

**ARTICLE 8.00**  
**PROVISIONS FOR COMMERCIAL DISTRICTS**

**08.00 General Purpose and Intent of Commercial Districts**

The commercial districts established by this Ordinance are designed to promote and protect the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare. They are further designed to provide space for the many and diverse types of commercial activity needed to serve people and industry and maintain the economic base of the City of Gallatin, preserve and enhance property values and promote the constructive improvement and orderly growth of the existing well-located commercial centers and districts, prevent indiscriminate mixture of commercial activity within commercial areas and the scattering of commercial uses in the residential and agricultural districts, protect adjacent residential areas from offensive and detrimental influences, and promote the most efficient and desirable use of land. Within each commercial district, all uses are subject to the performance standards established in Article 13.00 of this Ordinance and shall not make an adverse impact at the zone lot line which would exceed such performance standards.

### **08.03 Intent and Purpose of CG - Commercial General District**

This class of district is designed primarily to provide sufficient space in appropriate locations for establishments and uses engaged in wholesale trade, the warehousing of a wide variety of products having the highest performance standards and the least objectionable characteristics, and services ancillary thereto. Other commercial uses are also permitted. As these activities tend to generate relatively large volumes of traffic and have other characteristics detrimental to residential districts, their locations should be removed from the proximity of residential districts insofar as possible. All such uses shall comply with the requirements of the International Building Code, whichever is more restrictive.

#### **08.03.010 Uses and Structures**

- A. Principal Permitted Uses and Structures - Within the General Commercial Districts as shown on the Gallatin Municipal and Regional Zoning Maps, the following activities, as described in Section 03.07 are permitted:

##### Community Facility Activities

- Essential Service
- Non-assembly Cultural
- Administrative Services
- Utility and Vehicular

##### Commercial Activities

- Convenience Sales and Service
- Automotive Parking
- Transient Habitation, including short-term rental unit meeting the requirements of Section 12.02
- Food Service
- Financial, Consulting, and Administrative
- Business and Communication Service
- Undertaking Service
- Food Service - Drive-in
- Automotive Servicing and Cleaning
- General Retail Sales and Service
- Consumer Laundry and Repair
- Retail Business Supply
- Group Assembly-Limited
- Automotive Repair and Cleaning
- Animal Care
- Automotive/Truck, Craft, and Related Equipment Sales, Retail and Delivery
- Research Service
- Transport and Warehousing
- Wholesale Sales
- Limited Newspaper and Periodical Printing
- Limited Warehousing
- General Personal Services

Medical Offices/Services

Manufacturing/Industrial Activities  
Limited Manufacturing/Industrial

B. Permitted Accessory Uses and Structures

1. Signs in accordance with the regulations contained in Section 13.07.
2. Accessory off-street parking and loading facilities as required in Article 11.00.
3. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same zone lot and are not otherwise prohibited.

C. Uses Permitted with Conditions

Commercial Activities

Construction Sales and Services with the following conditions:

1. The use shall have direct access to an arterial, collector roadway as classified on the official Major Thoroughfare Plan or a local street capable of accommodating heavy truck traffic as determined by the Engineering Division. However, no such use shall be permitted with direct access to US 31E or to a lot or parcel fronting on US Highway 31E.
2. All required landscape buffers, per Article 13, Section 13.04, shall be installed on the property. If a residential use is located adjacent to the property the required buffer yard shall be no less than 30 feet in width.
3. The property or properties shall be adjacent to a railroad right-of-way to provide an option for direct service by rail.
4. Driveways to/from the site shall be design with appropriate radii for large truck access and meet the access management spacing requirements of the City.
5. No in-operable vehicles shall be stored on the property.
6. Inventory shall not be stacked or elevated above 8 feet in height from the ground for a distance of no less than 30 feet from any property boundary. In no case shall stacked materials exceed 30 feet in height.
7. An opaque fence or wall shall be provided along adjacent private properties.

D. Conditional Uses - The following activities may be permitted only as conditional uses in accordance with Section 15.06:

Commercial Activities

Group Assembly Extensive  
Automotive Disassembly, Parts Recycling, and  
Materials Recovery Operations

Community Facility Activities

Intermediate Impact  
Extensive Impact  
Limited Child and Adult Care  
Place of Worship

- E. Prohibited Uses and Structures - Any uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Article 13.00 of this Ordinance are prohibited.

08.03.020 Bulk Regulations

- A. Maximum Lot Coverage - 50 percent  
B. Maximum Floor Area Ratio - 2.0

08.03.030 Area Regulations

- A. Minimum Lot Area - 10,000 square feet  
B. Minimum Front Yard - 10 feet  
C. Minimum Side Yard - 10 feet  
D. Minimum Rear Yard - 20 feet  
E. Minimum Building Setback - 10 feet

Greater yard and building setbacks may be required when the CG zoned properties are located adjacent to a separate zoning district to comply with bufferyard requirements of Article, 13, Section 13.03.

Setbacks from roadways scheduled for widening shall meet the setback from the projected future right-of-way line per the Comprehensive Plan.

08.03.031 Height Regulation - Maximum Height 60 feet

08.03.040 Use of Required Yard

- A. Landscaping - All required yard areas not occupied by sidewalks, and driveways shall be devoted to landscaping as defined in Sections 13.04 and 13.05.  
B. Driveways - Provided that no driveway shall occupy more than half of any required yard.  
C. Sidewalks - Provided that no sidewalk shall occupy more than half of any required yard.