

7.17 GC General Commercial District

Purpose. This district is intended to apply to commercial establishments. It is the intent of this district to encourage grouping of such commercial establishments.

(1) **Permitted Principal Uses and Structures.**

- (a) *Adult establishments which are more than five hundred (500) feet (measured lot to lot line) from churches, schools, single family residences, public parks and buildings, day care centers, and one thousand (1000) feet from other adult establishments. 1-30-06*
- (b) Retail outlets including the sale of food, liquor, wearing apparel, art or photographic supplies, printing, books or stationary, sundries or notions, jewelry, luggage, florist or gifts, drugs, pets, home furnishings and appliances, sporting goods or hobbies, automotive parts, hardware and building supply establishments and uses of a similar nature.
- (c) Service establishments including barber or beauty shop, shoe repair, laundry or dry cleaner, appliance repair, photographic or dance studio and uses of a similar nature.
- (d) Business and professional offices including banks and other financial institutions, insurance and real estate, travel agency, medical or dental clinic, attorney's office, engineering office and uses of a similar nature.
- (e) Taverns and restaurants.
- (f) Hotels and motels.
- (g) Public and semi-public non-profit institutional uses including churches, schools, libraries and the like, provided principal access shall be directly onto a collector or arterial street.

- (h) Indoor commercial recreational establishments including motion picture theaters, billiard parlors, arcades, bowling alleys, rinks, and uses of a similar nature.
- (i) Convalescent homes and nursing homes and day care (Family or Group).
- (j) Office equipment and supplies.
- (k) Garden center, plant nursery or landscape contractor.
- (l) Veterinary offices.
- (m) Mortuaries.
- (n) Equipment rental.
- (o) Mini warehouses.
- (p) Car washes.
- (q) *No retail establishment shall exceed 25,000 square feet in area. 7-13-09*

(2) **Permitted Accessory Uses and Structures.**

- (a) Uses and structures which are customarily accessory and clearly incidental and subordinate to permissible principal uses and structures when they are located on the same lot or a lot contiguous with the principal use or structure.
- (b) Public Utility Installations not requiring a "certificate of public convenience and necessity" issued by Wisconsin PSC.

(3) **Special Exception Uses and Structures.**

Setbacks to be determined by the Town Board in the special use permit process but not less than setbacks established in zone.

- (a) Automobile filling stations.

- (b) Automobile, boat, motorcycle, construction equipment and farm implement sales, service and repair.
- (c) Wholesale and warehouse establishments.
- (d) Printing and publishing establishments.
- (e) Outdoor, recreational establishments including archery ranges, miniature golf and amusements.
- (f) Light manufacturing uses and structures such as packaging, bottling, storage facilities and laboratories provided all activities are conducted within completely enclosed building not involving odor, noise, smoke or other noxious effects detectable to normal senses from off the premises.
- (g) Radio stations - transmitter tower.
- (h) Dog kennel.
- (i) Building trades contractor with storage yard for material and equipment on premises provided all materials and equipment are effectively screened from view from any residential lot or public highway.
- (j) Agricultural-related uses and structures such as feedmills and co-ops.
- (k) Woodworking and cabinetry.
- (l) Billboards.
- (m) Containerized recycling drop-off sites.
- (n) Utilities, government and cultural uses, fire, police stations.
- (o) Home occupations.
- (p) Planned Unit Developments (PUD).
- (q) Communication towers - See 7.09
- (r) Dwelling units

- (s) Public utility installations requiring a "certificate of public convenience and necessity" issued by Wisconsin PSC.
- (t) *All single establishments above 25,000 sq. ft. are subject to the following conditions: Architectural materials and design, signage, traffic impact analysis, landscaping, parking, site design and pedestrian flow, lighting or any other conditions established by the Town Board of Planning Commission.7-13-09*

(4) Dimensional Requirements.

- (1) Lot area Minimum 16,000 sq. ft.
- (2) Lot width Minimum 90 feet
- (3) Front yard Town Road - Minimum 37 feet
County or State Road - 55 feet
- (4) Rear yard Minimum 25 feet
- (5) Side yards Minimum 20 feet
- (6) Lot coverage Maximum 50%
- (7) Height Maximum 50 feet unless approved by the Planning Commission.

For every two (2) feet in height above 50 ft or 4 stories, the width or depth of yards adjacent to exterior lot lines shall be increased one (1) foot. A site plan under Section 7.25 is required.

Any required yard adjacent to a residential district without an intervening street shall be subject to the landscaped buffer requirements of Section 7.08(4)(d). For buildings 2,000 square feet or larger in area, a site plan in accordance with Section 7.25 must be submitted and approved by the Planning Commission prior to obtaining a building permit or commencing any site grading. For buildings smaller than 2,000 square feet, a site plan must be approved by the Building Inspector prior to obtaining a building permit or commencing any site grading.

(b) **Accessory Structures.**

For buildings 150 square feet in area or smaller:

- (1) Front yard Town Road - Minimum 37 feet
 County or State Road - 55 feet
- (2) Rear yard Minimum 6 feet
- (3) Side yards Minimum 6 feet
- (4) Height Maximum 15 feet
- (5) Lot coverage See 7.05 (3)
- (6) No building shall be located within 12 feet of any other building.

For buildings 151 to 750 square feet in area:

- (1) Front yard Town Road - Minimum 37 feet
 County or State Road - 55 feet
- (2) Rear yard Minimum 12 feet
- (3) Side yards Minimum 12 feet
- (4) Height Maximum 20 feet
- (5) Lot coverage See 7.05 (3)
- (6) No building shall be located within 12 feet of any other building.

Accessory buildings larger than 750 square feet shall meet all requirements of other principal uses and structures.

(5) **Off-Street Parking Requirements.** - See Section 7.06

(6) **Permitted Accessory Signs.** - See Section 7.07

(7) **Landscaping Requirements.** - See Section 7.08

