

ARTICLE IX

GENERAL BUSINESS GB-1

901 PURPOSE

The General Business (GB-1) District is created to provide retailing and personal services which require larger tracts of land and encompass a larger service area than that of the Neighborhood Business District. This district is so designed to permit commercial development of permitted uses which will be limited only by standards set forth to protect the abutting districts and as directed against the extension of the strip zoning. The GB-1 District shall be considered for use in limited areas adjacent to the major activity centers and in accessible locations along arterial streets on the major thoroughfare plan. Strip zoning in this district shall be prohibited.

902 TYPICALLY PERMITTED USES

Aircraft Sales and Services
Antique Stores
Appliance Stores
Automobile Accessory Stores
Automobile, Truck, Travel Trailer Sales Lots
Banks
Bars, Grills, Cocktail Lounges, State Liquor Stores
Bicycle Rental Sales and Services
Billboards and Signs – Subject to the provisions of Article XIV
Boat and Sporting Goods Stores
Bowling Alley – Provided that building used for such purpose is at least one hundred (100) feet from any residential area
Cafes
Churches
Clubs (Swimming, Y.M.C.A., etc.) Lodges
Computer Sales and Services
Doughnut Shops
Dry Cleaning Custom and Self-Service
Exterminator Services
Farm, Fruit and Produce Stores
Farm Implement Sales
Floor Covering Stores
Food and Grocery Stores
Garden and Nursery Centers
Gift, Novelty and Souvenir Stores
Golf Driving Ranges

Governmental Buildings
Hotels, Bed and Breakfasts
Ice Cream Shops
Internet Cafes
Laundries, Custom and Self-Service
Lawnmower Sales and Service
Monument Sales and Service
Motels
Motorcycle Sales and Service
Music Stores
Other similar or like Nature Businesses
Pet Stores and Supply Stores
Photography Studios
Printing and Publishing Services
Racquet Ball Clubs
Restaurant and Taverns
Supermarkets
Tax and Accounting Services
Tennis Clubs
Travel Trailer and Pick-Up Coach Sales and Service
Accessory buildings incidental to the principal use, which does not include any activity conducted as a business
NB-1 uses not listed are permitted
Warehouses in GB-1 and LI-1

1. Air Express Service Warehouse
2. Express Company Warehouses
3. Carpet and Rugs (Wholesalers and Warehouses)
4. Freight Forwarders Warehouses
5. Furniture (Wholesale/Storage) Warehouses
6. Mini-U-Store Warehouses

Amended 2/16/1987
Amended 3/19/2012

Effective 3/16/1987

903 CONDITIONALLY PERMITTED USES

Automobile Automatic Wash Stations (see section 402)
Automobile Repair Garage (see section 403)
Funeral Homes (see section 407)
Mobile Homes and Recreational Vehicle Sales and Service (see section 421)
Transitional Provisions (see section 422 and official zoning map for location)
Veterinary Hospital or Clinic (see section 418)

904 BUILDING HEIGHT

No building or structure shall be erected to a height in excess of thirty five (35) feet.

905 REQUIRED LOT AREA

The lot area shall not be less than 25,000 square feet and having a lot width and frontage of not less than one hundred (100) feet.

906 YARDS REQUIRED

Front Yard – Setback of sixty (60) feet from the road right-of-way line unless a more restrictive State or Federal guideline applies (see section 305.05). A twenty (20) foot deep unobstructed open buffer strip shall be provided next to the right-of-way and parking in this strip shall be prohibited.

Rear Yard – Half the height of the building, but not less than ten (10) feet

Minimum Side Yards – Half the height of the building, but not less than ten (10) feet

Side Yards and Rear Yards abutting a Residential Area – a seventy-five (75) foot unobstructed buffer strip suitably landscaped

Access Ways – The use of marginal roads is to be encouraged throughout the District. Each lot shall have not more than two (2) access ways to any marginal road with a forty five (45) foot separation between center lines. The width of the access way leading to or from a highway and/or marginal road shall not be less than twenty (20) feet nor shall it exceed thirty six (36) feet.

907 PERCENTAGE OF LOT COVERAGE

All buildings including accessory buildings shall not cover more than thirty (30) percent of the area of the lot.

908 SUBMISSION OF PLANS

The provisions of Section 309 shall be in full force and effect in this District.

909 PERMITTED SIGNS

The provisions of Article XIV shall apply in this District.

910 OFF-STREET PARKING

The provisions of Article XV shall apply in this District.

911 GENERAL REGULATIONS

The provisions of Article III shall apply in this District.

Amended 6/15/2009

Effective 7/15/2009