

GENERAL BUSINESS ZONE (GB)

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.

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, motels, 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.

3. Conditional Uses.

Conditional 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. Multifamily residences
- h. Manufactured homes
- i. Home occupations
- j. Temporary Structures.

4. Bulk Requirements

- a. Minimum Lot size

1. Townhouse/Condo sub-lots shall have an aggregate density of no more than ten sub-lots per acre
2. Single family dwellings shall have a minimum lot size of 10,890 square feet.

b. Maximum Multi-family Residential Density - One (1) dwelling unit for each one-tenth (1/10) of an acre.

c. Minimum Lot Width - none

d. Maximum Building Height - thirty five (35) feet.

e. Minimum Front, Side, and Rear Yard Setback – none, except when bordering a

residential zone. Side – ten (10) feet

Rear – Twenty (20) feet

f. Maximum Floor Area:

1. 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.

2. Buildings or structures containing a Grouped Retail/Wholesale Trade shall

be limited to an aggregate gross floor area of 25,000 square feet.

g. Lot coverage: 85 % building and parking

15% Landscaping and ground level design

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.