

§ 152.031 GENERAL BUSINESS DISTRICT (C-2).

(A) *Purpose.* The General Business District is intended for business establishments that offer a wide variety of goods and services to customers from a large trade area.

(B) *Permitted uses.*

(1) Commercial service: buses, cabs, clinics, commercial trade or business schools, dry cleaning, financial institutions, hospitals, medical laboratories, laundries, mortuaries, motels, hotels, radio and television studios, and train stations.

(2) Entertainment: private clubs, restaurants, and theaters.

(3) Personal services: barbers, beauticians, and shoe repair.

(4) Professional services: accountants, attorneys, dentists, doctors, engineers, financial consultants, insurance, realtors, and travel bureaus.

(5) Public services: armories, fire stations, government offices, libraries, parks, police stations, public buildings, and publicly-owned parking lots.

(6) Wholesale and retail: apparel, appliances, video, automobile sales, automobile service station and repair garage, bakeries, beverage, book, candy, carpet, hardware, jewelry, lumber yards, motels, music, office supply, nursery stock, plumbing and heating wholesale showrooms, and variety stores.

(C) *Conditional uses.*

(1) Retail and wholesale: agricultural implement dealerships, beer and liquor establishments (on and off sale), lumber yards, manufactured home sales lots, pet and animal shops or clinics, shopping centers, and taxidermists.

(2) Storage facilities.

(3) Commercial services: delivery and express businesses.

(4) Publicly-owned recreational camping areas and privately-owned recreational camping areas.

(5) Surface water-oriented commercial uses.

(D) *Accessory uses.*

(1) Accessory buildings and structures, including surface water-oriented structures accessory to commercial uses.

(2) Buffers.

(3) Essential services.

(4) Fences.

(5) Loading areas.

(6) Parking lots.

(7) Satellite dishes.

(8) Signs.

(E) *Yard requirements.*

(1) *General yard requirements.*

	<i>Permitted and Conditional Uses</i>	<i>Accessory Uses</i>
Lot area, minimum sq. ft.	7,000	
Lot frontage, minimum at front yard setback	50 feet	
Lot frontage for shoreland, minimum at front yard setback	100 feet	
Front yard setback	25 feet	25 feet
Rear yard setback	20 feet	5 feet
Side yard setback, interior	15 feet	15 feet
Side yard setback, corner	15 feet	15 feet
Shoreland setback		
Sewered lots	50 feet	50 feet
Unsewered lots	100 feet	50 feet
Sewage treatment system		75 feet

(2) *Nongeneral yard requirements.* The above general yard requirements shall apply, except as follows:

(a) Principal buildings in excess of 3,000 square feet of gross floor area shall have a minimum lot area equal to 2.5 times the gross floor area of the principal buildings;

(b) General business uses adjacent to a frontage street shall have a front yard setback of no less than 25 feet beginning at the interior edge of the frontage street;

(c) Buffers and essential services shall have no setback requirements, and parking lots shall have no setback requirements except in shoreland;

(d) Signs: additional yard requirements for signs are set forth in this Chapter; and,

(e) Setbacks for the following uses located within the shoreland shall not be less than:

1. Bait and fish houses: 10 feet.
2. Boat docks: 0 feet.
3. Detached decks: 10 feet.
4. Fences: 0 feet.
5. Gazebos and screen houses: 10 feet.
6. Recreational equipment: 10 feet.
7. Satellite dishes: 30 feet.
8. Signs: 5 feet.

(F) *Additional restrictions.* Performance standards and supplemental restrictions are set forth in this Chapter.