(e) General Business (GB) District.

1. Description and purpose. This district is intended to permit both large- and small-scale commercial development at intensities which provide significant incentives for infill development and the continued economic viability of existing development. To accomplish this effect, minimum required green space ratios (GSRs) are substantially lower than those required in the Planned Business District. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

   Rationale: This district is intended to provide an alternative, primarily infill development, designation for commercial activity to the Suburban Commercial District. Performance standards for the General Business District are designed to ensure the long-term economic health of strip commercial development areas, existing as of the effective date of this chapter, by limiting the attraction of the Planned Business District to those and uses which can afford the relatively higher development costs and rents associated with development in that district.

2. List of allowable land uses (per Article 2, Land Use Regulations).

   a. Land uses permitted by right [per Section 98-202(2)]:

      Cultivation [per Section 98-206(2)(a)]

      Selective cutting [per Section 98-206(2)(f)]

      Passive outdoor public recreation [per Section 98-206(3)(a)]

      Active outdoor public recreation [per Section 98-206(3)(b)]

      Indoor institutional [per Section 98-206(3)(c)]

      Public services and utilities [per Section 98-206(3)(e)]

      Office [per Section 98-206(4)(a)]

      Personal or professional services [per Section 98-206(4)(b)]

      Indoor sales or service [per Section 98-206(4)(c)]

      Indoor maintenance service [per Section 98-206(4)(e)]

      Off-site parking lot [per Section 98-206(6)(a)]

      Indoor commercial entertainment, small-scale [per Section 98-206(4)(h)]

      Personal or professional service involving tattoos and permanent cosmetics above the clavicle [per Section 98-206(4)(u)]

   b. Land uses permitted as conditional use [per Section 98-202(4)]:

      Clear-cutting [per Section 98-206(2)(g)]

      Outdoor institutional [per Section 98-206(3)(d)]

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Institutional residential - 9,000-square-foot lot [per Section 98-206(3)(f)]
Outdoor display [per Section 98-206(4)(d)]
In-vehicle sales or service [per Section 98-206(4)(g)]
Indoor commercial entertainment, large-scale [per Section 98-206(4)(i)]
Outdoor commercial entertainment [per Section 98-206(4)(j)]
Commercial animal boarding [per Section 98-206(4)(k)]
Commercial indoor lodging [per Section 98-206(4)(l)]
Bed-and-breakfast establishments [per Section 98-206(4)(m)]
Group day-care center (9+ children) [per Section 98-206(4)(n)]
Boardinghouse [per Section 98-206(4)(p)]
Vehicle repair and maintenance [per Section 98-206(4)(r)]
Physical activity studio [per Section 98-206(4)(t)]

c. Land uses permitted as accessory uses [per Section 98-202(5)]:

1) Land uses permitted by right:

Farm residence [per Section 98-206(8)(b)]
Private residential garage or shed [per Section 98-206(8)(c)]
Company cafeteria [per Section 98-206(8)(d)]
Company-provided on-site recreation [per Section 98-206(8)(e)]
Home occupation [per Section 98-206(8)(j)]
On-site parking lot [per Section 98-206(8)(n)]
Private residential recreational facility [per Section 98-206(8)(o)]
Drainage structure [per Section 98-206(8)(r)]
Filling [per Section 98-206(8)(s)]
Lawn care [per Section 98-206(8)(t)]
Exterior communications devices [per Section 98-206(8)(v)]

2) Land uses permitted as conditional use:

Commercial apartment [per Section 98-206(8)(a)]
Company-provided on-site recreation [per Section 98-206(8)(e)]
Outdoor display incidental [per Section 98-206(8)(f)]
In-vehicle sales and service [per Section 98-206(8)(g)]
Light industrial incidental to indoor sales [per Section 98-206(8)(i)]

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d. Land uses permitted as temporary uses [per Section 98-202(6)]:

General temporary outdoor sales [per Section 98-206(9)(a)]

Outdoor assembly [per Section 98-206(9)(b)]

Contractor's project office [per Section 98-206(9)(c)]

Contractor's on-site equipment storage [per Section 98-206(9)(d)]

Relocatable building [per Section 98-206(9)(e)]

On-site real estate sales office [per Section 98-206(9)(f)]

Outdoor sales of farm products [per Section 98-206(9)(g)]

3. Regulations applicable to institutional residential uses:

a. Residential density and intensity requirements:

Institutional residential development:

Minimum zoning district area: 18,000 square feet.

Maximum gross density (MGD): up to 50.00 per limits of the conditional use permit.

Minimum landscape surface ratio (LSR): 50%.

Maximum building coverage: 40%.

Maximum accessory building coverage: 10%.

b. Residential bulk requirements:

A:	Minimum lot area: 9,000 square feet.
B:	Minimum lot width: 75 feet.
C:	Minimum street frontage: 50 feet.

Minimum setbacks: (note Subsection L, below, along zoning district boundaries.)

E:	Front or street lot line to house: 25 feet; 40 feet for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet.
F:	Front or street lot line to garage: 25 feet; 40 feet for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet.
G:	Side lot line to house or garage: six feet.
H:	Total of both sides, lot lines to house/ garage: 12 feet.

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I:	Rear lot line to house or garage: 30 feet.
J:	Side lot line to accessory structure: three feet from property line; five feet from alley.
K:	Rear lot line to accessory structure: three feet from property line; five feet from alley.
L:	Peripheral setback: see Section 98-610(4)(b) along zoning district boundary.
M:	Minimum paved surface setback: five feet from side or rear; 10 feet from street.
N:	Minimum dwelling unit separation: 12 feet.
O:	Maximum height of dwelling unit: 35 feet, greater with conditional use permit.
P:	Maximum height of accessory structure: 15 feet.
Q:	Minimum number of off-street parking spaces required on the lot (Includes garage, drives, and all designated parking surfaces): three.
R:	Minimum dwelling core dimensions: 24 feet by 40 feet.
S:	Minimum roof pitch: 3:12.
T:	Minimum eave width: 18 inches.

c. Residential landscaping requirements: Not applicable for single-family. See Subsection (3)(e)4c, Nonresidential landscaping requirements (nonresidential, two-family and multifamily), for two-family and multifamily residential.

d. Residential performance standards: (see Article 7, Performance Standards).

e. Residential signage regulations: (see Article 8, Signage Regulations).

4. Regulations applicable to nonresidential uses:

a. Nonresidential intensity requirements (for 2+ floor buildings, see Table 98-305):

Maximum number of floors (F): four.

Minimum landscape surface ratio (LSR): 15%.

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Maximum floor area ratio (FAR): 0.40.

Minimum lot area (MLA): 9,000 square feet.

Maximum building size (MBS): NA.

b. Nonresidential bulk requirements:

A:	Minimum lot area: 9,000 square feet.
B:	Minimum lot width: 75 feet; minimum street frontage: 50 feet.

Minimum setbacks: (note Subsection L, below, along zoning district boundaries.)

C:	Building to front or street lot line: 25 feet; 40 feet for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet.
D:	Building to residential side lot line: six feet.
E:	Building to residential rear lot line: 25 feet.
F:	Building to nonresidential side lot line: 10 feet or zero feet on zero-lot-line side.
G:	Building to nonresidential rear lot line: 25 feet.
H:	Peripheral setback: see Section 98-610(4)(b) along zoning district boundary.
I:	Minimum paved surface setback: five feet from side or rear; 10 feet from street.
J:	Minimum building separation: 12 feet, 20 feet or zero feet on zero-lot-line side.
K:	Maximum building height: 35 feet.
L:	Minimum number of off-street parking spaces required on the lot: see parking lot requirements per specific land use in Section 98-206.

c. Nonresidential landscaping requirements (nonresidential, two- and multifamily):

1) Twenty landscaping points per 100 linear feet of building foundation.

2) Five landscaping points per 1,000 square feet of gross floor area.

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3) Twenty landscaping points per 100 linear feet of street frontage.

4) Forty landscaping points per 10,000 square feet paved area/20 stalls.

d. Nonresidential performance standards: (see Article 7, Performance Standards).

e. Nonresidential signage regulations: (see Article 8, Signage Regulations).

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