

**CHAPTER 1149**  
**GB General Business District**

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**CROSS REFERENCES**

District established - see P. & Z. Ch. 1125  
 Nonconforming uses - see P. & Z. Ch. 1173  
 Signs - see P. & Z. 1179.10  
 Outdoor bulk storage or display - see P. & Z. 1187.08  
 Service stations - see P. & Z. 1187.11  
 Accessory uses - see P. & Z. 1187.13

**1149.01 PURPOSE.**

This district is intended to provide for a variety of retail, service and administrative establishments required to satisfy the needs of the overall community.

**1149.02 PRINCIPALLY PERMITTED USES.**

Principally permitted uses are as follows:

- (a) Religious places of worship.
- (b) Professional administrative offices.
- (c) Personal services.
- (d) Funeral homes.
- (e) Art galleries, museums, libraries.
- (f) Convenience store.
- (g) Radio and television broadcasting studios.
- (h) Medical and dental clinic offices.
- (i) Veterinarian offices.
- (j) Publicly owned buildings and facilities.
- (k) Hotels.
- (l) Clubs.
- (m) Hospitals.
- (n) Financial Institution, Bank, Savings & Loan (with the associated drive-up window and automatic or occupied teller machines)
- (o) Indoor Retail and Service Uses.
- (p) Business schools or private schools for profit.
- (q) Theaters.
- (r) Restaurants.
- (s) Day care/nurseries (Ord. 0-02-03-03. Passed 2-3-03.)
- (t) Farmer's markets as regulated in Section 1187.23.  
(Ord. 0-11-14-18. Passed 2-4-14.)

**1149.03 PERMITTED ACCESSORY USES.**

Permitted accessory uses are as follows:

- (a) Accessory buildings; as regulated in Chapter 1187.
- (b) Any use or structure customarily accessory and incidental to any of the permitted uses; as regulated in Chapter 1187.

**1149.04 CONDITIONALLY PERMITTED USES.**

Conditionally permitted uses are as follows:

- (a) Convenience stores with gasoline.
- (b) Automobile service station.
- (c) Drive-in facility and restaurants fast food.
- (d) Auto and truck rental.
- (e) Commercial recreation.
- (f) Building and garden supplies.
- (g) Temporary outdoor sales of plants and garden supplies.
- (h) Tool equipment rental and sales.
- (i) Health clubs.
- (j) Automobile car wash.
- (k) Taverns.
- (l) Communication transmission towers.
- (m) Dwellings; provided that they are accessory to a permitted use. (Ord. 0-02-03-03. Passed 2-20-03.)
- (n) Payday loan business.
- (o) Title loan business. (Ord. 0-03-08-08. Passed 4-17-08.)

**1149.05 MINIMUM LOT AREA AND WIDTH.**

The minimum lot area for properties in the GB General Business District shall be 10,000 square feet with a width of not less than 80 feet.

**1149.06 MINIMUM FRONT YARD SETBACK.**

The minimum front yard setback for properties in the GB General Business District shall be 25 feet.

**1149.07 MINIMUM SIDE YARD SETBACK.**

The minimum side yard setback for properties in the GB General Business District shall be 0 feet except when abutting a residential use, then the minimum side yard setback shall be 25 feet.

**1149.08 MINIMUM REAR YARD SETBACK.**

The minimum rear yard setback for properties in the GB General Business District shall be 0 feet except when abutting a residential use, then the minimum rear yard setback shall be twice the height of the principal building.

**1149.09 MAXIMUM HEIGHT REGULATIONS.**

The maximum height regulations for properties in the GB General Business District shall be as follows:

- (a) No principal structure shall exceed 45 feet in height.
- (b) Detached accessory structures shall not exceed twenty (20) feet in height from grade to peak, and in no case shall it exceed the height of the principal structure.

**1149.10 OFF-STREET PARKING AND LOADING.**

Off-street parking and loading shall be required as is specified in Chapter 1181, Off-Street Parking and Loading.