



General Business (GB) Zoning Districts – Quick Sheet

To verify your zoning, please see the [Town Zoning Map](#). Additionally, you can find references to all the major development standards in Sections 3.03 of the [Unified Development Ordinance](#).

General Business Zoning District (GB)

The GB, General Business district is intended to provide retail, service and office uses that serve the entire community as well as regional needs.

Land Use Regulations - See the Land Use Chart and all applicable regulations in Subsection 3.04 of the [Unified Development Ordinance](#).

Dimensional Regulations – See the chart below from the Unified Development Ordinance.

Regulation	GB, General Business
Lot Dimensions	
Minimum Lot Area	30,000 Square Feet / 1 acre when adjacent to US 80
Minimum Lot Width	150 Feet / 200 Feet when adjacent to US 80
Minimum Lot Depth	200 Feet
Yard Setback Dimensions	
Minimum Front Yard Setback	50 Feet
Minimum Side Yard Setback	25 Feet/50 Feet when adjacent to Residential Zoning District
Minimum Rear Yard Setback	25 Feet/50 Feet when adjacent to Residential Zoning District
Structure Height	
Maximum Height (feet)*	40 Feet/Height shall not exceed a 1 to 3 slope when adjacent to Residential Zoning District
Building Coverage Area	
Maximum Building Area Coverage (all buildings)	40%
Floor Area Ratio	
Maximum Floor Area Ratio	100%
*The following structures shall be exempt from the maximum height requirement: chimneys, cooling towers, elevator bulkheads, tanks, water towers, radio and television towers, ornamental cupolas, domes or spires, and parapet walls not exceeding four (4) feet in height.	
**Any structure above 45 feet in height shall require a Specific Use Designation (SUD).	
*** Any structure above 60 feet in height shall require a Specific Use Designation (SUD).	

