

ARTICLE 3.5 "GB-1-1800" GENERAL BUSINESS DISTRICT REGULATIONS

A. **Use Regulations:** In a GB-1-1800 General Business District, no land and no building shall be erected or converted to any other use than permitted as per ARTICLE 4.1. Further, no land shall be used and no building shall be erected or converted for use as a private residence. In a General Business District, the uses listed below are allowed. Other uses may be allowed by a Specific Use Permit. Industrial, commercial or high traffic uses, however, are not allowed or encouraged.

- (a) Bakeries.
- (b) Banks, savings and loan, or other financial institutions.
- (c) Barber shop and beauty salons.
- (d) Book, card, and stationery stores.
- (e) Camera stores.
- (f) Clothing and shoe stores.
- (g) Clinics and professional offices (including dentists, physicians, and veterinarian offices).
- (h) Country clubs.
- (i) Day care centers.
- (j) Drug stores, retail sales only.
- (k) Feed and supplies, retail sales only.
- (l) Florist, retail sales only.
- (m) Gift shops.
- (n) Grocery stores.
- (o) Hardware, retail sales only.
- (p) Private schools.
- (q) Restaurants (without drive-through or curb side service).
- (r) Sports clubs (excluding pistol and rifle ranges).
- (s) Any use or public building to be erected or used by the City government.
- (t) Accessory buildings customarily associated with any of the above establishments to which they refer, except that they shall not be placed within any required yard.

B. **Building Requirements:**

- (1) **Minimum Size:** The minimum floor area of the main building shall be a one thousand, eight hundred square feet (1,800 sq. ft.) area, which excludes porches, breeze-ways, attached garages, and servant's quarters.

C. **Area Regulations:**

- (1) **Front Yards:** All buildings shall set back from the street right-of-way line to provide a front yard having not less than thirty feet (30') in depth.
- (2) **Side Yard:** No side yard specified except where the uses abuts upon a district boundary dividing such district from a residential district in which even a minimum ten foot (10') side yard shall be provided on the side adjacent to such residential district.
- (3) **Lot Area:** The minimum lot area of any lot shall be fourteen thousand, five hundred and twenty square feet (14,520 sq. ft.).