

15. General Business District (GB).

a. Purpose. The General Business District (GB) is intended to provide areas suitable for a variety of businesses adequately served by public utilities and infrastructure, which offer a variety of goods and services to the community and those who travel through the area. This zoning district is not intended for use along road corridors, but should instead be applied at significant intersections along major transportation routes. All subdivisions require Subdivision approval. All non-residential developments require Development Plan Approval.

Land Uses - General Business District (GB)		
Permitted Uses		Conditional Uses
<p>ACCESSORY USES</p> <ul style="list-style-type: none"> • atm machine • food truck • *solar energy system, accessory <p>BUSINESS USES</p> <ul style="list-style-type: none"> • local, regional, state, and federal agency • professional/business office <p>COMMERCIAL USES</p> <ul style="list-style-type: none"> • automobile sales • automotive parts and supply (new) • gun sales • liquor store • restaurant, drive-thru • restaurant, sit-down with alcoholic beverages • restaurant, sit-down without alcoholic beverages • retail, general – medium (6,001-39,000 sqft floor area) • retail, general – small (<=6,000 sqft floor area) • tobacco/vape product sales <p>ENTERTAINMENT USES</p> <ul style="list-style-type: none"> • athletic facility • batting and driving range • billiard hall • game arcade • miniature golf • recreation center • studio - art, music, dance • theater, live • theater, movie 	<p>INSTITUTIONAL USES</p> <ul style="list-style-type: none"> • church or place of worship • library/museum/art gallery • utility facility, public and private <p>SERVICE USES</p> <ul style="list-style-type: none"> • automotive repair • bank/financial institution • barber/beauty shop • child care center • copy services and printing shop • dry cleaning - no flammables • equipment rental • funeral home • health club • janitorial service • photographer • resort • retail, service-oriented – medium (6,001-39,000 sqft floor area) • retail, service-oriented – small (<=6,000 sqft floor area) • tanning, microblading, and massage spa • towing business • veterinarian 	<p>ACCESSORY USES</p> <ul style="list-style-type: none"> • beekeeping <p>COMMERCIAL USES</p> <ul style="list-style-type: none"> • kennel, public • retail, general - large/intense (>=40,000 sqft floor area) <p>SERVICE USES</p> <ul style="list-style-type: none"> • automobile service and gas station • hotel/motel (<i>must acquire and keep current and approved hotel license per Town Code</i>) • retail, service-oriented - large/intense (>=40,000 sqft floor area)
See Appendix A: Land Use Matrix for a complete list of uses. * Indicates use has specific development standards that apply. See Chapter 4: Use Development Standards.		

Development Standards - General Business District (GB)			
Development Standard			Land Use
			Non-Residential
Structure Standards			
Maximum height of structure	Primary structure		55 feet
	Accessory structure		18 feet
Lot Standards			
Minimum road frontage and lot width			40 feet
Lot area	Minimum area		6,000 sqft
	Maximum area		5 acres
Minimum front yard setback (or average block setback, whichever is less. See Section A.5.b.iii of this Chapter.)		Principal arterial	75 feet
		Minor arterial	75 feet
		Collector street	50 feet
		Local street	40 feet
Minimum side yard setback		Primary structure	10 feet
		Accessory structure	5 feet
Minimum rear yard setback		Primary structure	10 feet
		Accessory structure	5 feet
Maximum impervious surface coverage			60%
Utility Standards			
Municipal water and sewer required*			Yes

*In cases granting exceptions to connection, the Town may specify the conditions and duration of the exceptions. Sanitary sewer is under the purview of FCRWD, and approvals from this entity are a required part of Town review processes.

Additional Site Development Standards: General Business District (GB)	
The following site development standards may also apply to development in this district. See Chapter 3: Site Development Standards.	
<ul style="list-style-type: none"> • Accessory Structure Standards • Architectural Standards • Circulation & Parking Standards • Landscaping Standards • Lighting Standards 	<ul style="list-style-type: none"> • Lot & Setback Standards • Pond Construction Standards • Sign Standards • Storage Standards • Structure Standards