

## SECTION 29 GR - GENERAL RETAIL

### 29.1 GENERAL PURPOSE AND DESCRIPTION:

The GR, General Retail District is established to provide areas for neighborhood, local and regional shopping and service facilities for the retail sales of goods and services. These shopping areas should utilize established landscape and buffering requirements. The "GR" District should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.

### 29.2 PERMITTED USES:

1. Those uses specified in Section 36 (Use Charts)
2. Such uses as may be permitted under the provisions of Specific Use Permits, Section 35

### 29.3 HEIGHT REGULATIONS:

- A. **Maximum Height** - Two (2) stories

### 29.4 AREA REGULATIONS:

A. **Size of Lot:**

1. **Minimum Lot Area** - Forty thousand (40,000) square feet
2. **Minimum Lot Width** - Two hundred feet (200')
3. **Minimum Lot Depth** - Two hundred feet (200')
4. Pad sites are permitted with a minimum area of 25,000 square feet and maximum area of 40,000 square feet. The minimum width and depth of a pad site is 150 feet. See section 29.5(E) for other requirements. (Amended June 18, 2002)

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 residential property.
3. **Interior Side Yards** - When retail uses are platted adjacent to other retail and other nonresidential uses, no side yard is required provided it complies with the building code.
4. **Minimum Rear Yard** - Twenty-five feet (25')

C. **Maximum Lot Coverage:** Forty percent (40%)

D. **Parking Regulations:**

1. As required by Section 38, Off Street Parking and Loading Requirements

### 29.5 SPECIAL REQUIREMENTS:

- A. For site plan requirements, see Section 42.
- B. Recreational vehicles, travel trailers or mobile homes, may not be used for on-site dwelling purposes.
- C. All mechanical, heating and air conditioning equipment shall be screened from public view.
- D. Open storage is prohibited.
- E. Pad site requirements:
1. Sites or tracts over 40,000 square feet in area are not considered pad sites.
  2. Pad sites may only be created from platted lots that are zoned General Retail.
  3. Pad sites are limited to one (1) pad site for each five (5) acres of land comprising the platted lot from which the pad site is created.
  4. Maximum lot coverage for a pad site is fifteen percent (15%) of the area of the lot from which the pad site is created.

5. Pad sites may not encompass more than thirty percent (30%) of the frontage of the lot from which the pad site is created.
  6. Each pad site must be located at least 350 feet from another pad site, measured along the street frontage. At the intersection of two major streets (collectors and arterials as defined in the Thoroughfare Plan), pad sites can be located across the street from each other without having to comply with the 350 feet requirement. However, the 350 foot requirement must still be satisfied with respect to any existing pad site located on the same side of the intersection, but not located at the intersection.
  7. Each pad site shall have access to and have frontage on a public street. Access may be provided through a mutual access easement where the pad site does not have curb cut access to the street.
  8. Pad sites must be located as close as practical to the front of the lot from which the pad site is created.
- (Amended June 18, 2002 Ordinance 1474-02)

F. **Other Regulations** - As established in the Development Standards, Sections 37 through 45.