

2.02.05.12 General Business - GB (Legacy District)

Purpose. The purpose of the General Business (GB) Legacy Zoning District is to retain existing areas established to provide for general destination business uses which serve the needs of residences and businesses in the vicinity.

- A. **Applicability.** The GB Legacy Zoning District permits the continued development of established GB Zoning Districts. Expansion of the GB Zoning District is not permitted after December 13, 2023.
- B. **Uses.** Refer to Table 3.02.02 for uses allowed in the GB Legacy Zoning District.
- C. **Dimensional Standards.** Refer to Table 2.02.05.12-1 for required dimensional standards.  **Calculator Available**

Table 2.02.05.12-1. GB Legacy Zoning District Dimensional Standards

	Standard	Requirements
Density Requirements		
1	FAR (max)	0.40
Lot Requirements		
2	Lot Size (min)	20,000 sf exclusive of major floodplain
3	Lot Width (min)	100 ft
Setback Requirements^{1, 2}		
4	Front Yard (min)	50 ft
5	Side Yard adjacent to existing or planned residential use (min)	100 ft
6	Side Yard adjacent to GB Zoning District (min) ³	20 ft
7	Rear Yard adjacent to existing or planned residential use (min)	100 ft
8	Rear Yard (min)	50 ft
9	Setback Between more than 1 Building on an Individual Lot or Building Site (min)	25 ft or greater if required for fire protection
Building Requirements		
10	Lot Coverage (max)	35%
11	Building Height (max)	45 ft

TABLE KEY: FAR = floor area ratio, ft = feet, sf = square feet, min = minimum, and max = maximum

TABLE NOTES:

¹Except when a greater Road Corridor Setback or Buffer is required by Section 7.04.02.

²Setback and yard requirements may be modified in accordance with Section 10.03 or Section 10.10.04.C.

³Unless the buffer required by Section 7.04.03.

- D. **Road Access.** In addition to Section 7.07.01, the following applies:

1. **Road access** is not allowed through residential areas; and
2. Individual lot created after June 16, 1993, are not permitted to have direct access to arterial or **major collector roads**.

- E. **Buffering and Screening.** In addition to Section 7.04, yards, berms, vegetative screening, fences, or walls must be provided to buffer residential Zoning Districts and public roads from uses allowed in the GB Zoning District. In particular, **outdoor storage, off-street parking areas, service areas for loading and unloading and for storage and collection of materials, supplies, refuse and garbage** must be screened so that such areas are not visible from the road.

3.02.02 Legacy Suburban Zoning Districts Use Table

Table 3.02.02-1.

Principal Use Table for Legacy Suburban Zoning Districts

Note: P = Permitted | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Use-Specific Standard	Suburban ³													GB	CLI		
		R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB					
Residential																		
Household Living																		
1	Caretaker or Guard Residence															P		
2	Dwelling, Live/Work	4.02.03																
3	Dwelling, Multifamily	4.02.08						P	P	P				P	P			
4	Dwelling, Single-Family Attached	4.02.07		P	P	P	P	P						P	P			
5	Dwelling, Single-Family Detached	4.02.07	P	P	P	P	P							P	P			
6	Dwelling, Tenant	4.02.09																
7	Manufactured Home	4.02.04						S	S									
Group Living																		
8	Congregate Housing		S	S	S	S	S	S							P			
9	Continuing Care Facility	4.02.02	S	S				S	S	S				S	P/S	S		
10	Dormitory, Seasonal Labor	4.02.06																
11	Religious Housing	4.02.05																
12	Rooming and Boarding	4.02.05													S			
Lodging																		
13	Bed and Breakfast Homestay	4.03.01	P	P														
14	Bed and Breakfast Inn	4.03.01	M	M														
15	Camp, Day and Boarding	4.03.02	S	S										P				
16	Campground	4.03.03	S	S										P				
17	Country Inn	4.03.01																
18	Hotel/Motel	4.03.04									P	P	P		P	P		
19	Rural Resort	4.03.01																
20	Recreational Vehicle Park													P				
21	Short-Term Rental, Commercial Whole House	4.03.05	M	M	S	S	S								S			
Commercial																		
Animal Services																		
22	Animal Care Business	4.04.24																
23	Animal Hospital	4.04.01									S			S	P	P		

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			R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB			
24	Companion Animal/Pet Grooming									P					P	P	
25	Kennel	4.04.16	S												S		
26	Kennel, Indoor	4.04.16	S							P					S	P	
27	Veterinary Service	4.04.25								S					P	P	
Day Care																	
28	Adult Day Care	4.04.26	S	S	S	S	S	S	S	P	P/M ¹			P	P	P	
29	Child Day Center	4.04.08	P	P	P	P	P	P	P	P	P/M ¹			P	P	P	
30	Child Day Home	4.04.08	P	P	P	P	P	P						P			
Financial Services																	
31	Bank or Financial Institution	4.04.12								P	P			P/S	P	S	
Food and Beverage Sales/ Service																	
32	Banquet/Event Facility	4.04.05	S							P				P		P/S	
33	Craft Beverage Manufacturing	4.04.11								P	M	P			P	S	M
34	Farmers Market	4.04.14															
35	Farmers Market (off-site production)	4.04.14															
36	Food Preparation	4.04.06							P					P	P	P	
37	Restaurant	4.04.10							P	P/M/S ¹	P			P/S	P	P/S ¹	
38	Restaurant, Rural	4.04.18															
Office, Business, and Professional																	
39	Office, Professional	4.04.17								P/S	P	P		P		P	
40	Small Business, Agricultural and Rural	4.04.19															
Personal/Business Services																	
41	Business Support Services	4.04.07								P	P/M ¹	P		P	P	P	
42	Dry Cleaning Plant																
43	Farm Machinery Sales and Service	4.04.13													P		
44	Maintenance and Repair Services									P	P/M ¹	P		P	P	P/S ¹	
45	Personal Services								P	P				P	P	P	
46	Postal Services								P	P				P	P	P	
Retail																	
47	Antiques, Art, and Crafts	4.04.02								P	P	P		P		P	
48	Auction	4.04.03												P			
49	Convenience Store								P				P/S ²	P	S		
50	Convenience Store (with Gasoline Sales)								S					S	S		

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		R-1	R-2	R-3	R-4	R-8	R-16	R-24	PD-CC (RC)	PD-RDP	PD-SA	PD-AAAR	PD-MUB	GB
109	Wood, Metal and Stone Crafts													
Warehousing, Storage and Distribution														
110	Building and Landscaping Materials Supplier	4.06.07												
111	Industrial Storage	4.06.07												
112	Mini-Warehouse	4.06.06											S	
113	Moving and Storage													
114	Outdoor Storage	4.06.07												
115	Outdoor Storage, Vehicles	4.06.07												
116	Vehicle Storage and Impoundment	4.06.07											P	
117	Wholesale Distribution, Warehousing and Storage	4.06.10										S	P	S
Infrastructure														
Transportation/Parking														
118	Airport/Landing Strip	4.07.01										P		
119	Ground Passenger Transportation (e.g. Taxi, Charter bus)													
120	Heliport or Helistop										S		S	S
121	Marina													
122	Parking Facility	4.07.03	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P	P/S/M	P/S
123	Transit Facility	4.07.10								S	S	P		S
Utilities														
124	Electric Generating Plant and Transmission Facility/Utility Generating Plant or Transmission Facility													
125	Energy Storage, Utility Scale	4.07.02									S			S
126	Public Service Center, with Outdoor Storage	4.06.07											S	S
127	Public Service Center, without Outdoor Storage									P	P			P
128	Solar Facility, Utility Scale	4.07.06												
129	Utility, Minor	4.07.11	P	P	P	P	P	P	P	P	P	P	P	P
130	Utility, Major	4.07.04	S	S	S	S	S	S	S	S	S	S	S	S
Communications Facilities														
131	Recording Studio									P	P	P		P

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TABLE NOTES:

¹See Section 3.03.D.

²Convenience Store located in a stand-alone building requires Special Exception approval pursuant to Section 10.11.

³See Section 2.02.05 for Single Family Residential (R-1, R-2, R-3, R-4, R-8, R-16, and R-24), Planned Development-Commercial Center (Regional Center) (PD-CC(RC)), Planned Development-Research and Development Park (PD-RDP), Planned Development-Special Activity (PD-SA), Planned Development-Active Adult Age Restricted (PD-AAAR), Planned Development-Mixed Use Business (PD-MUB), General Business (GB), and Commercial Light Industry (CLI) Legacy Zoning District regulations.

4.06.07 Outdoor Storage

GI IP MR-HI

- A. **Applicability.** Section 4.06.07 applies to outdoor storage. This includes **Outdoor Storage, Vehicle Outdoor Storage, Vehicle Storage and Impoundment, or an Industrial Storage** use where items are stored outdoors and not exclusively in an enclosed structure.
- B. **Screening.** All outdoor storage must be enclosed by a Type C Buffer, wall, berm with landscaping that provides year around screening or other comparable enclosure method.
- C. Outdoor storage is not permitted in the following **Zoning Districts:** TRC, UE, and TC (Town Center Core only).
- D. Outdoor storage of any kind is not permitted between a **road** and a structure, except underground bulk storage of gasoline or petroleum products is permitted to be located between a road and a structure.
- E. **Bulk storage of gasoline, petroleum products, and natural gas.** The bulk storage of gasoline, petroleum products, or natural gas must meet the following requirements:
 1. **GI and MR-HI Zoning Districts.** Industrial storage that includes the bulk storage of gasoline, petroleum products, or natural gas requires **Special Exception** review and approval in accordance with Section 10.11;
 2. **IP and PD-RV Zoning Districts.** Bulk storage of gasoline or petroleum products is not permitted except when it is accessory to a **principal use**;
 3. The bulk storage must be provided underground; and
 4. Any storage of bulk gasoline, petroleum products, and natural gas must be set back 200 feet from residential zoning districts or residential property lines.
- F. Waste materials must be stored in a closed container. The burning of waste materials is prohibited.
- G. **CLI Zoning District.** Outdoor storage accessory to permitted or Special Exception uses, not to exceed 25% of the **gross lot area**, is allowed subject to Section 4.06.07. No storage of any kind is permitted within any required **yard**.
- H. **IP Zoning District.** Outdoor storage accessory to permitted or Special Exception uses, not to exceed 10% of the **gross lot area**, is allowed subject to Section 4.06.07. Outdoor storage accessory to permitted or Special Exception uses in excess of 10% of the lot area requires review and approval of a Special Exception.

4.06.10 Wholesale Distribution, Warehousing, and Storage

- A. **Applicability.** Section 4.06.10 applies to any **Wholesale Distribution, Warehousing, and Storage** use.
- B. **Retail Sales.** Retail sales to the general public are limited to 20% of the **gross floor area** devoted to the Wholesale Distribution, Warehousing, and Storage use.

Machinery and Equipment Sales and Services: An establishment engaged in the sale, rental and servicing of trucks, buses, boats, recreational vehicles, taxicabs, ambulances, mobile homes, trailers, and farm and construction machinery or equipment. This does not include automobile sales and accessory service activities.

Outdoor Storage: The holding or storage, in an unroofed area, of any goods, junk, materials, or merchandise in the same place for more than 24 hours.

Vehicle Repair, Heavy: An establishment engaged in major mechanical and body work performed on vehicles, repair of transmissions and differentials, straightening of body parts, painting, welding, or similar work. Accessory uses include light vehicle repair establishments, but do not include establishments for the sale, rental, and service of heavy equipment and specialized vehicles.

Vehicle Repair, Light: An establishment where the primary use is the sale, servicing, repair and/or installation of gas, electric, or hybrid motor vehicle accessories, such as: spark plugs, batteries, distributors and distributor parts, tires, brakes, brake fluid, mufflers, tail pipes, water hoses, fan belts, light bulbs, fuses, floor mats, windshield wipers, wiper blades, grease retainers, wheel bearings, and mirrors. Light vehicle repair may also include greasing, lubrication and radiator flushing, minor servicing and repair of carburetors, fuel pumps, oil pumps, water pumps and lines, electrical systems, and minor motor adjustments not involving removal of the head or crankcase or racing the motor.

Vehicle Sales and/or Rental: An establishment where the principal occupation is the sale and/or rental and accessory service of vehicles stored on-site and in operating condition. "Vehicles" include automobiles, motorcycles, All-Terrain Vehicles (ATV), and trucks stored on site. "Vehicles" do not include heavy equipment and specialized vehicle sale, rental, and service establishments. However, specialized vehicles may be sold, rented, and serviced as an accessory use.

Vehicle Storage and Impoundment: An area designed for the temporary storage of wrecked, inoperable and/or abandoned motor vehicles. This does not include the dismantling, wrecking, or sale of motor vehicles or parts.

4.04.20 Vehicle Repair, Heavy

- A. **Applicability.** Section 4.04.20 applies to Heavy Vehicle Repair uses in the GI Zoning District.
- B. **General.**
 - 1. Motor vehicle service and repair must be conducted within a building and must not include on-site storage of inoperable vehicles.
 - 2. All vehicles accepted for repair must be screened in accordance with Section 4.06.07.
 - 3. Any loading/unloading of vehicles and vehicle storage areas must be located on the same lot and separated from the customer parking areas.
- C. **Heavy Vehicle Repair Uses with Accessory Vehicle Sales.**
 - 1. Motor vehicle sales are permitted as an accessory use to Heavy Vehicle Repair subject to this Section 4.04.20.C. This section does not prevent a mechanic from selling a car to recover costs associated with a mechanic's lien.
 - 2. **Location.**
 - a. The accessory vehicle sales must be on the same lot and within the same building as the principal use of Heavy Vehicle Repair.
 - b. Accessory vehicle sales are only permitted when the use is located on a paved local road capable of accommodating the traffic generated by the use and accessed by the same roads that serve the principal use.
 - 3. **Outside Display.**
 - a. Outside display of vehicles is not permitted within front yards, setbacks, or within parking required in accordance with Section 7.06.
 - b. Parking for the outside display of vehicles must be done in accordance with Section 7.06.01.
 - c. Up to 4 vehicles may be outside on display for sale.
 - 4. **Inventory.**
 - a. All vehicles sold must have received major repair, modification, or customization (above those services defined as Light Vehicle Repair) by the Heavy Vehicle Repair use.
 - b. The sale and/or outdoor storage of inoperable vehicles is not permitted.
 - 5. **Franchise Prohibited.** No dealership franchises are permitted.

4.04.21 Vehicle Repair, Light

- A. **Applicability.** Section 4.04.21 applies to Light Vehicle Repair uses.
- B. **Heavy Vehicle Repair.** Up to 10% of the floor area may be used for heavy motor vehicle service and repair as defined in Heavy Vehicle Repair.
- C. **Repair to Occur Indoors.** Motor vehicle service and repair must be conducted within a building.
- D. **Storage of Inoperable Vehicles Prohibited.** On-site storage of inoperable vehicles is not permitted.
- E. **Screening.** All areas containing vehicles under repair must be screened.

4.04.22 Vehicle Wholesale Auction

- A. **Applicability.** Section 4.04.22 applies to any Vehicle Wholesale Auction.
- B. **Locational Criteria.**
 - 1. Vehicle Wholesale Auctions must be located on a public road capable of accommodating the traffic generated by the use.
 - 2. The minimum lot area is 20 acres.
- C. **Site Development Criteria.**

1. Any car-carrier loading/unloading area and vehicle storage areas must be located separately from the customer parking areas.
2. The use must be served by public sewer.
3. Car washing associated with the use must use recycled water.
4. The sale and/or storage of vehicles that are not in operating condition is not permitted.
5. Outdoor vehicle storage, parking spaces, and loading spaces must be specifically identified on an approved Site Plan and are limited to those areas.
6. The minimum setback for outdoor vehicle storage is 100 feet from any road right-of-way.
7. The test driving of all vehicles must be conducted on-site.
8. Vehicle wholesale auctions must not be conducted before 8:00 a.m., after 6:00 p.m., or on Saturdays or Sundays.

4.04.23 Vehicle Sales and/or Rental GI IP

- A. **Applicability.** Section 4.04.23 applies to Vehicle Sales and/or Rental uses.
- B. **Use Limitation.** Vehicle Sales and/or Rental uses are limited to vehicle rental establishments in the PD-CC(RC) (Legacy District), IP, and GI Zoning Districts. No establishment where the principal occupation is the sale of motor vehicles, such as a car dealership, is permitted in these zoning districts.