

**TITLE 18.05.10**  
**GC-2 - RETAIL COMMERCIAL DISTRICT**

**(A) DEFINITION:**

This commercial district is intended to provide an area for retail sales and similar activities year round where there in general are no activities or sales conducted outside of the structure. This area should be aesthetically pleasing and unless otherwise approved by the planning commission and city council, there are to be no items stored, displayed or sold out side of the structure. Adequate parking and visibility for the business located on the property shall be provided in all cases.

There will be no temporary structures permitted in this district. (Exception: seasonal green houses or similar garden type structures, which may be an accessory to the existing business)

Transient/temporary merchants may be permitted in this district but, they shall operate entirely within an enclosed permanent structure. In no case shall a transient/temporary merchant be permitted to operate on the exterior of the structure. In no case shall this district have businesses such as lumber sales, new & used car sales, service & repair stations or similar uses.

**3. PERMITTED USES:**

1. Retail sales establishments, including manufacturing of Goods for retail sales on the premises, providing there are fewer than five employees engaged in the manufacturing of the product and in no case more than 10% or the building area is utilized for manufacturing.
2. Financial institutions.
3. Drinking & dining establishments.
4. Convenience stores
5. Personal service establishment

**(B 5 added effective 06-01-2016, Ordinance 2016-02)**

**(C) USES PERMITTED ON REVIEW:**

1. Private clubs or lodges.
2. Hotels & motels.
3. Churches.
4. Office buildings
5. Gas stations, which are an accessory use to the primary business.

**(D) AREA REGULATIONS:**

1. **FRONT YARD:** a minimum setback of twenty-five (25') from the front property line shall be maintained.
2. **SIDE YARD:** There shall be a minimum setback of not less than 10' from property lines. When a commercial district abuts a residential zoned area the side yards shall not be less than 25 feet. This section shall also apply to corner lots.)
3. **REAR YARD:** A rear yard of not less than fifteen 15' exclusive of any public R.O.W this area shall be left unobstructed to allow for deliveries to the rear of the building.
4. **LOT WIDTH:** Each lot shall have a width abutting the street of not less than 75'.
5. **LOT AREA:** No structures shall be constructed in this district with a lot area of less than 10,000 sq. Ft.
  - a. Existing structures may be utilized for business's but in no case may the lot area be less than 10,000 sq. ft.
6. **MAXIMUM LOT COVERAGE:** Permanent main and accessory buildings shall cover not more than 60% of the property.

**(E) HEIGHT REGULATIONS:**

No building shall be constructed more than four & one-half (4 1/2) stories or fifty 50' in height.

**(F) OFF STREET PARKING:**

1. As regulated in article v, sections 5 and 7.
2. All areas utilized for vehicle travel and parking shall be of hard surfaced material.

**(G) LANDSCAPING:**

All property developed in this district shall comply with the landscaping requirements of Title 18, Article IX.

**(H) FLOOD PLAIN REQUIREMENTS:**

Any building constructed within this district, on lots located within flood plain areas as shown on the city's firm map shall also be subject to the provisions and requirements contained in the city's flood plain ordinance included in Title 18, Article VIII.