

A. DISTRICT INTENT:

The purpose of the General Business (GB) District is to encourage well-planned commercial uses (retail, service, office, personal and professional services) on visually prominent and high use corridors to meet the needs of a community market area. These developments should provide unified design, safe ingress and egress, adequate and properly located parking and service facilities and convenient and safe pedestrian accessibility.

B. PERMITTED USES

Agricultural
winery

Residential
dwelling, part of mixed-use structure
nursing home, assisted living, or retirement facility

Communications / Utilities
essential services, minor
essential services, major

Institutional
educational inst, excluding p-12, private
educational inst, p-12 only, private
bus/train terminal
parking lot or structure (as a primary use)
clinic
health care facilities, medical and emergency
lodge or private club
penal or correctional institution, private
places of worship
publicly-owned buildings and facilities

Parks & Recreation
driving range (as a primary use)
golf course
nature preserve

Commercial
car wash
filling station
motor vehicle parts sales (without on-site repair)
motor vehicle repair and service, minor
motor vehicle sales, small
banquet or assembly hall
conference / convention center
retreat center
commercial services
day care center (child / adult)
fitness center
hotels / motels

kennel, inside runs
lawncare/landscaping business
storage, self-service
administrative/professional office
bank / financial/ investment institution
data processing / call center
employment service
medical and dental laboratories
radio / tv station
veterinarian clinics and animal hospitals (special exception required if outside runs exist)
bar / tavern
coffee shop
microbrewery / brew-pub
restaurants
restaurants, fast food
retail small-scale (less than 15,000sf)
retail medium-scale (greater than 15,000sf, less than 35,000sf)
retail large-scale (greater than 35,000sf)
Light and Heavy Industrial
tool and die shop

C. SPECIAL EXCEPTION

Agricultural
farm equipment sales and service

Institutional
community center
funeral home / mortuary / crematory

Commercial
impound facility
kennel, outside runs
motor vehicle repair and service, major
storage, rv and boat
entertainment complex
storage, contractor

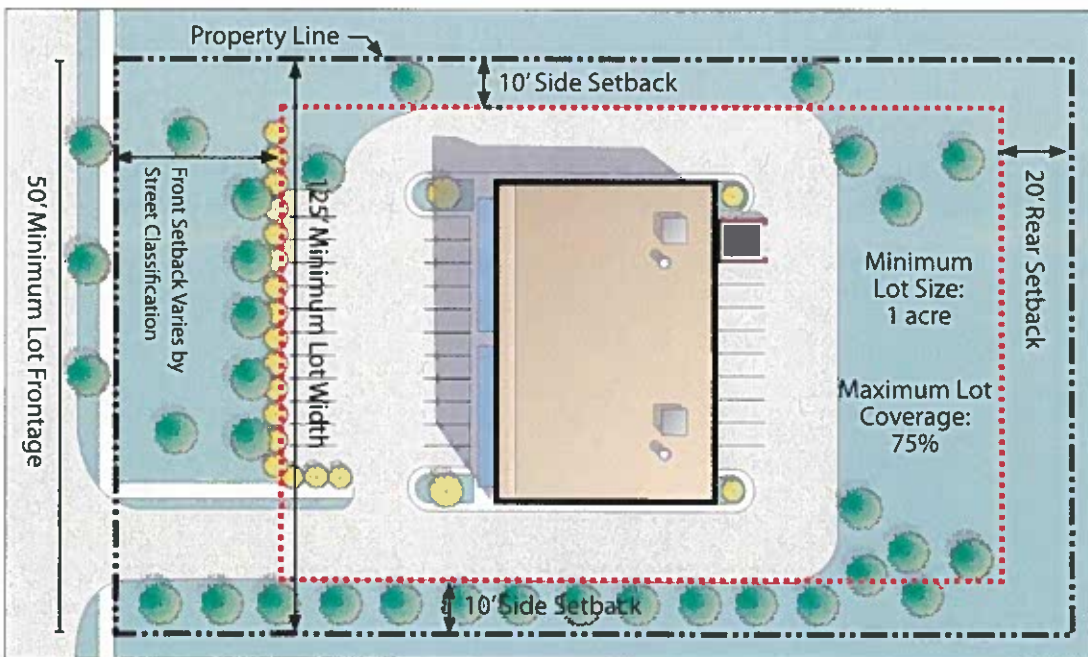
D. LOT STANDARDS

Minimum Lot Size	1 acre	
Minimum Lot Width	125 ft.	
Minimum Lot Frontage	50 ft.	
Maximum Building Height ⁹	Principal	50 ft.
	Accessory	26 ft.
Front Setback ¹	Urban	UPA: 50 ft. UMA: 50 ft. UC: 45 ft. ULR: 35 ft.
	Rural	RPA: 80 ft. RMA: 50 ft. RC: 45 ft. RLR: 35 ft.
Side Setback ²	Principal	10 ft.
	Accessory	10 ft.
Rear Setback ²	Principal	20 ft.
	Accessory	15 ft.
Agricultural Adjacency Setback (non-ag. res.)	--	
Naturally Sensitive Areas Setback	60 ft.	
Minimum Distance Between Structures on Same Lot	10 ft.	
Minimum Ground Floor Living Area (Per Unit)	1 story	--
	2+ story	--
Total Minimum Living Area (Per Unit)	750 sf. avg	
Minimum Living Area Facade Width	--	
Maximum Lot Coverage (buildings and structures)	50%	
Maximum Lot Coverage (all impervious surfaces)	75%	

CROSS REFERENCES

Reference	Page #
7.2 Off-Street Parking And Loading	96
7.3 Entrance/Drive Standards	109
7.5 Landscaping Standards	112
7.6 Fences, Walls, And Hedges	132
7.11 Outdoor Lighting	141
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7.14 Outdoor Sales, Display, And Storage Standards	156
7.18 Open Space Requirements	166
8.3 Non-residential Design Standards	175
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- ¹ Accessory structures shall be located no closer to the front lot line than the building facade line of the principal structure.
- ² Check buffer yard standards Section 7.5 Landscaping Standards and/or apply any applicable easement widths



- ⁹ see height exemptions per Section 7.7 Height Standards
- (UPA) urban principal arterial
- (UMA) urban minor arterial
- (UC) urban collector
- (ULR) urban local road
- (RPA) rural principal arterial
- (RMA) rural minor arterial
- (RC) rural collector
- (RLR) rural local road

The plan shown does not reflect all requirements contained in this Ordinance.