

## Chapter 16. Rural Commercial District (RC)

### SECTION 16.00 PURPOSE

The RC District is found along select sectors of M-91 south of the City of Greenville. The RC District experiences moderate levels of local and regional traffic. The range of uses for which the RC District provides is limited due to such factors as the distance from high population concentrations, lack of public utilities, nearby presence of large quantities of non-developed public land, and the rural character of the surrounding area.

### SECTION 16.01 PERMITTED USES

The following uses are permitted by right:

- A. Accessory Buildings and Uses
- B. Automobile Sales Facility
- C. Automobile Service and Repair Facility, Minor
- D. Bakery
- E. Government Building
- F. Indoor Recreation Facility
- G. Medical Office
- H. Personal Service Establishment
- I. Professional Office
- J. Retail Establishment, Minor
- K. Small Equipment Rental and Repair
- L. Small Wind Energy System (SWES)

### SECTION 16.02 SPECIAL LAND USES

The following uses are permitted with special land use approval:

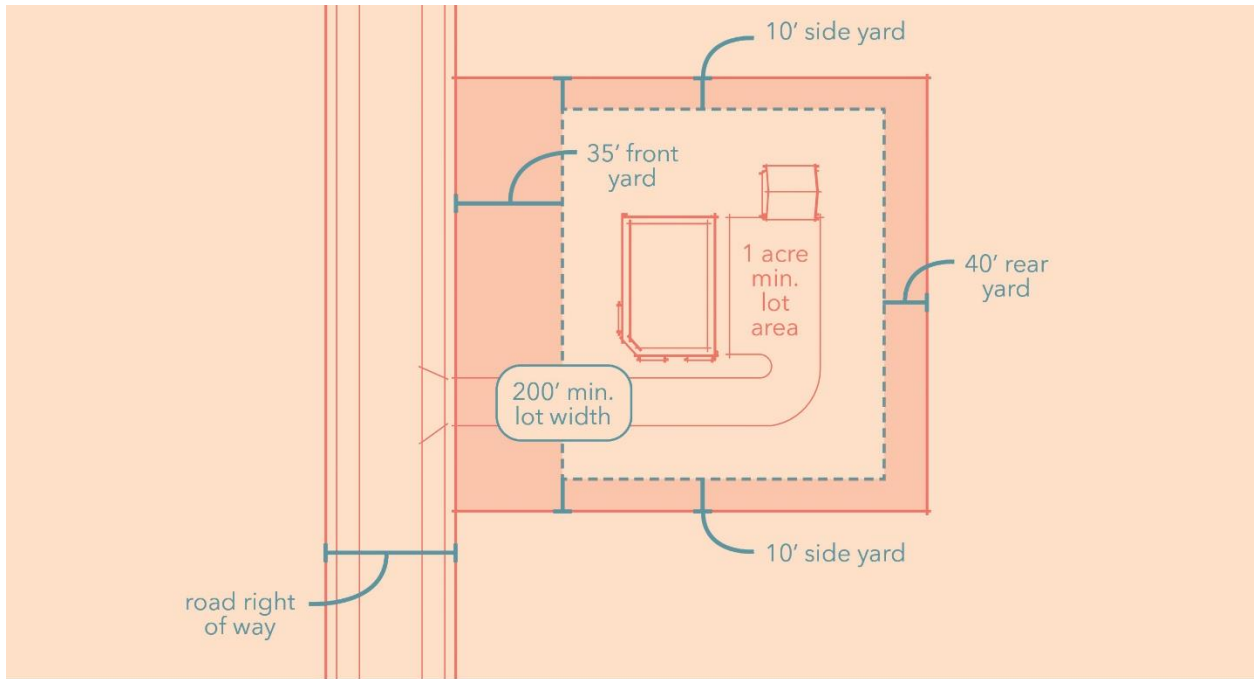
- A. Animal Grooming Service
- B. Automobile Service and Repair Facility, Major
- C. Automobile Wash
- D. Club or Lodge
- E. Contractor's Establishment
- F. Eating and Drinking Establishment
- G. Kennel
- H. Manufacturing, Processing, and/or Assembly, Small
- I. Mini-Storage Facility

- J. Open Air Business
- K. Outdoor Storage Facility or Yard
- L. Permitted Uses with Drive Through Facilities
- M. Place of Public Assembly, Small or Large
- N. Veterinary Office
- O. Warehouse
- P. Wireless Communication Facility
- Q. Solar Energy Systems, pursuant to Chapter 27

**SECTION 16.03            SITE DEVELOPMENT REQUIREMENTS**

All permitted uses and special land uses are subject to the following site development requirements, which shall be met and maintained in connection with any building or structure, or the enlargement of any building or structure:

<b>Table 16.1. Rural Commercial District Regulations</b>	
<b>Dimensional Standard</b>	<b>RC District</b>
Minimum Lot Area	1 acre
Minimum Lot Width	200 feet
Minimum Front Yard Setback	50 feet
Minimum Side Yard Setback (per side)	15 feet
Minimum Rear Yard Setback	20 feet
Maximum Building Height	35 feet
Maximum Lot Coverage	60%
Lot Depth to Width Ratio	4:1



**FIGURE 16.1** RC DISTRICT REGULATIONS

