

General/Highway Business District (G/HB)

A. Purpose

This District provides areas for business and services designed to serve a mobile public and require access by vehicular traffic.

It provides for commercial activities, but limited to those which will not cause a detriment to health, safety, and welfare of the surrounding neighborhoods.

B. Uses- permitted

1. Service stations
2. Auto washing establishment
3. Motels and Hotels
4. Bowling alleys
5. Drive-in restaurants
6. Restaurants
7. Convenience stores
8. Grocery and drug stores
9. Offices- professions, medical and dental
10. Retail stores
11. Financial institutions
12. Repair shops

C. All other uses require a special permit.

D. Uses prohibited in General/Highway Business District:

1. Junk yards
2. Storage of any wrecked or inoperable vehicle for a period in excess of six hours except in connection with a full-time auto body repair shop or auto repair shop. The storage of any vehicle on the premises of any auto body repair shop or auto repair shop shall be allowed only for bona fide business purposes in connection with the operation and conduct of any such business.
3. Any use permitted in a light industrial or heavy industrial district and other similar uses permitted in such districts.
4. Although otherwise permitted, any use which interferes with the free flow of traffic.

E. Accessory uses are those which are clearly incidental to the use of the principal buildings within the district.

F. Development Requirements:

1. Minimum lot area: 12,000 square feet
2. Maximum height subject to fire protection capabilities.
3. Setback requirements:

G. A Site Plan shall be submitted to the Building Inspector and the Planning Commission for review in order to obtain a building permit.