intended for a range of retail, office, and service uses, such as large-scale retailers, office buildings, professional services, and other related commercial uses serving local and regional markets. Characteristics of uses and land in GC may include daytime, evening, and late-night operations, larger employers, outdoor sales areas, high-visibility signage, and larger parking areas for higher volumes of customers and visitors.



B. PURPOSE

This section includes the dimensional requirements for lots and the requirements for the location and size of principal and accessory buildings and structures.

SECTION 9.20 REQUIREMENTS

A. LAND USE

See Chapter 15 for all land use regulations and requirements. Further restrictions may apply.

B. BUILDING REQUIREMENTS

See Chapter 16 for all building requirements.

C. DIMENSIONAL REQUIREMENTS: ALL BUILDINGS

1. **Lots.** All lots shall meet the minimum area, dimensional, and width requirements of Table 9.20 C. Lots shall not be created or changed in size or dimension except in conformance with these requirements.
2. **Buildings.** All placement of buildings shall conform to the minimum dimensional and sizing requirements listed in Table 9.20 C.
3. **Accessory Buildings.** See Section 18.20.

TABLE 9.20 C: GC DISTRICT DIMENSIONAL REQUIREMENTS

Lot Requirements		
Min. Lot Area (see Section 3.30 D)		No minimum
Min. Lot Width (see Section 3.30 D)		No minimum
All Buildings		
Max. Building and Structure Height	Height (see Section 3.20 A & C)	35 ft.
	Stories (see Section 3.20 B)	2.5 stories
Min. Setbacks (see Section 3.40)	Front	25 ft.
	Street Side	25 ft.
	Side adjacent to a non-residential district	15 ft.
	Side adjacent to a residential district	50 ft.
	Rear adjacent to a non-residential district	25 ft.
	Rear adjacent to a residential district	50 ft.