

- (j) **Refuse Containers.** All refuse and refuse containers shall be screened from the view of adjacent public streets and from the view of any adjacent single-family, patio home, townhouse, and/or multiple-family development(s). Such containers shall not be located within the front yard area, and shall be to the side or rear of the lot.
- (k) **Adjacent to a Single-Family Use or Zoning District.** See Chapter 4, Article 2, Division 2, Section 4.2.2.4 (j) 4.

Ord. No. 2000T-13, Section 2.4.4.4, October 24, 2011.

Ord. No. 2000T-27, Section 2.4.4.4, April 23, 2018.

Ord. No. 2000T-31, Section 2.4.4.4, November 25, 2019.

Section 2.4.4.5 GB, General Business Retail District

- (a) **Purpose.** The General Business Retail District (GB) is intended to permit an extensive variety of commercial uses including retail trade, personal and business service establishments, offices and commercial recreational uses of limited scope. These types of commercial uses are conducted wholly within an enclosed building but may incidentally display merchandise wholly under a permanent part of the main business structure, such as a marquee.
- (b) **Authorized Uses.** The following are authorized uses under the regulations established in this chapter:
- (1) Permitted and conditional uses as authorized in the Land Use Matrix in Article 5, Division 2 of this Chapter 2;
 - (2) Accessory uses as authorized in Article 5, Division 3 of this Chapter 2.
- (c) **Area Regulations.**
- (1) Size of Lots:
 - a. Minimum Lot Size – Twenty-two thousand and five hundred (22,500) square feet in area.
 - b. Minimum Lot Width - One hundred and fifty feet (150').
 - c. Minimum Lot Depth - One hundred and twenty-five feet (125').
 - (2) Size of Yards:
 - a. Minimum Front Yard - Twenty-five feet (25')
 - b. Minimum Side Yard
 1. Ten feet (10'), except as provided below.
 2. Twenty-five feet (25') if side yard abuts a residential zoning district.
 - c. Minimum Rear Yard - Twenty-five feet (25')
- (d) **Height Restrictions.** No building shall exceed forty-five feet (45') in height. Additional height may be approved through a Conditional Use Permit (CUP).
- (e) **Outdoor Activities or Uses.** Outdoor Activities and Uses shall be provided and maintained as set forth in Section 2.5.3.2 (c) of this UDC.

- (f) **Fences & Screening.** Fences and screening shall be provided and maintained as set forth in Chapter 4, Article 2, Division 4 of this UDC, and as specified below.
- (g) **Parking.** Parking and loading shall be provided in conformance with Chapter 2, Article 5, Division 2 and Chapter 4, Article 2, Division 1 of this UDC.
- (h) **Landscaped Open Area.** At least fifteen percent (15%) of the gross site area shall be maintained in landscaped open area.
- (i) **Access.** Access shall be provided in accordance with the City's Engineering Design Criteria Manual (EDCM).
- (j) **Refuse Containers.** All refuse and refuse containers shall be screened from the view of adjacent public streets and from the view of any adjacent single-family, patio home, townhouse, and/or multiple-family development(s). Such containers shall not be located within the front yard area, and shall be to the side or rear of the lot.
- (k) **Adjacent to a Single-Family Use or Zoning District.** See Chapter 4, Article 2, Division 2, Section 4.2.2.4 (j) 4.
- (l) **Alcoholic Beverages.** The sale, dispensing, and otherwise handling of alcoholic beverages directly to the consumer for consumption on the premises shall be permitted only if incidental and secondary to the sale of food for human consumption on the premises, which shall be construed to mean that at least fifty percent (50%) of gross receipts must be from sales of food for consumption on the premises. This regulation shall not apply to private clubs operating within hotels and motels.

Ord. No. 2000T-3, Section 2.4.4.5, July 9, 2007.

Ord. No. 2000T-13, Section 2.4.4.5, October 24, 2011.

Ord. No. 2000T-14, Section 2.4.4.5, January 14, 2013.

Ord. No. 2000T-27, Section 2.4.4.5, April 23, 2018.

Ord. No. 2000T-31, Section 2.4.4.5, November 31, 2019.

Section 2.4.4.6 GC, General Commercial District

- (a) **Purpose.** The General Commercial District (GC) is intended to permit a wide variety of businesses characterized by those uses that may require an extensive amount of land for the conduct of business and/or that may require outside storage areas.
- (b) **Authorized Uses.** The following are authorized uses under the regulations established in this chapter:
 - (1) Permitted and conditional uses as authorized in the Land Use Matrix in Article 5, Division 2 of this Chapter 2;
 - (2) Accessory uses as authorized in Article 5, Division 3 of this Chapter 2.
- (c) **Area Regulations.**
 - (1) Size of Lots: