

## **ARTICLE XX**

### **(GB) GENERAL BUSINESS DISTRICT**

#### **Section 20.01 Purpose**

The General Business District is established to accommodate a broad range of business activity oriented toward community and/or regional markets. Such business uses, by their nature, rely on higher volumes of customer traffic and generally have higher impact levels on adjacent uses. The intent of the GB District is to encourage the most compatible relationship between permitted uses and overall traffic movement within the City, while minimizing negative impacts on adjacent land uses. The GB District is intended to be used primarily suburban settings; it is not to be used in the existing downtown area as a substitute for the DE District.

#### **Section 20.02 Permitted Uses**

- A. Any use or structure specified as a permitted use in Section 19.02 A of the NB District.
- B. Retail Stores primarily engaged in selling merchandise for personal or household consumption, and rendering services incidental to the sale of these goods:
  1. Food and food products, consisting of: grocery, meat, fish, fruit or vegetable markets or combinations thereof, dairy or bakery products, specialty food stores such as candy or confectionery and miscellaneous food stores.
  2. General merchandise, including home furnishings and hardware and similar "hard lines".
  3. Apparel, consisting of: clothing, furnishings, and accessory items for men, women and children, custom tailor shops and combined apparel sales and personal service operations, and miscellaneous apparel and accessory stores.
  4. Similar retail stores, including: drug stores, florists, gift and novelty stores, books and newspapers, camera, photographic and optical goods, jewelry, antique stores, specialty stores and other retail stores which conform to the purpose and intent of the GB District.
- C. Personal Services, involving the care of the person and his/her personal effects, including consumer services generally involving the care and maintenance of tangible property or the provision of tangible services for personal consumption including:
  1. Restaurants, including establishments with drive-through facilities, but not including restaurants with temporary outside seating areas.
  2. Banks, savings and loans, and credit agencies, including establishments with drive-through facilities.
  3. Barber and beauty shops.

4. Dry-cleaning establishments.
  5. Funeral services.
  6. Human medical and dental clinics.
  7. Radio, television, or small appliance repair.
  8. Public and private parking areas.
  9. On-premises duplication facilities.
- D. Business Services engaged in the providing of services to business establishments on a fee or contract basis, consulting services, protective services, office equipment rental, lease or purchase, commercial research and development.
  - E. Commercial recreational facilities such as community and public swimming pools, skating rinks, bowling alleys, physical fitness centers.
  - F. Lumber and home improvements sales.
  - G. Automobile sales and service establishments, including gasoline service stations, but not including truck servicing establishments.
  - H. Theaters and similar public assembly facilities.
  - I. Churches and places of public worship, provided such establishments have a seating capacity of under 1,000 persons in the main sanctuary.
  - J. Hotels and motels.
  - K. Garden centers.
  - L. Carry out food and beverage establishments with drive-through facilities.
  - M. Similar uses, as determined by the Planning and Zoning Commission to be consistent with the purpose of the GB District, in accordance with the provisions by Section 10.02.05 of this Ordinance.

### **Section 20.03 Conditional Uses**

- A. Self-service car washes.
- B. Restaurants and similar facilities with outside seating facilities.
- C. Temporary or seasonal outdoor sales lots having a maximum operating duration of four (4) months, provided all other permits are obtained.
- D. Buildings with a total roof area of 50,000 square feet or more must submit a Big Box / Large Format Development Plan to the Planning & Zoning Commission for review and approval. Big Box Development Plan requirements / Large Format Design Guidelines are found in Article XXXVI of this Zoning text.

- E. Class II Group Residential Facility.

#### **Section 20.04 Development Standards**

- A. Minimum Lot Area

No minimum lot area is required: however, lot area shall be adequate to provide for the required parking and yard areas.

- B. Minimum Lot Width

100 feet of frontage on a publicly dedicated and improved street or highway which is designated as not less than Minor Arterial status on the Thoroughfare Plan of the City of Greenville. If the proposed development is located on lots of record on the effective date of this Ordinance, and if the width of each such existing lot is forty (40) feet or less, then the minimum lot width may be reduced to eighty (80) feet.

- C. Minimum Front Yard Depth

Forty (40) feet, or the average of the front yard depth of the five (5) nearest commercial structures on the same side of the street.

- D. Minimum Side Yard

1. When abutting a non-residential zoning district: Twenty (20) feet for structures, ten (10) feet for paved areas.
2. When abutting a residential zoning district: Fifty (50) feet for structures, thirty-five (35) feet for paved areas.

- E. Minimum Rear Yard

1. When abutting a non-residential zoning district: Thirty (30) feet for structures, ten (10) feet for paved areas.
2. When abutting a residential zoning district: Fifty (50) feet for structures, thirty-five (35) feet for paved areas.

- F. Building Height

Forty (40) feet.

- G. Parking and Loading

Parking and loading requirements shall be as specified in Article XXXIV. In addition, parking spaces shall be designed to allow a minimum of five (5) feet between any structure and any parked vehicle.

H. Landscaping

The landscaping of all parking and service areas is encouraged in the GB District. If side or rear yards are located adjacent to any district where single-family or two-family residences are a permitted use, landscaping and screening shall be required in those yards to meet the requirements of Article XXXIII of this Ordinance.

I. Trash and Garbage Control

All trash and garbage shall be stored in container systems which are located and enclosed so as to effectively screen them from view. The disposal of trash and maintenance of the area shall be the responsibility of the owner of the property.

J. Accessory Structures

Accessory structures of up to 320 square feet in size must maintain a minimum of ten (10) feet side and rear yard setbacks and ten (10) feet separation between buildings. Buildings larger than 320 square feet must follow the setbacks established above.

Revisions: Ord 02-91, effective 09/06/02; Ord 05-123, effective 01/06/06; Ord 09-74, effective 07/21/09.