

ARTICLE XII-E

“GR” GENERAL RETAIL DISTRICT REGULATIONS

Section 1 **GENERAL PURPOSE AND DESCRIPTION:**

The GR, General Retail District is established to provide for the development of regional-serving retail, personal service and office uses larger than forty thousand (40,000) square feet of floor area. Pad site development is also allowed in this zoning district. These shopping areas shall utilize landscape and screening requirements. The GR District should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.

Section 2 **PERMITTED USES:**

1. In the “GR” General Retail District no land shall be used and no building shall be used, erected, or converted to any use other than:

- Antique Shop
- Armed Services Recruiting Center
- Appliance Rental
- Appliance/Tool Repair (Small)
- Art Gallery
- Art Supply/Frame Shop
- Auto Laundry – Full Service Car Wash
- Auto Supply (Parts Only- No Repair Services)
- Bakery (Retail Sales Only)
- Bank, Savings and Loan, Credit Union
- Barber and Beauty Shops
- Book or Stationery Store
- Building Materials, Hardware, Home Improvement Center
- Business School
- Cafeteria
- Camera Shop and Supplies
- Candy Shop
- Catering Services
- Cell Phones and Pagers - Sales and Service
- Ceramic Shop
- Cigarettes, Cigars, & Tobaccos (Retail Sales Only)
- Clothing Store (Retail Sales Only)
- Coffee Shop
- Computer Sales Hardware, Software
- Computer Service & Repair
- Convenience Store (No Facilities For Gas)
- Convenience Store (With Facilities For Gas and May Include Automated Auto Laundry)
- Copy Center
- Defensive Driving School (Classroom Only)

Delivery, Express
Dental Clinic or Laboratory
Department Store
Diet Clinic
Doctors or Dentists Offices
Donut Shop
Driver School (Auto Only)
Drugstore (Retail Sales Only)
Dry Cleaning Store (6,000 SF or Less)
Electrical Goods (Retail Sales Only)
Emergency Clinics
Employment Agency (Professional)
Equipment Sales - Medical or Office (New or Used) and/or Rentals
Errand Services
Film Developing & Printing (Retail)
Fitness Club
Florists (Retail Sales Only)
Furniture Store (Retail Sales Only)
Garden Shop
Glass and Mirror Sales/Installation
Grocery Store (May Include Facilities For Gas Sales)
Handicraft Shop and Art Object Sales
Hardware Store
Health Food Store
Hobby & Novelty Shops
Home Health Services
Hotels and Motels, 120 Rooms or Greater, 3 Story Minimum, 6 Story Maximum, Full Service
Kitchen and Restaurant With Minimum Seating Capacity of 60 Dedicated to the Restaurant,
Minimum of 5000 Square Feet of Meeting Rooms (May be Divisible by Partitions, Board
Meeting Room of 200 Square Feet Minimum, Interior Corridors Only
Household & Office Furniture, Furnishings, and Appliances - Retail Only
Ice Cream/Yogurt Sales
Jewelry, Retail Sales Only with Incidental Repair
Key Shop
Kiosk - Retail (500 SF or Less)
Land Title Company
Laundromat
Lawn & Garden Equipment - Sales and/or Repair
Massage Establishments
Mattress sales, New Merchandise Only
Meat Market (Retail Sales Only)
Medical Clinic
Mortgage Company
Movie Theater (Indoor Only)
Music Store
Musical Instruments
Nail Salon (Nails Only)
Newsstand
Nursery, Retail Only, Sale Of Plants, Trees, Seeds
Offices, Professional & Business Services Only
Optical Dispensary/Optician
Optical Goods
Paint Store
Parking Lot - For The Parking Of Cars & Trucks, 1½Ton or Less

Pet Shop, Indoor (Retail Sales Only)
Photograph Studio
Plumbing Supplies Shop w/o Separate Warehouse, Includes Concealed Storage for Repairs
Postal Mart
Radio or Television Broadcasting Without Tower
Real Estate Office
Rehab Care (Without Live In)
Restaurant - No Curb or Drive-in Services (Service Entirely Within Bldg.)
Restaurant With Drive-in Facilities, Provided No Food or Drink May Be Served to Vehicles
Parked on a Public Street
Seamstress, Dressmaker, or Tailor
Seasonal Sales
Shoe/Boot Repair Shop and/or Sales
Signs (Minor), Banners, Pennants
Silk Screening/Tee Shirt
Sporting Goods Store
Studios, Dance, Music, Health, Reducing, and/or Martial Arts
Studio For The Display & Sale of Glass, China , Art Objects, Cloth,
Swimming Pool, Sauna, Hot Tub Sales and Service
Taxidermist
Toy Store
Travel Bureau
Trophy Sales/Engraving
TV and Small Electronic Repair
Vacuum Cleaner Sales/Repair
Variety Store
Veterinary Offices & Clinics (All Pens & Runs Are Inside & Soundproof)
Video Rental
Wallpaper, Flooring, Carpet
Wearing Apparel, Clothes, Shoes, Hats, Millinery, & Accessories

2. Accessory uses to the main use.

Section 3 **HEIGHT REGULATIONS:**

- A. **Maximum Height:** Two (2) stories, except that a hotels and motels, 75 rooms or greater, may not exceed five (5) stories in height.

Section 4 **AREA REGULATIONS:**

- A. **Size of Lot:**

1. **Minimum Lot Area:** Fifteen thousand (15,000) square feet.

B. Size of Yards:

1. **Minimum Front Yard:** Twenty-five feet (25').
2. **Minimum Side Yard:** Twenty-five feet (25') adjacent to a street or single family residential use or single family zoning district.
3. **Interior Side Yards:** When retail uses are platted adjacent to other retail and other non-residential uses, no side yard is required provided it complies with the building code.
4. **Minimum Rear Yard:** Twenty-five feet (25').

C. Size of Building: There shall be no maximum building size requirement except where a specific maximum is provided in Section 2.

D. Maximum Lot Coverage: Forty percent (40%); including accessory buildings.

Section 5 PARKING REGULATIONS:

- A. As required by Article XIV-D, Off Street Parking and Loading Requirements.

Section 6 SPECIAL REQUIREMENTS:

- A. Outside storage is prohibited.
- B. For site plan requirements, see Article XIV-H.
- C. Recreational vehicles, travel trailers or mobile homes, may not be used for on-site dwelling or nonresidential purposes.
- D. All mechanical, heating and air conditioning equipment (roof top or ground mount) shall be screened from view at ground level from public streets and rights-of-way and from adjacent residential districts and Planned Development-2 Districts for residential uses. See Article XIV-G.
- E. Trash dumpsters shall be screened from public view. See Article XIV-G.
- F. Containerized storage, cargo storage, and/or trailer storage shall not be permitted on the premises.
- G. Other Regulations: As established in the Development Standards, Article XIV-E and XIV-G.