

## **LC Limited Commercial Zoning District**

Zoning district intended for small scale businesses

CH. 10-Zoning, [Section 10.271](#)

### **Purpose of the Limited Commercial District 10.271(1)**

- The Limited Commercial Zoning district is intended for small commercial uses that may need to locate in predominantly rural areas due to their often large service areas, and their need for larger lot sizes. In appearance and operation, such uses are often similar to agricultural uses and therefore are more suited to a rural area.
- Such uses include, but are not limited to: Contractor businesses; transportation businesses; building trade businesses; and landscaping operations.
- Limited Commercial uses are typically characterized by: Outdoor stockpiles of materials; storage and maintenance of large construction or transportation equipment; early morning activity; and large utilitarian buildings often with metal siding.
- Limited Commercial uses do not create high traffic volume, have no retail sales, and have limited outdoor lighting and signage.

### **Permitted Uses 10.271(2)**

- Office uses (limited to 6 on-site employees)
- Contractor, landscaping or building trade operations
- Incidental parking for employees
- Indoor storage and repair
- Storage of up to 12 total vehicles and pieces of construction equipment
- Utility services associated with a permitted use
- Undeveloped natural resource and open space areas
- Agricultural and agricultural accessory uses (livestock not permitted)
- Transportation, utility or communication use required by law.

### **Conditional Uses 10.273(3)**

- Outdoor storage
- Caretaker's residence
- Light industrial (see definition below)
- Storage of more than 12 total vehicles and pieces of construction equipment
- Communication towers
- Governmental, institutional, religious, or nonprofit community uses
- Cemeteries
- Transportation, utility or communication use not listed as permitted uses

### **Setbacks, Height, and Size requirements 10.273 (4) & (6)**

#### **Front setback for all structures from highway centerline / right-of-way line (whichever is greater)**

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

**Height:** 2 ½ stories or 35 feet maximum

#### **Side Yards:**

10 feet minimum each side

#### **Rear Yards:**

Commercial buildings: 10 feet minimum

Single family residences: 25 feet minimum

Residential accessory buildings: 10 feet minimum

#### **Maximum Size of Commercial Buildings:**

10,000 square feet total floor area per lot

### **Lot Width & Area: 10.273(5)**

**Area:** 20,000 square feet minimum,  
5 acres maximum

**Lot Width:** 100 feet minimum

## **LC-1 Limited Commercial District**

Zoning district intended for small scale businesses  
CH. 10-Zoning, Section 10.271

### **Lot Coverage 10.273(7)**

Maximum 35% of all buildings on property

Commercial buildings shall not exceed 10,000 sq. ft. in total floor area\*

\*Total floor area is the combined gross floor area of all commercial buildings on zoning lot.

### **Definitions and General Notes for LC-1 Limited Commercial District 10.004, 10.271**

#### **DEFINITIONS:**

- **Gross floor area** 10.004(68): The aggregate area of all horizontal levels of a building, expressed in square feet, not including any horizontal level where the average floor to ceiling height is less than 6 feet.
- **Indoor storage and repair** 10.004(77): Uses that are primarily oriented to the receiving, holding and shipping of materials for a single business. Such uses are not for retail sales, storage of personal belongings of others, or warehousing of materials for others. With the exception of loading facilities, such uses are contained entirely within an enclosed building.
- **Light industrial** 10.004(83): **(a)** The processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from previously processed or previously manufactured materials. All operations (with the exception of loading operations):
  1. are conducted entirely within an enclosed building; 2. are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line; 3. do not pose a significant safety hazard (such as danger of explosion); and 4. include no retail sales. **(b)** Light industrial uses do not include agriculture-related, limited family businesses, Limited farm businesses, small workshops accessory to a permitted use, or heavy industrial uses.
- **Office** 10.004(112): An exclusive indoor land use whose primary function is the handling of information or administrative services. Such uses do not typically provide services directly to customers on a walk-in or on-appointment basis.
- **Outdoor storage** 10.004(117): **(a)** Any activity located primarily outdoors involving the receiving, holding and shipping of materials for a single business. **(b)** Outdoor storage does not include loading and parking areas, storage of materials typically associated with a salvage operation, salvage recycling centers or solid waste recycling centers. **(c)** Outdoor storage of materials is not permitted within any building setback area.

#### **NOTES:**

- The total number of vehicles and pieces of construction equipment shall not exceed 12, unless authorized by a Conditional Use Permit.
- Construction equipment, vehicles, or materials shall not be stored between the building setback line and the front lot line.
- Off-street parking shall be provided as required in Section 10.102(8) of the Dane County Code of Ordinances (DCCO).
- Visual screening must be provided as required in Section 10.102(12) and maintained on LC lots adjacent to a SFR, TFR, MFR, RR, or RM districts.
- LC Contractor Businesses: Typical contractor businesses permitted in the LC district include, but are not limited to, landscaping, electrical contractors, plumbing contractors, and heating/ventilating/air conditioning (HVAC) contractors.
- Other Commercial Zoning Districts: Contractor businesses other than general, mechanical and landscaping contractor businesses may need GC General Commercial or, more commonly, HC Heavy Commercial zoning in order to permit more intensive land uses.

### **Livestock 10.271(2)**

Not Permitted.