

## SECTION 25

### GENERAL BUSINESS DISTRICT (GB)

#### 25-100 Purpose of District

The General Business District accommodates a variety of retail, service and business establishments which are not designed in a shopping center configuration but are generally located on individual, unrelated sites. General Business districts are not appropriate adjacent to Single-Family districts.

It is intended that the uses allowed and/or the development regulations for this district shall be utilized for previously adopted ordinances which made reference to the GB/MF-2 or GB-B Districts under Ordinance No. 3237, or the Retail District under Ordinance No. 1011.

#### 25-200 Permitted Uses

Any use indicated as permitted in this district on the Schedule of Uses, Section 10-200.

#### 25-300 Lot Requirements

No requirements for minimum lot area, depth, or width are set forth.

#### 25-400 Yard (Setback) Requirements

25-410 All portions of main buildings or structures shall be set back from all property lines to provide the following minimum yards. Every part of a required yard shall be open and unobstructed as set forth in Section 11 except that an ordinary projection of window sills, belt courses and other similar architectural features may not project more than one (1) foot into required yards. Ordinary projections of cornices, roof overhangs, unsupported canopies and other architectural features may not project more than five (5) feet into required front yards.

25-420 Gasoline service station pump islands and canopies may not be located within twenty (20) feet of a lot line adjacent to a street measured to the nearest point of the island or canopy.

#### 25-430 Yards Adjacent to Streets

25-431 Yards adjacent to streets shall be measured from the existing right-of-way line of adjacent streets or the proposed right-of-way line of adjacent streets as provided for on the approved current thoroughfare plan, whichever requires the greater setback. A minimum right-of-way of sixty (60) feet shall be used to compute the yard setback adjacent to streets.

25-432 Minimum Front and Rear Yards: Thirty (30) Feet

25-433 Minimum Side Yards: Twenty (20) Feet

25-440      Yards Not Adjacent to Streets

25-441      Minimum Side and Rear Yards

No side or rear yard is required except where a permitted use abuts a residential district boundary line, in which event a minimum twenty (20) foot side or rear yard shall be provided on the side or rear adjacent to such residential district.

**25-500      Maximum Lot Coverage**

Buildings or structures or parts thereof shall not be erected, altered, or placed so as to cover more than forty (40) percent of the lot.

25-510      Maximum Floor Area Ratio

No floor area ratio is set forth.

**25-600      Height**

Buildings or structures or parts thereof shall not be erected, altered, or placed so as to exceed a maximum height of thirty (30) feet.

General Exceptions: The height regulations contained in the District Regulations shall not apply to spires, belfries, cupolas, television antennas, water tanks, ventilators, chimneys, solar screens or collectors, skylights, elevator towers, cooling towers, mechanical equipment rooms (not exceeding 50% of a typical floor area) or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except as noted in various districts.

## Uses Permitted in the GB (General Business) District

Ambulance Service  
Animal Clinic  
Antenna, Commercial Type 1  
Antenna, Commercial Type 2\*  
Antenna, Private  
Arcade\*  
Athletic Club/Instruction, Indoor Facilities  
Athletic Club/Instruction, Outdoor Facilities  
Automobile Repair, Minor  
Batching Plant, Temporary  
Bingo Hall\*  
Car Wash  
Care of Alcoholic, Drug Dependent or Psychiatric Patients - Institutionalized\*  
Charitable Boarding, Temporary\*  
Charter School\*  
Church  
Civic Club/Fraternal Lodge  
College or University\*  
Commercial Amusement, Indoor  
Commercial Amusement, Outdoor\*  
Commercial School  
Convenience Store  
Convention Facility  
Custodial Quarters\*  
Drug Store/Pharmacy  
Dry Cleaner  
Electric Generating Plant\*  
Electric Substation\*  
Equipment Leasing, Indoor  
Financial Institution  
Firewood Bulk Sales\*  
Flea Market, Indoor\*  
Furniture and Appliance Sales  
Furniture and Upholstery Cleaning and Repair/Reupholstering\*  
Grocery/Supermarket  
Home Improvement Center  
Kindergarten, Preschool or Child Care Center  
Landscape Nursery  
Laundromat  
Library  
Massage Therapy  
Medical Laboratory  
Medical Office/Clinic  
Medical or Surgical Appliances  
Mining\*  
Mortuary/Funeral Home  
Movie Theater/Theater  
Museum or Art Gallery  
Neighborhood Assistance Center  
Office Equipment Sales, Repair and Maintenance\*  
Office, General  
Optical Dispensary

Uses Permitted in the GB (General Business) District  
Page 2

Parking Garage or Lot, Commercial  
Pet Sales and Grooming  
Printer, Small Scale  
Produce Stand, Outdoor  
Radio, TV, Recording Studio  
Reception Facility\*  
Recycling Center\*  
Repair and Service Shop  
Restaurant  
Restaurant, Drive-Through\*  
Retail Sales/Personal Service  
Retail Sales with Gas Pumps\*  
Sanitary Landfill\*  
School, Public or Private  
Sewage Treatment Plant\*  
Shooting Range, Indoor\*  
Stadium, Arena, Athletic Field\*  
Tattooing/Body Piercing Establishment\*  
Tire Dealer, No Outside Storage  
Transit Station  
Used Goods or Products Collection Point, Temporary\*  
Water Reservoir or Well\*  
Water Treatment Plant\*  
Wind Generator\*  
Wrecker Service (one)

\* Allowed by Specific Use Permit only.