

BRAINERD, MN
Chapter 515 ZONING

515-2-13 General Commercial (GC)

- A. **Purpose of General Commercial Zoning District.** The purpose of the GC District is to allow more intensive commercial uses that require the primary street network for access and circulation.
- B. **Permitted Uses.** See Appendix A: Table of Uses.
- C. **GC Zoning District Dimensional Standards.** Table 515-2-13.1 identifies the Dimensional Standards for Principal and Accessory Structures.

Table 515-2-13.1. GC Dimensional Standards – Density, Lot Size, Coverage and Height Standards

Lot Dimensions		
A	Lot Size (minimum)	15,000 SF
B	Buildable Area (minimum)	Outside all setbacks
C	Lot Frontage on All Roads (minimum)	100'
Principal Building Setbacks		
D	Front Yard Setback (minimum)	30'
E	Side Yard Setback (minimum)	20'/30' corner
F	Rear Yard Setback (minimum)	20'
Accessory Building Standards		
	Location	Rear 50% of lot
	Side Yard Setback (minimum)	0'
	Rear Yard Setback (minimum)	0'
	Size (maximum)	500 SF
	Number (maximum)	1
Coverage and Height Standards		
	Impervious Surface Coverage (maximum)	90%
	Height (maximum) See Section 515-4-3	35'
Other Standards		
G	Parking Setback/Front (minimum)	5'

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Figure 515-2-13.1. GC Density and Lot Dimensional Standards Diagram

- A Minimum Lot Size = 15,000 SF
- B Buildable Area
- C Lot Frontage = 100'
- D Front Setback = 30'
- E Side Setback = 20'
- F Rear Setback = 20'
- G Parking Setback/Front = 5'
- H Parking
- I Building

