

§ 165-28. GB General Business District.

- A. Intent. The intent of the General Business District is to provide opportunities for an organization or enterprising entity to engage in business, commercial, limited industrial, or professional activities. **[Amended 1-25-2022 by L.L. No. 2-2022]**
- B. Permitted principal uses:
- (1) Principal uses permitted in RB and NB Districts, except public buildings.
 - (2) Retail sales, including but not limited to department and discount stores, drugstores and pharmacies, clothing and shoe stores, hardware stores, furniture and home appliance stores, photographic and video sales and rental stores, excluding uses regulated elsewhere in this section as special permit uses. **[Amended 3-24-1987 by L.L. No. 1-1987 ; 8-9-1988 by L.L. No. 8-1988]**
 - (3) Commercial schools, such as barber, beauty, art or dancing schools, and driver training schools. **[Amended 3-24-1987 by L.L. No. 1-1987 ; 8-9-1988 by L.L. No. 8-1988]**
 - (4) Furniture repair shops and upholstery shops. **[Added 3-24-1987 by L.L. No. 1-1987 ; 8-9-1988 by L.L. No. 8-1988]**
 - (5) Restaurants, except fast-food and drive-in, provided that no adult entertainment will be permitted. **[Amended 3-24-1987 by L.L. No. 1-1987 ; 8-9-1988 by L.L. No. 8-1988 ; 4-26-1994 by L.L. No. 2-1994]**
 - (6) A group of businesses and commercial enterprises, limited industrial and professional activities located within a commercial plaza setting, excluding uses that would have tractor trailers parked at loading docks for an extended period of time, uses where over 65% of a building is used for warehousing of a product that is not produced on the site, uses that would generate loud noises, smoke or objectionable odors, and uses that would not involve any outdoor storage of materials or project. **[Amended 3-24-1987 by L.L. No. 1-1987 ; 8-9-1988 by L.L. No. 8-1988 ; 1-25-2022 by L.L. No. 2-2022]**
- C. Permitted accessory uses:
- (1) Accessory uses permitted in the RB and NB Districts.
 - (2) Manufacturing, servicing and repair activities which are clearly incidental to the retail or service activity conducted on the premises may be permitted, provided that such activity produces no offensive odors, noise, vibration, heat, glare or dust.
 - (3) Vending machines, only when located wholly within the main building, except that public telephones and newspaper vending machines may be located outside a building.
 - (4) Outdoor display and storage on the same parcel of land as a principal use situated in a permanent structure, provided that said storage is in accordance with the requirements of § 165-45 of this chapter.
 - (5) Public donation bins, subject to the provisions of § 165-65.2B of this chapter. **[Added 12-22-2009 by L.L. No. 6-2009]**

D. Special permit uses:

- (1) Special permit uses allowed in the RB and NB Districts. **[Amended 3-24-1987 by L.L. No. 1-1987 ; 8-9-1988 by L.L. No. 8-1988]**
- (2) Motor vehicle service stations, self-service gasoline stations and motor vehicle repair work of any kind. **[Amended 3-24-1987 by L.L. No. 1-1987 ; 8-9-1988 by L.L. No. 8-1988]**
- (3) Motion-picture theaters, theaters and auditoriums for the performing arts, roller-skating rinks, miniature golf courses, practice driving ranges, golf courses, bowling alleys, tennis or racquetball clubs, health clubs, pool halls and video game arcades. **[Amended 3-24-1987 by L.L. No. 1-1987 ; 8-9-1988 by L.L. No. 8-1988]**
- (4) New or used motor vehicle, motorcycle, all-terrain vehicle, snowmobile sales or recreational vehicles. **[Amended 3-24-1987 by L.L. No. 1-1987 ; 8-9-1988 by L.L. No. 8-1988]**
- (5) Public garages.
- (6) Boat and marine sales.
- (7) Laundry and dry-cleaning plants.
- (8) Farm implement dealers.
- (9) The following uses, provided that they are conducted within a completely enclosed building or within an area enclosed by a suitable solid fence or wall:
 - (a) Building materials supply.
 - (b) Small animal hospital or kennel located at least 200 feet from the side and rear lot lines of the lot upon which said buildings are located.
 - (c) Machine or tool sales, rental or service.
- (10) Car washes, provided that no entrance or exit drive shall be located within 100 feet of any street intersection, and provided that there are at least 15 reservoir spaces as defined herein for the first washrack or washlane and 10 reservoir spaces for each additional washrack or washlane, with a maximum number of reservoir spaces needed not to exceed 40 spaces.
- (11) Mobile home sales, service and repair establishments and prefabricated home sales or model home sales separate from the development site. **[Amended 3-24-1987 by L.L. No. 1-1987¹; 8-9-1988 by L.L. No. 8-1988]**
- (12) Fast-food and drive-in restaurants. **[Amended 3-24-1987 by L.L. No. 1-1987 ; 8-9-1988 by L.L. No. 1-1988]**
- (13) Commercial greenhouse or plant nursery or similar commercial agricultural uses.

1. Editor's Note: This local law also repealed original Subsection D(11), regarding public buildings and grounds.

[Added 3-24-1987 by L.L. No. 1-1987 ; amended 8-9-1988 by L.L. No. 8-1988]

- (14) Rentals of automobiles, trucks, trailers or other vehicles. **[Added 3-24-1987 by L.L. No. 1-1987 ; amended 8-9-1988 by L.L. No. 8-1988]**
 - (15) Mini-warehouse structures, subject further to the provisions of § 165-84.1 of this chapter. **[Added 3-24-1987 by L.L. No. 1-1987 ; amended 8-9-1988 by L.L. No. 8-1988 ; 12-20-2005 by L.L. No. 4-2005]**
 - (16) Shopping plazas and shopping malls. **[Added 3-24-1987 by L.L. No. 1-1987 ; amended 8-9-1988 by L.L. No. 8-1988]**
 - (17) Essential services and structures, excluding power plants, maintenance yards, storage yards and including personal wireless telecommunications facilities. **[Added 4-22-1997 by L.L. No. 3-1997]**
 - (18) On-site-use wind energy systems. **[Added 5-25-2010 by L.L. No. 4-2010]**
 - (19) Large-scale ground-mounted solar PV systems. **[Added 1-25-2022 by L.L. No. 2-2022]**
- E. Additional provisions and requirements. The additional provisions and requirements applicable in RB Restricted Business Districts, § 165-26E, shall apply in GB General Business Districts. **[Amended 3-24-1987 by L.L. No. 1-1987 ; 8-9-1988 by L.L. No. 8-1988 ; 8-11-1998 by L.L. No. 4-1998]**