

**§ 500-19. GB General Business District.**

- A. Purpose. The purpose of this district is to make provisions within the Town for larger concentrations of retailing and service activity in the form of unified shopping centers.
- B. Permitted uses. The following uses and their accessory uses are permitted outright:
- (1) Any permitted use in the RB or NB Districts.
  - (2) Photographic and artist supplies and studios, music or dancing schools and art galleries, libraries and reading rooms.
  - (3) Banks and financial institutions.
  - (4) Variety store and gift, notion, toy, pet, hobby, video rental/sales and bicycle shops.
  - (5) Garden supply, hardware, home furnishing, health food, furniture and liquor stores.
  - (6) Book-, stationery, jewelry, leather, luggage and musical instrument stores.
  - (7) Department and clothing stores.
  - (8) New auto parts and household appliances.
  - (9) Restaurants, theaters (not to include a drive-in theater), bowling alleys and places of public assemblage.
  - (10) Health and/or fitness centers.
  - (11) Video stores, excluding adult video stores as further defined in Chapter 500, Article XV, of the Chili Town Code.
  - (12) Pharmacies, with or without drive-through service.
  - (13) Grocery stores (including grocery stores/convenience markets with petroleum stations).
- C. Special permit uses. The following uses and their accessory uses are permitted when authorized in accordance with Article IV:
- (1) Any specially permitted use in the RB or NB Districts.
  - (2) Public buildings and public utility buildings and structures.
  - (3) Commercial off-street parking lots, subject to the provisions of Article VI, § 500-43.
  - (4) Dwelling units not on the first floor of a building.
  - (5) Hotels and motels.

- (6) Veterinary offices and animal hospitals (excluding outdoor housing and recreation for animals).
  - (7) Outdoor sales, excluding outside storage.
  - (8) Outdoor cafes.
  - (9) Uses of a similar character but not specifically listed in this subsection and Subsection B must apply to the Planning Board for a special use permit.
- D. Dimensional requirements. Dimensional requirements shall be as follows, except that on major roads listed in § 500-59D dimensional requirements shall be made according to § 500-59C:
- (1) Lot area: no requirements.
  - (2) Lot width: no requirements.
  - (3) Lot depth: minimum of 250 feet.
  - (4) Front yard: minimum of 60 feet, except for those lots fronting along the affected major highways listed in § 500-59D of this chapter for which the setback shall be 75 feet.
  - (5) Side yard: no requirements, except when prescribed by the Planning Board pursuant to Article V of this chapter. When abutting an R-1 or RM District or another street, the side yard shall be a minimum of 60 feet, at least 30 feet of which shall be a fully landscaped buffer along the full length of the side yard. This buffer area shall be densely planted and perpetually maintained with live trees and shrubs at least six feet in height and shall have such other grading and landscaping as necessary to visually and audibly screen the commercial activity from the adjacent property. The height of any berms or raised beds shall not be included in said six-foot height. While fences and/or walls may be provided in addition to said landscaping, they shall not be substituted therefor. The treatment of the buffer area shall not appear to be unnatural or rigid, such as bunker-like straight ridges or walls, and shall be approved by the Planning Board during its review of the site plan.
  - (6) Rear yard: no requirements, except when prescribed by the Planning Board pursuant to Article V of this chapter. When abutting an R-1 or RM District or another street, the rear yard shall be a minimum of 60 feet, at least 30 feet of which shall be a fully landscaped buffer along the full length of the side yard. This buffer area shall be densely planted and perpetually maintained with live trees and shrubs at least six feet in height and shall have such other grading and landscaping as necessary to visually and audibly screen the commercial activity from the adjacent property. The height of any berms or raised beds shall not be included in said six-foot height. While fences and/or walls may be provided in addition to said landscaping, they shall not be substituted therefor. The treatment of the buffer area shall not appear to be unnatural or rigid, such as bunker-like straight ridges or walls, and shall be approved by the Planning

Board during its review of the site plan.

- (7) Maximum lot coverage by buildings and structures shall be 30% of the total lot area.
- (8) Maximum building height shall be 35 feet.
- E. Off-street parking. Off-street parking shall be provided as required in Article VI, § 500-43.
- F. Signs. Signs are permitted as set forth in Article VI, §§ 500-44 through 500-53.
- G. Fences, walls, hedges and screen planting. Fences, walls, hedges and screen planting are permitted as set forth in Article VI, § 500-54.
- H. All permitted changes of use in the GB District shall require a building permit, issued by the building department.