

Section 719.41 – Principal Permitted Uses in the General Business District

- A. Any retail business or service establishment permitted in the CB District.
- B. Gasoline Service Stations, subject to the following:
 - 1. A minimum of one hundred fifty feet of street frontage on the lot proposed for the service station shall be provided on the principal street serving the station. The lot shall be a minimum of one acre.
 - 2. All buildings shall be set back not less than forty (40) feet from all street right-of-way lines.
 - 3. Gasoline pumps, air and water hose stands, and other appurtenances shall be set back at least fifteen (15) feet from all street right-of-way lines.
 - 4. Curb cuts shall be no closer than twenty (20) feet to any adjoining non-residential zoning district, no closer than seventy (70) feet to any corner of two intersecting street right-of-way lines, and no closer than twenty-five feet to any abutting residential district.
 - 5. Prohibited activities include the following: outdoor storage or parking of vehicles for more than three consecutive calendar days, vehicle body repair, undercoating, painting, tire recapping, engine rebuilding, auto dismantling, and other such activities whose external physical effects could adversely extend beyond the property line.
- C. Bus passenger stations
- D. Storage of materials or goods to be serviced or sold at retail, provided such storage is within a building or is enclosed so as not to be visible to the public from a street or property line.
- E. Greenhouses
- F. Open-air businesses, including outdoor space for the sale or rental of automobiles, agricultural implements, boats, or house trailers, and open-air businesses, such as but not limited to retail sales of lawn furniture, plant materials, nursery playground equipment, and other home garden supplies subject to the following:

1. The lot or area shall be provided with an improved, durable, and dustless surface and drained to dispose of all surface water accumulated. The surface must be paved for automotive vehicles, trailers, boats, or similar vehicles.
2. Ingress and egress to the outdoor sales area shall be at least seventy (70) feet from the intersection of any two (2) street right-of-way lines or an abutting residential district.
3. No major repair or refinishing shall be done on the lot, except that auto repair garages may be permitted, subject to the following conditions.

G. New or used vehicle sales showrooms and service facilities.

H. Commercial recreation uses such as golf driving ranges, miniature golf courses, par three golf courses, and other similar uses. Such uses shall not include go-kart tracks or similar activities.

I. Hotels or motels are subject to the following:

1. Vehicular ingress and egress from the site shall be directly onto a major thoroughfare.
2. No kitchen or cooking facilities are to be provided within the units, except for the use of the manager or caretaker. However, 25% or less of the total units may have kitchenettes for the convenience of the traveling public.
3. Each unit shall contain at least two hundred fifty (250) square feet of floor area.
4. Units shall not be occupied as primary residences, and the hotel or motel shall maintain a guest register.

J. Veterinary hospitals or veterinary clinics, excluding outside kennel facilities, provided all activities are conducted with an enclosed main building.

K. Mini-storage, mini-warehouse, and similar facilities, when wholly enclosed in a building not more than one story in height. No outdoor storage shall be permitted as part of the development.

L. Accessory buildings and uses customarily incidental to any of the above-permitted uses when located on the same property.

M. Other uses similar to the above.