

DIVISION 5 GENERAL BUSINESS DISTRICT (GB)

Sec. 2-5-1 Purpose

Generally, this district is intended to provide land for conducting general business activities that serve the community-wide public and which require direct and frequent vehicle access, but which are not characterized either by constant and heavy trucking, other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles. This includes such uses as retail stores, banks, theaters, business offices, newspaper offices, printing presses, restaurants, public garages and service stations which may be clustered together in small shopping centers. This district is intended to ensure that such business development features consolidated access points on collector and arterial roads and parking areas that are interconnected between adjacent commercial uses and is intended to apply to areas identified for such uses in the Comprehensive Plan.

Sec. 2-5-2 Qualifying Lands

This district, and additions to existing districts, should be located in proximity to residential areas, as well as other existing and/or planned commercial, industrial and institutional land use activities with utilities and safe access to high capacity roadways and shall be consistent with the County's Comprehensive Plan.

Sec. 2-5-3 Permitted Uses

1. Retail stores
2. Personal Service Establishments
3. Home appliance services
4. Theater, assembly hall
5. Office, business, professional and/or government
6. Church
7. Library
8. Clubs, lodges
9. Dancing schools, dancing studios
10. Medical Clinic
11. Day care centers

Sec. 2-5-4 Uses Permitted by Special Exception

1. Hotel, motel
2. Restaurants
3. Hospital
4. Wholesale uses, including warehouses and light processing as defined
5. Indoor game room
6. Public utility transmission substations, transmission lines and towers other than normal distribution facilities, pipes, meters and water and sewerage facilities
7. Gas transmission lines, compressor stations, measurement stations, regulator stations
8. Nursing home
9. Auto sales and service
10. Service stations (with major repair under cover)
11. Lumber, building, and landscaping supplies and equipment (with storage under cover)
12. Plumbing and electrical supply (with storage under cover)
13. Machinery sales and service
14. Mobile home sales lots
15. Travel trailer, motor home and camper sales lots
16. Mini Warehouses
17. Government structures and uses
18. Water or Sewerage treatment plant
19. Recycling collection point.
20. Fire and rescue station
21. Telecommunication facility, subject to Commission Permit and Article 4
22. Funeral home ('without crematorium' –was deleted 3/18/2010)
23. General advertising signs
24. Convenience Store
25. Transportation Services
26. Bulk storage of oil, gasoline or other combustibles
27. Flea Market
28. Outdoor Retail Sales

Sec. 2-5-5 District Requirements

Minimum district size: Five (5) acres

Sec. 2-5-6 Lot Requirements

1. Minimum Lot Area: One (1) Acre.
2. Maximum Floor Area Ratio: 0.30
3. Maximum Impervious Surface Area: Sixty (60) percent of the lot area
4. Minimum Lot Width from front lot line to rear lot line: Sixty (60) feet

Sec. 2-5-7 Building Requirements

1. Minimum Building Setback

- 1) Front: eighty (80) feet, unless one or both of the following standards are met, in which case the front setback shall be sixty (60) feet (from center line of road):
 1. Parking is located behind principal building
 2. Parking is screened from public road view with berms at least two and one-half (2.5) feet in height and/or coniferous landscaping
- 2) Side: Ten (10) feet; Twenty-five (25) feet if adjoining residential use or district
- 3) Rear: Twenty (20) feet; Forty (40) feet if adjoining residential use or district

2. Maximum Height of Buildings and Structures

Thirty-five (35) feet, except that a public or semipublic building such as a school, church, library, or general hospital may be erected to a height of sixty (60) feet from grade provided that required front, side and rear yards shall be increased one (1) foot for each foot in height over thirty-five (35) feet.

3. Accessory Structures

No accessory structure which is within ten (10) feet of any party lot line shall be more than one (1) story high. All accessory structures shall be less than the main structure in height.

Sec. 2-5-8 Use Limitations

1. Sewer and Water

All development within the GB district shall be served by public or community sewer and water systems, or by private on-site septic fields and individual wells which comply with current County and State Health Department standards.

2. Landscaping

Buffer yards between lot lines and buildings shall be landscaped with a minimum average of one canopy tree every thirty (30) linear feet and eight shrubs (mix of evergreen and deciduous) every thirty (30) linear feet.