

● **8-6-9. - GENERAL BUSINESS DISTRICT (GB).**

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A.

Description and Purpose. This district is intended to permit both small and large scale high quality commercial and institutional development that is compatible with the overall suburban character of the village. A wide range of commercial uses including retail, lodging and office uses are permitted within this district. Most new and infill commercial development will be in the GB District.

B.

List of Allowable Principal Land Uses:

1.

Permitted by Right:

Personal or Professional Service

Indoor Retail Sales/Service

Indoor Repair Sales/Service

Public Parks and Open Space

Utilities

Wireless Communication Facility

Indoor Lodging (bed and breakfast)

Indoor Lodging (commercial)

Daycare Facility

Boarding Houses

2.

Permitted by Special Use:

Public and Private Institutional

Outdoor Retail Sales/Service

Indoor Entertainment Sales/Service

Outdoor Entertainment Sales/Service

Vehicle Related Sales and Service

Animal Boarding

Indoor Lodging (bed and breakfast)

Indoor Lodging (commercial)

Daycare Facility

Boarding Houses

Parking Lot (off-site)

Self-Service Storage Facilities (mini warehouses)

Adult-use Cannabis Dispensing Organization

Adult-use Cannabis Transporting Organization or Transporter

C.

List of Allowable Accessory Uses:

1.

Permitted by Right:

Garden/Tool Shed

2.

Permitted by Special Use:

Private Recreational Facility

Cemetery Related Activities

Accessory Apartment

Private Clubhouse

Beer Garden

Stadiums/Grandstands

Mini WECS

Outdoor Storage Accessory to Self-Service Storage Facilities

D.

List of Allowable Temporary Uses (See [Section 8-5-9](#)):

Contractor's On-Site Equipment Storage Facility

Contractor's Project Office

On-site Real Estate Sales Office	
General Temporary Outdoor Sales	
Tents for Special Events	
Temporary Outdoor Food Stands	
Temporary Outdoor Seating and Services	
Re-Locatable Building	
Construction Dumpster	E.
Regulations Applicable to All Uses:	
Landscaping Regulations (See Ch. 10).	1.
Performance Standards (See Ch. 10).	2.
Signage Regulations (See Ch. 11).	3.
Minimum Off-Street Parking Spaces (See Ch. 10).	4.
Density and Intensity Requirements:	F.
Minimum Zoning District Area: 15,000 square feet.	1.
Maximum number of floors: two.	2.
Maximum Lot Coverage: 75 percent.	3.
Bulk Regulations:	G.
Minimum Lot Area: 15,000 square feet.	1.
Minimum Lot Width: 75 feet.	2.
Minimum Street Frontage: 75 feet.	3.
Primary Structure Minimum Setbacks:	4.
Front Lot Line: 15 feet.	a.
Side Lot Line: ten feet; zero feet along common wall.	b.
Total of Both Side Lot Lines: 20 feet; zero feet along common wall.	c.
Rear Lot Line: 25 feet.	d.
Accessory Structure Minimum Setbacks:	5.
Front Lot Line: 15 feet.	a.
Side Lot Line: five feet.	b.
Rear Lot Line: five feet.	c.
Paved Surface Setback: three feet from side or rear; 15 feet from street; (driveways established prior to adoption date of this chapter are exempted).	6.
Minimum Building Separation: 20 feet; zero feet along common wall.	7.
Primary Structure Maximum Height: 35 feet, greater with special use permit. (Ord. 2012-012, 3-13-2012; Amd. Ord. 2016-01, 1-11-2016; Ord. No. 2019-35, § 2, 10-16-2019)	8.

