

(1) General Business (GB) District

A. Description and Purpose. This district is intended to permit both large and small-scale commercial development at intensities that provide significant incentives for infill development and the continued economic viability of existing development. To accomplish this effect, minimum required Green Space Ratios (GSRs) are substantially lower than those required in the Planned Business District. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide an alternative designation for commercial activity to the Planned Business District. Performance standards for the General Business District are designed to ensure the long-term economic health of strip commercial development areas, existing as of the effective date of this Chapter, by limiting the attraction of the Planned Business District to those uses which can afford the relatively higher development costs and rents associated with development in that district.

B. List of Allowable Principal Land Uses (per Article 2)

1. Permitted by Right

Cultivation
Selective Cutting
Passive Outdoor Public Recreation
Active Outdoor Public Recreation
Public Services and Utilities
Office
Personal or Professional Services
Indoor Sales or Service
Indoor Maintenance Service
Off-Site Parking Lot

2. Permitted as Special Use

Artisan Studio/Production Shop
Boarding House
Clear Cutting
Commercial Animal Boarding
Outdoor Display
Personal Storage Facility
Large-scale Development
In-Vehicle Sales or Service
Indoor Commercial Entertainment
Outdoor Commercial Entertainment
Commercial Indoor Lodging
Bed and Breakfast Establishments
Day care center (3+ children)
Vehicle Repair and Maintenance

C. List of Allowable Accessory Uses (per Article 2)

1. Permitted by Right

Company Cafeteria
Company Provided On-Site Recreation
On-Site Parking Lot
Drainage Structure
Filling
Lawn Care
Exterior Communication Devices
Outdoor Display Incidental
In-Vehicle Sales and Service

2. Permitted as Special Use

Commercial Apartment
Light Industrial Incidental to Indoor Sales
Wind Energy Systems

D. List of Allowable Temporary Uses (per Article 2)

General Temporary Outdoor Sales
Outdoor Assembly
Contractor's Project Office
Contractor's On-Site Equipment Storage
Relocatable Building
On-Site Real Estate Sales Office
Outdoor Sales of Farm Products

E. Regulations Applicable to All Uses

1. Landscaping Regulations (See Article 6)
2. Performance Standards (See Article 7)
3. Signage Regulations (See Article 10)

F. Regulations Applicable to Residential Uses. Not applicable

G. Regulations Applicable to Nonresidential Uses:

1. Nonresidential Intensity Requirements:

- A. Maximum Number of Floors (F): 4
- B. Minimum Landscape Surface Ratio (LSR): 15%
- C. Maximum Floor Area Ratio (FAR): .40
- D. Minimum Lot Area (MLA): 20,000 square feet
- E. Maximum Building Size (MBS): na

2. Nonresidential Bulk Requirements:

- A. Minimum Lot Area: 20,000 square feet
- B. Minimum Lot Width: 100 feet; Minimum Street Frontage: 40 feet

C. Minimum Setbacks:

Building to Front or Street Side Lot Line: 20 feet

Building to Residential Side Lot Line: 20 feet

Building to Residential Rear Lot Line: 20 feet

Building to Nonresidential Side Lot Line: 0 feet

Building to Nonresidential Rear Lot Line: 0 feet

Side Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley

Rear Lot Line to Accessory Structure: 3 feet from property line, 5 feet from alley

Required Bufferyard: See §150.607 along zoning district boundary

Minimum Paved Surface Setback: 5 feet from side or rear; 5 feet from street;
(driveways established prior to adoption date of this ordinance are exempted)

D. Minimum Building Separation: 40 feet or 0 feet on zero lot line side

E. Maximum Building Height: 35 feet, greater with Special Use permit

F. Minimum Number of Off-Street Parking Spaces Required on the Lot: See parking lot requirements per specific land use in §150.204