

SECTION 13

“LBD” LIMITED GENERAL BUSINESS DISTRICT

13-010 PURPOSE

This district is intended for retail trade and service businesses to serve the needs of the surrounding neighborhoods. Businesses located in this area act as a median or buffer between residential areas and large scale commercial centers. Because they are closely connected to neighborhoods, more restrictive requirements for light, air, open space, and off-street parking are provided than in other commercial districts.

13-011 DEVELOPMENT STANDARDS

- a. No use shall produce noise levels higher than that which normally prevails in the adjacent neighborhood.
- b. An 8-foot architectural screen shall be required for all sites where the rear or side property line abuts a residential zone or use. “Best side towards the residential use.” (Amended by Ordinance 1230, 5/29/07)
- c. Exterior mechanical equipment, refuse handling and storage of materials or equipment shall be well screened from both the right-of-way and any adjacent residential areas.
- d. All exterior display yards shall be paved.
- e. All accessory buildings or enclosures shall be constructed in a compatible manner and with similar materials as the main structure on the property.
- f. No use of a site shall commence prior to the construction of a main structure.
- g. All commercial and industrial uses shall be of sound structural quality, be maintained in good repair, have a clean and neat appearance, and land adjacent shall be kept free from debris, weeds and trash. If the business or industry is not maintained as described and the Codes Enforcement Officer deems them a public safety hazard or nuisance, they shall be fined and given notice to correct the nuisance within 30 days.
- h. No temporary storage structures or moveable containers except for Industrial uses. All other uses apply. A temporary permit for industrial uses is required.
- i. All activity shall be conducted within a fully enclosed building, except for the display and sale of landscaping and gardening plants supplies.
- j. All business except for parking and loading/unloading shall be conducted within a completely enclosed building.

- k. Beverages containing alcohol may not be dispensed on the premises.
- l. No use is permitted that involves the parking, storage, or keeping of any vehicle or equipment of over 5,000 pounds weight.

13-012 ALLOWED USES

- a. Uses shall focus upon retailing of goods and services, offices, personal services, institutional uses, restaurants and transient (i.e. motel, boarding room, etc...) lodging facilities.
- b. Private, public or semi-public recreational, religious or administrative uses that are appropriate and compatible in the area due to space or intensity needs.
- c. Accessory uses as subordinate, incidental and compatible to the efficient operation of the main use of the site.
- d. Please refer to Appendix A for a list of suggested, permitted uses.

13-013 AREA REGULATIONS

- a. Minimum lot area is 10,000 square feet
- b. Maximum gross floor area is 7000 square feet
- c. Minimum lot width shall be seventy-five (75) feet

13-014 HEIGHT REGULATIONS

- a. No building shall exceed two and one-half (2½) stories or thirty-five (35) feet in height except as provided in Section 23 Supplemental District Regulations.

13-015 REQUIRED SETBACKS

- a. Right-of-way setback: Thirty (30) feet.
- b. Side setback: Twenty (20) feet when abutting a residential use or zone, otherwise ten (10) feet.
- c. Rear setback: Thirty (30) feet when abutting a residential or rural zone or use, otherwise only twenty (20) feet.

13-16 PARKING

Please refer to Section 20, Off-Street Parking and Loading Regulations, of this Ordinance.

13-017 SIGNS

Please refer to Section 25, Signs, of this Ordinance