

## Section 21-03.07 GB General Business District

Intent – The GB General Business *District* is established to provide a location for those retail sales and service functions whose operations are typically characterized by: *outdoor display* or sales of merchandise; major repair of motor vehicles; commercial amusement and recreational activities; or, activities or operations conducted in *structures* which are not completely enclosed. The types of uses found in the GB *District* are often brightly lighted and noisy. *Permitted uses* contained in this *district* are such that this *district* may be used to form a grouping of similar uses along certain portions of major commercial *thoroughfares*. Special attention should be paid to buffering whenever this *district* is located adjacent to any residential *district* or residential uses.

(a) ***Permitted Uses.***

(1) ***Primary Uses.***

- (A) **Automotive Uses:** Including but not limited to: Automobile – sales and service; Automobile – rental service; Automobile Repair – major; Automobile Repair – minor; Automobile Parts Sales (new); Automobile Quick Oil Change Facility; Boat – sales and service; Car Wash (automatic or self); Gasoline Service Station with minor repair (not to exceed two (2) accessory indoor service bays); Gasoline Service Station without repair; Motor Cycle/Scooter Sales, Service and Repair; Muffler Shop; Painting and Customizing; RV and Camper – sales and service; Tire and Auto Service Center; Truck and Bus – sales and service; Truck and Bus – rental service.
- (B) **Educational Uses:** Including but not limited to: Public Libraries; School – Commercial, Trade or Business. (Ord. No. 9783-07)
- (C) **Food Sales and Service:** Including but not limited to: *Bar \**; *Cabaret – 21 and Over \**; Farmers Market; *Nightclub \**; *Tavern \**.
- (D) **Governmental Use:** Including but not limited to: Fire Station; Governmental Offices; Municipal / State Road Maintenance Facility; Police Station; Post Office – with or without outdoor parking of delivery vehicles.

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- (E) Miscellaneous: Including but not limited to: Agriculture Seed Sales; *Artificial Lake*; Bus, Taxi, or limousine terminal, with or without repair; Conference Center; Farm Equipment – sales and service; Kennel (with indoor runs); Kennel (with outdoor runs); *Manufactured Home Sales*; *Mini (Self Storage) Warehouse without outdoor storage*; Sign Painting; Radio / Television Stations (without transmission towers); Radio / Television Stations (with transmission towers); Roadside Food Sales; Tool and Equipment Rental; Veterinary Hospital (without boarding); Veterinary Hospital (including boarding). (Ord. No. 9653-06, 9783-07)
- (F) Office / Professional Services: Including but not limited to: Construction Companies (any type); Contractors (any type).
- (G) Public Facilities: Including but not limited to: *Neighborhood Recycling Collection Point*; *Recycling Facility*; *Parking Garages*; Parking Lot – Commercial; *Religious Use*. (Ord. No. 9653-06, 9783-07))
- (H) Recreation: Including but not limited to: Amusement Arcade \*; Billiard Hall \*; Miniature Golf – indoor; Miniature Golf – outdoor; Public Dance Hall \*; Skating Rink (ice or roller) – indoor; Skating Rink (ice or roller) – outdoor; Swimming Pool – indoor, private or public; Tennis / Racquet Club – indoor; Tennis / Racquet Club – outdoor; Theater – indoor; Theater – outdoor.
- (I) Retail: Including but not limited to: Garden Supply; Home Improvement Store; Lumber Yard; Pawnshop \*; Satellite Dish Sales and Service (indoor display); Satellite Dish Sales and Service (outdoor display).
- (J) Utilities: Including but not limited to: Public Utility Substation; Electricity Relay Station; Public Wells; Pumping Station; Water Towers.

\* = *Controlled Use*. See Section 21-08.02 – Special Regulations for Controlled Uses for additional requirements.

- (2) *Special Exception Uses.*
- (A) Government Use: Including but not limited to: Penal or Correctional Institution.
  - (B) Miscellaneous: Including but not limited to: Machine shops, with not more than five (5) operating employees; Mini (Self Storage) Warehouse with outdoor storage; Tattoo, Body Piercing, Scarifying and Branding Establishments \*. (Ord. No. 9653-06, 9783-07)
  - (C) Personal Service: Including but not limited to: Casinos, Approved Hotels and other areas where gambling games are conducted \*; Off-Tract Pari-mutuel Wagering Facility \*.
  - (D) Public Facilities: Including but not limited to: Public or Private *Park – Active or Passive*.
  - (E) Recreation: Including but not limited to: *Amusement Center*; Amusement Park; Arena; *Country Club*; Fairgrounds; *Golf Course*; Golf Driving Range; Stadium; Swimming Pool - private or public. (Ord. No. 9653-06)
  - (F) Retail: Including but not limited to: Gun Shop and Gunsmith Shop \*.

\* = *Controlled Use*. See Section 21-08.02 – Special Regulations for *Controlled Uses* for additional requirements.

- (3) *Accessory Uses* – See Section 21-03.11, (a) – Accessory Uses, Buildings and Structures.
- (4) *Temporary Uses* – See Section 21-03.11, (b) – Temporary Uses, Buildings and Structures.

(b) *Development Standards.*

(1) Minimum *Lot Width* and *Frontage* - each *lot* or *integrated center* shall have a minimum *lot width* and *frontage* on a *public street* of 100 feet.

(2) Minimum *Yards* and *Building Setbacks*

(A) Front - a minimum *front yard* and minimum *building setback* measured from the greater of the *proposed right-of-way* or *existing right-of-way* shall be provided as follows:

<i>Limited Access Highway:</i>	50'
All other <i>Streets:</i>	30'

(B) Minimum *Side Yard* and *Setback* - shall be provided from the *lot line* as follows:

i. Minimum *Side Yard* - ten (10) feet

ii. Minimum *Side Residential Bufferyard* - thirty (30) feet

(C) Minimum *Rear Yard* and *Setback* - shall be provided from the *lot line* as follows:

i. Minimum *Rear Yard* - ten (10) feet

ii. Minimum *Rear Residential Bufferyard* - thirty (30) feet

(D) *Minimum Yards* for *Out Lots*:

i. *Out Lots Along A Street* – *Out lots* within an *integrated center* shall provide a minimum *yard* of five (5) feet along all *lot lines* in common with other *out lots* or ten (10) feet along all *lot lines* in common with the main portion of the *integrated center*.

ii. *Perimeter Out Lots* – If any portion of an *out lot* abuts the perimeter of the *integrated center*, that portion of the *out lot* shall be required to comply with the applicable *minimum front, side* or *rear yard* requirements set forth above.

iii. *Interior Out Lots* – *Out lots* which are located on the interior of an *integrated center* (i.e., *out lots* which are not located along, oriented toward or primarily visible from a perimeter *street*) shall not be required to provide any *minimum yard*.

- iv. *Integrated Center* – The main portion of the *integrated center* shall not be required to provide a *minimum yard* along the *lot line* in common with any *out lot*.

(3) Use of Minimum Yards and Residential Bufferyards

Use of *Minimum Yards* and *Residential Bufferyards* - all *minimum yards* and *residential bufferyards* shall be landscaped in compliance with the requirements for perimeter *yard* landscaping as set forth in Section 21-07.01 – Landscape Regulations of this Ordinance and shall remain free from *structures* except where expressly permitted below:

(A) *Minimum Front Yards* –

- i. along *limited access highways* – may include: *parking areas*, *loading areas*, *interior access drives*, *interior access driveways*, or *gasoline sales areas*, provided that no portion of such area may be located closer to the *right-of-way* than fifteen (15) feet; or, *signs* as regulated by Section 21-07.03 – Sign Regulations of this Ordinance, and shall be otherwise maintained as *open space* free from *buildings* or *structures*;
- ii. along all other *streets* – may include: *parking areas* (including vehicular parking of automobiles associated with a legally established dealership), or *gasoline sales areas*, provided that no portion of such areas may be located closer to the *right-of-way* than fifteen (15) feet; *driveways*; or, *signs* as regulated by Section 21-07.03 – Sign Regulations of this Ordinance, and shall otherwise be maintained as *open space* free from *buildings* or *structures*;

(B) *Minimum Front Residential Bufferyards* - may include: *driveways*; or, *signs* as regulated by Section 21-07.03 – Sign Regulations of this Ordinance, and shall otherwise be maintained as *open space* free from *buildings* or *structures*;

(C) *Minimum Side and Rear Yards* - *minimum side yards* and *minimum rear yards* may include: *parking areas*; *interior access drives*; *interior access driveways*; *walkways*; or, pedestrian ways connecting to adjoining *lots* or developments, provided that the remainder of said *yards* shall be maintained as *open space* free from *buildings* or *structures*;

(D) *Minimum Side and Rear Residential Bufferyards* - shall be maintained as *open space* free from *buildings* or *structures*.

(4) *Maximum Building Height* – forty-five (45) feet.

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- (5) Landscaping – See Section 21-07.01 – Landscape Regulations.
- (6) Lighting – See Section 21-07.02 – Lighting Regulations.
- (7) *Signs* – See Section 21-07.03 – Sign Regulations.
- (8) Parking – See Section 21-07.04 – Off-Street Parking Regulations.
- (9) Loading – See Section 21-07.05 – Off-Street Loading Regulations.
- (10) *Greenway* Connection Required – If the *lot* abuts any portion of a *greenway*, a direct linkage from the *project* to such *greenway* shall be provided.
- (11) Outdoor Operations – shall be permitted subject to the following regulations:
  - (A) Vending machines:
    - i. shall abut the exterior wall of the *building* ; and,
    - ii. shall not be located in a required *yard* or required *residential bufferyard*.
  - (B) Outdoor Display or Sales of Merchandise:
    - i. shall not be located in a *required yard* or *required residential bufferyard*, provided however for a *front yard* along a *limited access highway* such outdoor display or sales of merchandise may be located no closer to the *right-of-way* than twenty-five (25) feet;
    - ii. shall be designed and located so as to provide for the safe and efficient maneuvering of motor vehicles and pedestrians on or around sidewalks, pedestrian ways, entrances or exits to or from the business or *building*, required *parking areas*, required *loading areas*, *driveways*, *interior access drives*, *interior access driveways*;
    - iii. shall not be located in any *foundation landscaping area* or interior *parking area* landscaping; and,
    - iv. shall be considered *parking areas* for the purpose of determining and providing interior *parking area* landscaping when such outdoor display is used for the sale or rental of automobiles, trucks, busses, recreational vehicles, equipment and the like.

- (C) Gasoline Pumps - provided that no outdoor operations other than the dispensing or installation of gasoline, oil, antifreeze and other similar products and the performance of minor services for customers as related to said dispensing or installation are conducted on the site.
  - (D) Walk-up or drive through customer service windows or Automated Teller Machines (ATM's), provided that such facilities shall be located so as to not interfere or conflict with sidewalks, pedestrian ways, entrances or exits to or from the business or building, *parking areas, loading areas, driveways, interior access drives, interior access driveways, perimeter landscape yards or foundation landscaping.*
  - (E) Mini (Self Storage) Warehouse - When permitted as a *special exception use*, outdoor storage for the purpose of storing and removing personal property, such as but not limited to boats and vehicles, is permitted up to 20% of the *gross floor area* of all *buildings* on the *lot*. (Ord. No.9783-07)
- (12) Architecture:
- (A) Additions to Existing *Buildings*: All additions to existing *buildings* shall utilize *building materials* that are compatible and harmonious with the materials used on the existing *building*.
  - (B) Exterior Renovations, Major Additions and *Accessory Buildings*: Exterior renovations, major additions and *accessory buildings* to existing *buildings* or facilities are encouraged to comply with the provisions in sub-Section (C), below, for new construction, however, the minimum requirement for exterior renovations, major additions and accessory buildings shall be the same as in sub-Section (A), above, for additions to existing *buildings*.
  - (C) New Construction: In order to create variation and interest in the built environment, all new primary *buildings* shall comply with one (1) of the following two (2) sets of architectural regulations regarding *building material* and architectural features on each facade visible from a *public street*:
    - i. All brick (excluding window, display window, door, roofing, fascia and soffit materials), provided that the brick used on each applicable facade shall include:
      - a. at least two (2) architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.); or,

- b. at least two (2) colors of brick, with the secondary color constituting a minimum of ten (10) percent of the façade (excluding windows, display windows, doors, roofing, fascia or soffit materials); or,
- ii. Two (2) or more *building materials* (excluding window, display window, door and roofing materials), provided:
  - a. *Primary Building Material*: The primary *building material* shall be either: brick; stone (limestone, granite, fieldstone, etc.); architectural pre-cast concrete, if the surface looks like brick or stone; or, exterior insulation and finish system (E.I.F.S.) or equivalent, and shall constitute a minimum of fifty (50) percent of each applicable façade.
  - b. *Secondary Building Material*: The secondary *building material* shall constitute a minimum of ten (10) percent of the façade. Glass curtain wall or a faux window (not intended for use as a window or display window) may qualify as a secondary *building material*.
  - c. *Architectural Features*: In addition, the exterior *building material* selection shall be supplemented with the use of multiple colors, textures (e.g., rough, smooth, striated, etc.) or architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a *public street*.