

ZONING ORDINANCE DISTRICT DESCRIPTIONS*

Section 11 [190]. GB General Business District

A. Purpose of District[.] The GB-General Business District is a district designed for an extensive variety of retailing, personal services and business services. Those services shall be encouraged which serve the entire urban area and not primarily the adjacent residential neighborhood. The regulations of this district are designed to permit the uses listed while protecting adjacent residential development by establishing low density residential district standards.

B. Principal Uses. In this district no building or land shall be used and no building shall be hereafter erected, reconstructed or structurally altered or enlarged except for one or more of the following principal uses.

(Ordinance 106 adopted 6/15/87)

- (1) Repealed by Ordinance 254-97.
- (2) Art gallery.
- (3) Bank, savings, and loan association, financial institution.
- (4) Business college, limited to the teaching of office and business practices and skills.
- (5) Cafe, lunch room, tea room, restaurant, excluding drive-in restaurant.
- (6) Floral shop, gift shop.
- (7) Library.
- (8) Recreation use, Commercial.
- (9) Retail stores and uses.
- (10) Service stations.
- (11) Transportation terminal for passenger service: air, bus and rail.

(Ordinance 106 adopted 6/15/87)

- (12) Dry Cleaners, provided that the establishment has no more than 2,000 square feet of total floor space, is not located within 200 feet of any other dry cleaning

establishment, with no commercial cleaning of other dry cleaners' or other drop-off station laundry. (Ordinance 189 adopted 8/19/91)

C. Accessory Uses. Any use may be established as an accessory use to any permitted principal use provided that such accessory use:

- (a) is customarily incident to and is maintained and operated as part of the principal use; and,
- (b) Is not hazardous to and does not impair the use or enjoyment of nearby property in greater degree than the principal use with which it is associated; and,
- (c) Does not create levels of noise, odors, vibrations and lighting, or degrees of traffic congestion, dust or other pollutants, in a greater amount than that customarily created by the principal use; and,
- (d) Is located behind the minimum front and side street building setback lines, except that parking areas may extend to the property lines along front and side streets.

D. Special Exceptions[.] The following may be established only when authorized by the Board of Adjustment under the provisions of Article V. Any accessory use may be permitted without specific Board approval provided it complies with the provisions of Sub-Section C, above. Other special exceptions shall be permitted as provided in Section 5.5.

- (1) Drive-in theater when located on a designated State or Federal highway.
- (2) Medical care facilities; Nursing and care homes; hospitals with their related facilities and supportive retail and personal services used operated by or under the control of the hospital for the convenience of patients, staff and visitors.
- (3) Mortuary or funeral home.
- (4) Trailer park for travel trailers, when located on a site on a designated state or federal highway.

E. Uniform height and area regulations. The uniform height and area regulations set forth in [Section 11.2](#) shall apply to all buildings, walls and uses established on all properties contained within the district but shall be subject to the specific limitations and modifications set forth elsewhere in this Ordinance.

In addition to the Uniform Regulations there shall be furnished minimum side yards as follows; 6 feet when adjoining any Living Area Zone; 0 feet along other zones, but if a side yard is provided it shall be not less than 3 feet.

(Ordinance 106 adopted 6/15/87)

F. Uses Permitted by Specific Use Permit. The following uses may be established only when authorized by a specific use permit issued under the provisions of [Section 4.5](#) of this ordinance:

(1) communication facilities;

(2) public utility buildings.

(Ordinance 0504-06 adopted 6/5/06)