



**GB - GENERAL BUSINESS DISTRICT**

The GB, general business district is primarily intended to accommodate a wide range of retail, service and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.

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|---------------------------|---|
| Minimum Lot Size: a       | 12,000 square feet  |
| Minimum Lot Width:        | 75 feet   |
| Minimum Street Frontage:  | 75 feet   |
| Minimum Street Setback: c | 15/40 feet Local, Subcollector, Collector<br>15/50 feet Minor Thoroughfare<br>15/60 feet Major Thoroughfare |
| Minimum Interior Setback: | 0/5 feet Adjacent to Non-Residential d<br>10 feet Adjacent to Residential                                   |
| Maximum Building Height:  | 50/80 feet f  |

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- a. Lots of record having less than minimum required area may be developed pursuant to Section 3-14.1 (Nonconforming Lots of Record).
  - b. Maximum district size of three (3) acres (excluding any street right-of-way).
  - c. Setback from right-of-way or property line/setback from street centerline, whichever is greater.
  - d. Zero setback if no setback is provided. If setback is provided it must be a minimum of five (5) feet.
  - e. A through lot has two (2) street setbacks but no rear setback.
  - f. Increase all setbacks by one (1) foot for every one (1) foot in height between fifty (50) and eighty (80) feet. No additional setback is required for buildings above 80 feet in height.
  - g. Smaller lots are permitted for residential uses (refer to Table 4-4-3).
  - h. No more than three (3) full or partial stories entirely above grade.
  - i. Development perimeter only.
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**Additional Requirements:**

All permitted uses within the wholesale trade category, except Market Showrooms, shall meet the following standards:

- a. A maximum of 10,000 square feet of gross floor area intended for wholesale trade shall be permitted per establishment; and
- b. No outside storage of materials shall be permitted.