

§24 GENERAL BUSINESS DISTRICT (GBD)

24-1 Purpose

The purpose of the General Business Districts is to allow general commercial and office development in designated areas located along arterial streets, limiting the intensity of development and providing adequate off-street parking. Automotive and similar drive-in type establishments shall be prohibited.

24-2 Permitted Uses

In a General Business District no land, building or structure shall be used, and no building shall be hereafter erected, altered or added to, unless otherwise provided in these regulations, except for one (1) or more of the following uses:

24-2.1 Principal Uses

- 24-2.1.1 Any use permitted in the Residence AAA District, subject to the same approvals and conditions specified in 11-2, herein.
- 24-2.1.2 The following additional uses are permitted subject to Site Plan Approval in accordance with §43, herein.
 - (a) Stores and shops where goods are sold and services are rendered primarily at retail.
 - (b) Grocery stores and delicatessens.
 - (c) Restaurants.
 - (d) Cafes and taverns.
 - (e) Business, professional, medical, healthcare professional, insurance, real estate and other offices.
 - (f) Banks
 - (g) Indoor theaters and assembly halls.
 - (h) Undertaker's establishments.
 - (i) Newspaper and job printing establishments.
 - (j) Off-street parking lots, docks and garages.

24-2.2 Special Permit Uses

The following additional uses are permitted subject to Special Permit and Site Plan approval in accordance with §43, herein.

- 24-2.2.1 Veterinary hospitals and animal clinics. There shall be no more than one outside exercise area for animal runs. The use of such area shall be limited to the period from 8:00 A.M. to 8:00 P.M.
- 24-2.2.2 Golf driving ranges, paddle tennis courts, tennis courts, bowling alleys, skating rinks and other indoor and outdoor commercial recreation and entertainment uses, except game rooms.

- 24-2.2.3 Commercial marinas, including accessory boat sales. No boat shall be occupied or used as a dwelling or dwelling unit.
- 24-2.2.4 Fast food restaurants.
- 24-2.2.5 Commercial Wireless telecommunication service facilities, in conformance with §32-16.
- 24-2.2.6 Private Occupational Schools.
- 24-2.2.7 Bank drive-in within 500 feet of another bank drive-in as permitted by §24-2.3.3.

24-2.3 Accessory Uses

- 24-2.3.1 Use customarily accessory to a permitted principal use including the manufacturing, processing or assembly of goods which is incidental to the conduct of a retail business conducted on the premises, subject to provisions of §32-7, herein.
- 24-2.3.2 Outdoor storage and display is permitted in accordance with §32-6, herein.
- 24-2.3.3 Bank drive-in; except that no lot shall be used for a bank drive-in, if such lot is located within a radius of 500 feet from any other lot used for a drive-in bank, provided that the Planning & Zoning Commission may permit, upon a Special Permit Approval in accordance with §43 of the regulations, and so long as the Commission shall find that such use shall maintain or improve the traffic level of service and safety conditions in and around the site. The application must be accompanied by a traffic report supplied by the applicant.
- 24-2.3.4 Wholesaling and warehousing.
- 24-2.3.5 Outdoor eating areas for restaurants subject to annual Zoning Permit approval, annual Health Permit and the following conditions:
 - (a) The outdoor eating area shall be accessible from the restaurant building only.
 - (b) The outdoor eating area shall not exceed either twenty (20) percent of the interior patron floor area or 6 tables and 24 chairs, whichever is less.
 - (c) The outdoor eating area shall be largely open to the elements, and shall not be enclosed with a roof and walls be they permanent or temporary. The only exception are the use of umbrella tables and the protection of food preparation areas required by state and local health regulation. This type of patio will require no parking. If any type of protection from the elements other than table umbrellas is put over or around the patio then parking shall be required in accordance with the parking requirements for a restaurant.
 - (d) The outdoor eating area shall be a seasonal operation not to exceed a six month period from May 1 to November 1 of each year.

- (e) Such outdoor eating area shall be exempt from the off-street parking requirements. If the patio exceeds the requirements in (b) then parking shall be required for the whole patio as stated in (c).

24-2.3.6 Games Rooms, subject to the following conditions:

- (a) That a Zoning Permit be obtained from the Zoning Enforcement Officer.
- (b) The number of coin operated amusement devices shall be limited to not more than 3 per lot.
- (c) The hours of operation of said game room shall not exceed those of the principle use, but in no case shall the hours of operation extend beyond 11:00 P.M. except in establishments with liquor licenses for on-premises consumption.

24-2.3.7 One attached dwelling unit.

24-2.4 Prohibited Uses

The following uses in addition to those listed in §32-7, herein, shall be prohibited: gasoline filling stations, automobile service establishments, motor vehicle repair garages, any lot, establishment, agency or dealer for new, rental or used motor vehicles, automobiles, motor cycles, trucks, mobile homes, trailers, campers, boats, farm or other heavy equipment, hotels, motels, motor inns, and drive-in restaurants.

24-3 Lot Area (See Definitions)

No minimum requirement, except that no lot shall have less than 50 feet of frontage on at least one street.

24-4 Setbacks (See §31-4 through §31-8, also.)

No principal building, structure or use shall extend closer than thirty (30) feet from any front lot line or Residential District Boundary Line, fifteen (15) feet from any side lot line or twenty-five (25) feet from any rear lot line. No accessory building or structure shall extend closer than thirty (30) feet from any front lot line or Residential District Boundary, and fifteen (15) feet from the side and rear lot lines.

24-4.1 Building Spacing

Groups of buildings on a single lot shall be so arranged that the minimum horizontal distance between the nearest walls, or corners of any principal and/or accessory buildings shall not be less than one-half the sum of the heights of such adjacent buildings.

24-5 Height

No building or other structure shall exceed two (2) stories and a height of either twenty-five (25) feet to the top of a flat roof or thirty (30) feet to the mid-point of a pitched roof.

24-6 Coverage (See Definitions)

The building coverage shall not exceed twenty-five percent (25%) of the area of the lot which lies within a General Business District.

24-7 Building Area

No mandatory requirements.

24-8 Floor Area

24-8.1 Maximum

No one building shall exceed 10,000 square feet of gross interior floor area and no group of stores or shopping center shall exceed 50,000 square feet of gross interior floor area.

24-8.2 FAR (see definitions)

No buildings or structures shall exceed a Floor Area Ratio (FAR) of 0.25 on the area of the lot that lies within the General Business District (GBD) Zone. Floor area used for parking and loading spaces shall be excluded from the FAR.

24-9 Architectural Design

The architectural design, scale and mass of buildings and other structures, including, among other elements, the exterior building material, color, roof-line, and building elevations shall be of such character as to harmonize and be compatible with the other buildings in the General Business Districts so as to preserve and improve the appearance and beauty of the community. New construction or reconstruction shall adhere to the design purpose of this district, in whole or in part.

- (a) Buildings designed to achieve a small scale and residential appearance shall be encouraged.
- (b) Pitched roofed buildings shall be encouraged.
- (c) Roof-top mechanical equipment, other than solar energy panels, shall be concealed from all sides.
- (d) Buildings shall be designed and located on the site so as to retain the existing topography and natural features of the land to the greatest extent possible.

24-10 Signs

Signs shall be permitted in accordance with §33 of the Supplementary Regulations.

24-11 Parking and Loading

Off-street parking and loading shall be provided in accordance with §34 of the Supplementary Regulations.

24-12 Landscaping, Screening and Buffer Areas

Landscaping, screening and buffer areas shall be provided in accordance with §35 of the Supplementary Regulations.