

Section 54.314 RC, Regional Commercial District

A. Intent

The RC district is intended to provide suitable areas for businesses that cater primarily to the regional market. As such, lots in the RC district are typically larger lots located along or near US-41/M-28/W. Washington Street. Although this district is accessible primarily by automobile, its location along major corridors and in close proximity to residential areas requires site accessibility by pedestrians.

B. Permitted Principal Uses

- Accessory Building or Structure
- Bar
- Child Care Center or Day Care Center
- Drive-Through Uses
- Emergency Services
- Farmers' Markets
- Food Production, Minor
- Gasoline Service Stations
- Health Services
- Hospice
- Hotel or Motel
- Indoor Recreation
- Light Vehicle/Equipment Sales and Display
- Medical Hospital Related Accessory Uses
- Medical Hospital Related Office or Uses
- Office, Medical
- Office, Professional
- Outdoor Alcoholic Beverage Service
- Outdoor Entertainment and Community Events (Temporary Use)
- Outdoor Food and Non-Alcoholic Beverage Service
- Outdoor Recreation
- Public or Governmental Building
- Religious Institution
- Restaurant, Indoor Service
- Retail Business, Indoor
- Retail Sales, Outdoor Temporary
- Service Establishment
- Shooting Range, Indoor
- Storage, Open
- Vehicle Repair and Service
- Veterinary Clinic (Domestic Animals Only)
- Wholesale Trade Establishment

C. Special Land Uses

- Accessory Use, Non-Single Family Residential Lots
- Hospital
- Manufacturing, Light
- Marihuana Educational Research
- Marihuana Grower – Class A
- Marihuana Grower – Class B
- Marihuana Grower – Class C
- Marihuana Grower – Excess
- Marihuana Microbusiness – Class A and Light Manufacturing
- Marihuana Processor – Light Manufacturing
- Marihuana Retailer
- Marihuana Safety Compliance Facility
- Marihuana Secure Transporters
- Outdoor Entertainment and Community Events (Principal & Accessory Use)
- Pet Boarding Facility
- Recreational Use, Public
- Retail Business, Outdoor Permanent
- Storage, Bulk
- Warehousing/Storage Facilities
- Wholesaling Operations
- Wireless Telecommunications Facilities

Where there is a discrepancy between [Section 54.306](#) and this table, [Section 54.306](#) shall prevail.

D. Dimensional Regulations

Lot, Coverage, and Building Height Standards	Minimum Setbacks		
Min. Lot Area (sq. ft.)	None	Front Yard (ft.)	30
Min. Lot Width (ft.)	24	Side Yard (one) (ft.)	15
Max. Impervious Surface Coverage (%)	(T)	Side Yard (total of 2) (ft.)	30
Max. Building Height of Primary Building (ft.) (Q)	40	Rear Yard (ft.)	20
Max. Building Height of Accessory Building (L)	24	Required Buffer & Greenbelt	(U)
Max. Building Height (stories)	-		

Where there is a discrepancy between [Article 4](#) and this table, [Article 4](#) shall prevail.

E. References to Additional Standards

Definitions Article 2	Exterior Lighting Section 54.802	Landscaping and Screening Article 10
Subdivisions Section 54.501	Riparian Buffers Section 54.804	Signs Article 11

E. References to Additional Standards

Site Condominiums Section 54.503	Wetland Protection Section 54.805	Nonconformities Article 12
Accessory Structures Section 54.705	Steep Slopes and Ridgelines Section 54.806	Zoning Permits Section 54.1401
Fences and Walls Section 54.706	Parking, Loading, and Access Management Article 9	Site Plan Review Section 54.1402

(Ord. No. [681](#), 08/26/2019; Ord. No. [688](#), 02/25/2020; Ord. No. [709](#), 05/31/2022; Ord. No. [720](#), 04/24/2023)

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