

VC District

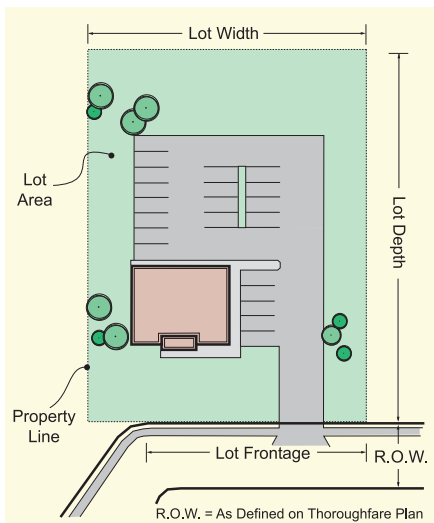
4-1.28 "VC" District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses (cont.)	Permitted Uses (cont.)
<p>The "VC" (Village Commercial) District is intended to provide a land use category for normal commercial uses in rural small towns. The provisions that regulate this land use district should make the district compatible with the "SR", "R1", "R2" and "R3" residential districts.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to use this district only in the downtown area and its immediate surroundings.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to minimize parking lots between buildings, rather, encouraging parking behind buildings and on the street.</p>	<ul style="list-style-type: none"> • home electronics/appliance store • jewelry store • liquor sales • lumber yard • music store • news dealer/bookstore • office supplies • paint store • plumbing supplies • satellite dish sales/service • shoe sales • sporting goods • variety store <p>Business: Food Sales/Service</p> <ul style="list-style-type: none"> • bakery retail • convenience store • delicatessen • farmers market • drive-in restaurant • drive-through restaurant • grocery store/supermarket • meat market • open, unenclosed business • restaurant • roadside food sales stand <p>Business: Personal Service</p> <ul style="list-style-type: none"> • barber/beauty shop • coin laundry • day care facility • dry-cleaning service • fingernail salon • fitness center/gym • health spa • shoe repair • tailor/pressing shop • tanning salon <p>Business: Office/Professional</p> <ul style="list-style-type: none"> • accounting office • architecture office • bank/credit union • drive-through bank/credit union • bank machine/ ATM • drive-through bank machine/ ATM • contractor office • design services • insurance office • investment firm • landscape business • law office • planning offices • professional offices • reading clinics • real estate office • secretarial service • service organization offices • temporary service agency • title company • travel agency <p>Business: General Business</p> <ul style="list-style-type: none"> • boat sales/service • clinic medical/dental • funeral home/mortuary • hospital 	<ul style="list-style-type: none"> • hotel/motel • motor-bus station • photographic studio • print/copy center • recycling collection point (indoor) • sign painting/fabrication • welding • wholesale business <p>Business: Recreation</p> <ul style="list-style-type: none"> • banquet hall • bar/night club • billiard/arcade room • bowling alley • dance/aerobics/gymnastics studio • lodge or private club • miniature golf • theater, indoor • video store <p>Institutional/Public Facilities</p> <ul style="list-style-type: none"> • church • community center • government office • library • museum • police/fire station • post office • public park/recreation center • public/private parking area • recycling collection point (no outdoor storage) • school • trade or business school <p>Communication/Utilities</p> <ul style="list-style-type: none"> • public wells • radio/tv station • telephone exchange <p>Miscellaneous</p> <ul style="list-style-type: none"> • home occupation #1 • home occupation #2
Permitted Uses		
<p>Residential</p> <ul style="list-style-type: none"> • dwelling, single-family (upper floors) <p>Agricultural Uses/Services</p> <ul style="list-style-type: none"> • agricultural seed sales • plant nursery • storage of agricultural products • greenhouse facilities • cider mills • farm equipment sales/service • roadside produce sales • sales of farm materials • wineries • farm markets <p>Business: Auto Sales/Services</p> <ul style="list-style-type: none"> • automobile body shop, enclosed • automobile wash, automatic and self • automobile part sales, new • automobile repair • filling/gas station • motor home sales • automobile sales area • oil change service • automobile service station <p>Business: Retail</p> <ul style="list-style-type: none"> • antique shop • apparel shop • art gallery • department store • drug store • electrical supplies • fabric shop • floor coverings • flower shop • furniture shop • garden shop • gift shop • hardware store 		<p>Special Exception Uses</p> <p>Residential</p> <ul style="list-style-type: none"> • dwelling, two-family (upper floors) • dwelling, multi-family (upper floors) • bed and breakfast facility <p>Agricultural Uses/Services</p> <ul style="list-style-type: none"> • processing agriculture products • commercial processing agriculture products <p>Business: General Business</p> <ul style="list-style-type: none"> • marina • mini-warehouse • mini-storage facility • warehouse <p>Industrial Uses</p> <ul style="list-style-type: none"> • light manufacturing <p>Communication/Utilities</p> <ul style="list-style-type: none"> • storage tanks non-hazardous



VC District

4-1.29 "VC" District Standards



Minimum Lot Area:

- 0 square feet

Minimum Lot Width:

- 0 feet

Minimum Lot Depth:

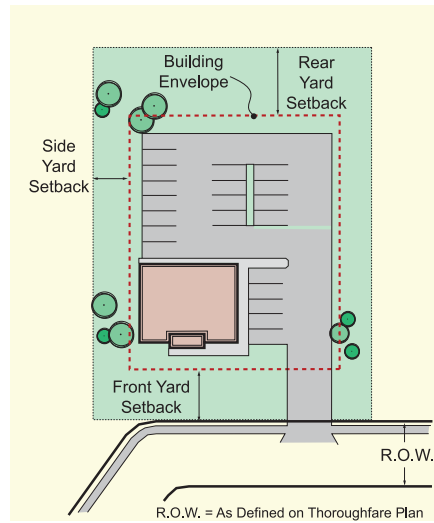
- 0

Minimum Lot Frontage:

- 0 feet on a Public Street with access from said Public Street

Sewer and Water:

- Requires municipal water or sewer hookup unless it is not available in the community



Minimum Front Yard Setback:

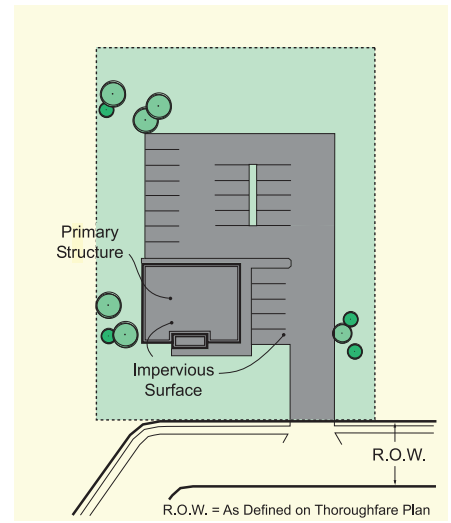
- 0 feet

Minimum Side Yard Setback:

- 0 feet (plus buffer yard)

Minimum Rear Yard Setback:

- 10 feet for the Primary Structure
- 10 feet for Accessory Structures



Maximum Lot Coverage:

- square feet of all primary and accessory structures, may cover 100% of the Lot Area.

Minimum Floor Area:

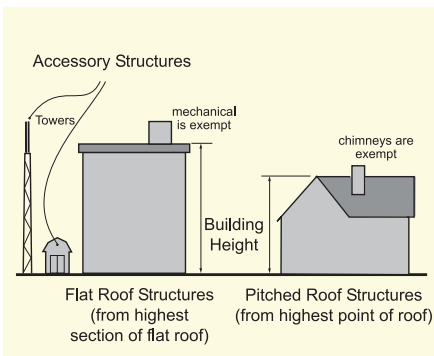
- 200 square feet for Primary Structures

Minimum Living Area per Dwelling Unit:

- 720 square feet per Dwelling Unit

Site Plan Requirements

- The Fulton County Technical Review Committee shall review the site plan for all newly created projects, or expansion projects, within the Village Commercial District prior to the commencement of any site development/construction.



Maximum Structure Height:

- 50 feet for the Primary Structure
- 30 feet for Accessory Structures

Development Standards that Apply	
Fulton County	Article 5, Section 1 - pg. 5-3
Unincorporated County	Article 5, Section 7 - pg. 5-70
Rochester City	Article 5, Section 7 - pg. 5-70