

§ 25.11 - GB General Business District

- (A) The GB District is established to provide for the development of a centralized commercial area where specialty retail, restaurant, office and residential uses are readily available. This district is intended to encourage redevelopment of traditional shopping areas and promote cultural tourism within the National Register Historic District and Cultural Preservation District which function to serve the immediate residential neighborhoods and the community as a whole.
- (B) Permitted Uses
- (1) Art Galleries, Museums, Libraries (privately owned)
 - (2) Auction Houses
 - (3) Business and Professional Offices
 - (4) Community Assembly
 - (5) Commercial Recreation Facilities
 - (6) Financial Institutions
 - (7) Floral Designers and Florists
 - (8) Hotels
 - (9) Light Printing Establishments
 - (10) Lodging Facilities (Bed and Breakfast)
 - (11) Municipal Offices and Support Facilities
 - (12) Personal Service Establishments
 - (13) Repair Service Establishments
 - (14) Restaurants (sit-down, no drive-through permitted)
 - (15) Retail Food Establishments
 - (16) Retail Sales Establishments
 - (17) Schools of Special Education
 - (18) Residences Over Ground Floor Commercial Uses
 - (19) Shopping Centers
 - (20) Sponge Packing Houses (within the Cultural and National Register Historic Preservation Districts)
 - (21) Theatres, Indoor
 - (22) Veterinary Clinics provided that no boarding facilities may be allowed except as may be required for the short term treatment of sick or injured animals and when completely enclosed within a building

(23) Workshops for Artist, Sculptor, Photographer or Craftsperson

(24) Vegetable and Produce Stands

(C) Conditional Uses:

(1) Bars & Taverns

(2) Boarding Homes

(3) Car Wash

(4) Commercial Off-street Parking

(5) Congregate Care Facilities

(6) Construction Equipment Sales/Rental (Light)

(7) Emergency Shelters, Residential Treatment Facilities, Recovery Homes

(8) Heavy Printing

(9) Light Utility Service

(10) Motels

(11) Multifamily Dwellings to a maximum density of 15 units per acre

(12) On-premise consumption of alcoholic beverages

(13) Outside Sales, Display, or Seating

(14) Pawn Brokers

(15) Private Clubs

(16) Schools of General Education

(18) Wineries

(18) Single Family Attached

(19) Single Family Semi-Detached

(20) Single Family Detached

(21) Two Family Dwellings

(22) Vehicle Sales and Rentals, indoor showroom only, no outside displays of merchandise or storage of materials.

(D) Prohibited Uses: Any uses not listed as permitted or conditional shall be deemed to be prohibited.

(E) Dimensional Regulations:

(1) Single Family Detached as provided by the R-60 District. All other residential uses as provided by the CRM District.

(2) All Other Uses:

(a) Maximum Height = 45 feet

- (b) Minimum Yards:
 - (1) Front = zero
 - (2) Side = zero; ten feet when adjoining a residential district
 - (3) Side Street = zero, but located outside of visibility triangle
 - (4) Rear = Ten feet.
 - (c) Maximum Non Residential Floor Area Ratio = as provided by the Comprehensive Plan
 - (d) Minimum Open Space = Ten percent
 - (e) Maximum Impervious Surface Ratio = .90
 - (f) Residential Equivalent Use: Shall not exceed 3.0 beds per permitted dwelling unit at the appropriate density in dwelling units per acre.
 - (g) Public/Semi-Public Uses: Shall not exceed a maximum area of five acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.
 - (h) Mixed Use: Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
 - (i) Transient Accommodation Use: Shall not exceed the densities permitted by the underlying land use designation on the Future Land Use Map.
 - (j) The permitted uses, densities, and intensity standards in this district shall be limited by the parcel's designation on the future land use map.
- (F) Conditional Use Review Criteria:
- (1) In general, conditional uses in the GB District shall be evaluated for compatibility with surrounding uses and furthering the intent of the GB District.
 - (2) Residential uses are intended to facilitate mixed use and live/work opportunities in urban areas. Large residential only developments shall be discouraged in tourist oriented development areas. These areas include, but are not limited to the Sponge Docks and CRA (Community Redevelopment Area).
- (G) Design Standards for Parking Lots: Off-street parking areas in the GB district which are also located within the City's Community Redevelopment Area (CRA) as depicted in Attachment "A" attached to Ordinance No. 2010-32 shall adhere to the following specific design standards:
- 1. Alternative parking surfaces may be utilized throughout the district. All other applicable standards of the Land Development Code for the construction of parking lots shall be required.
 - 2. Actual parking to be provided shall not exceed 110 percent of the required parking after the provision of all applicable credits and reductions allowed elsewhere in this Code.

3. Parking lots shall be masked from the street frontage by a streetscreen. Streetscreens shall be between 3.5 and 8 feet in height and constructed of a material matching the adjacent building facade. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access. In addition, all streetscreens over 4 feet high should be 30 percent permeable or articulated. As an alternative, the Board of Commissioners may consider a "green" streetscreen consisting of dense hedges, ivy or similar plantings during the site plan review process.
4. Alternatives to the requirements of § 127.03, Parking Lot Design and § 134.05, Parking Lot Landscaping may be considered by the Board of Commissioners during the site plan review process when an acceptable alternative can be demonstrated that achieves the intent of buffering and screening off-street parking.

(Ord. 90-10, passed 5-1-90; Am. Ord. 90-30, passed 9-4-90; Am. Ord. 90-35, passed 9-18-90; Am. Ord. 91-44, passed 11-19-91; Am. Ord. 94-19, passed 5-17-94; Am. Ord. 93-31, passed 11-16-93; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 94-42, passed 12-20-94; Am. Ord. 99-20, passed 8-17-99; Am. Ord. 2003-01, passed 2-18-03; Am. Ord. 2003-31, passed 9-30-03; Am. Ord. 2004-09, passed 5-4-04; Am. Ord. 2009-03, passed 8-18-09; Am. Ord. 2010-32, passed 1-11-11)