

CHAPTER 6

GENERAL BUSINESS ZONE (GB)

SECTION:

10-6-1:	Purpose
10-6-2:	Permitted Uses
10-6-3:	Special Uses
10-6-4:	Bulk Requirements
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10-6-1: **PURPOSE:** The purpose of the GB Zone is to provide areas for general business and small scale commercial activity with a strong pedestrian character and a limited number of residential uses.

10-6-2: **PERMITTED USES:** Permitted uses for the GB Zone include but are not limited to the following:

- A. Dwelling units within buildings devoted primarily to business purposes.
- B. Day care businesses.
- C. Schools.
- D. Hotel, motel, and other lodging establishments.
- E. Offices not requiring outside storage.
- F. Personal service establishments.
- G. Restaurants.
- H. Mercantile (wholesale and retail).
- I. Entertainment and recreation uses.
- J. Service stations.
- K. Semi-public uses.
- L. Broadcasting firms and related uses.

M. Laundromats and dry cleaners.

10-6-3: **SPECIAL USES:** Special uses for the GB Zone include but are not limited to the following:

- A. Public service, and public utility facilities.
- B. Parking lots and parking garages not associated with a permitted use.
- C. Auto sales, motorcycle, snow machine, recreational vehicle, trailers, and watercraft sales, service, rental and leasing.
- D. Hybrid production facilities.
- E. Churches.
- F. Single family residences.
- G. Multi-family residences.
- H. Manufactured homes.
- I. Home occupations.
- J. Temporary structures.

10-6-4: **BULK REQUIREMENTS:**

- A. Minimum lot size
- B. Townhouse/Condo sub-lots have an aggregate density of no more than ten sub-lots per acre.
- C. Single family dwellings shall have a minimum lot size of 10, 890 square feet.
- D. Maximum multi-family residential density- One (1) dwelling unit for each one-tenth (1/10) of an acre.
- E. Minimum lot width- None
- F. Maximum Building Height- Thirty five (35) feet
- G. Minimum front, side, and rear yard setback- None except when bordering a residential zone.
- H. Side- ten (10) feet
- I. Rear- twenty (20) feet

- J. Maximum floor area
- K. Buildings or structures containing an Individual Retail/Wholesale Trade shall be limited to an aggregate gross floor area of 15,000 square feet foot print.
- L. Buildings or structures containing a Grouped Retail/Wholesale Trade shall be limited to an aggregate gross floor area of 25,000 square feet.
- M. Lot Coverage
- N. 85% building and parking (impervious surface)
- O. 15% landscaping and ground level design (pervious surface for stormwater/snow storage).

10-6-5: **ADDITIONAL REQUIREMENTS:**

- A. All storm water runoff will be managed onsite.
- B. Parking requirements – see table
- C. 8 foot wide sidewalks minimum
- D. Any variation requires a conditional use permit.
- E. No outdoor storage.