

Sec. 408. - GBD, General Business District.

408.1. *Purpose.* The intent of this district is for business development on major roadways for the convenience of local residents and for the traveling public.

408.2. *Permitted uses.* The following uses shall be permitted in the GBD Zoning District:

- A. Any use, together with the conditions attached thereto permitted in the CBD and NBD Zoning Districts.
- B. General retail stores, provided that any external storage of inventory, parts, or machinery is established to the rear of the front line of the principal structure and provided that such storage be completely enclosed by a solid fence or wall of at least six (6) feet in height composed of treated wood or brick.
- C. Service businesses, including, but not limited to plumbers, electricians, small engine machine shops, repair services, and similar uses, provided all services take place within an enclosed building and any external storage of inventory, parts, or machinery is established to the rear of the front line of the principal structure and provided that such storage is completely enclosed by a solid fence or wall of at least six (6) feet in height composed of treated wood, brick, or chain link fencing with privacy slats, which must be black or natural green in color, with approved shrubbery, in compliance with section 412.4.5 for landscaping information.
- D. Restaurants (with or without drive-in window).
- E. Food stores, including general grocers, produce stands, bakeries, meat markets (without slaughtering on-site).
- F. Food preparation establishments for off-premise delivery.
- G. Schools.
- H. Care homes.
- I. Funeral homes.
- J. Miniature golf course and driving range.
- K. Horticulture nurseries.
- L. Animal hospitals and/or kennels.

(Ord. No. 2017-08, § IIA, 11-6-17)

408.3. *Conditional uses.* The following uses shall be permitted in any GBD Zoning District, subject to conditions of this section, unless otherwise noted, and Article IX, Sections 906 and 907.

- A. Service and repair and automobile gas station, body shop, and garage, provided:
 - 1. There is no open storage of wrecked vehicles; dismantled parts, or parts visible beyond the premises.

2. Such facilities shall be arranged so that all servicing is conducted on the premises and out of the public right-of-way.
 3. Gasoline pumps shall be no closer than twenty-five (25) feet to the right- of-way line of the street and all fuel tanks shall be installed underground.
- B. Combination of residential units with any use permitted herein, provided that all dwelling units have direct access to the outside of the structure. Parking provisions shall be complied with for each use.
- C. Newspaper publishing plant provided that the requirements for parking, loading, and unloading conform to those for industrial buildings, as set forth in Article V.
- D. Car wash, provided an off-street paved parking area accommodating at least one-half of the hourly vehicle washing capacity for vehicles awaiting entrance to the washing process is suitably located and maintained on the premises. Such space shall contain at least two hundred (200) square feet per waiting vehicle and no safety hazard or impediment to traffic movement shall be created by the operation of such an establishment.
- E. Automobile, farm equipment, boat and/or recreational vehicle sales, open yard for the sale, rental, and/or storage of materials or equipment excluding junk or other salvage provided that all inventory is located on the property where the sales office is located.
- F. Hospitals or clinics including any functions which relate directly to the operation of the hospitals or clinics and are contained within the confines of said hospital or clinic.
- G. Truck terminal, provided that:
1. Paved acceleration and deceleration lanes are at least ten (10) feet in width and one hundred (100) feet in length, respectively.
 2. Are furnished and maintained where trucks enter at or leave terminal sites, and provided sites for such facilities have direct access to major streets.
- H. Cemetery, provided that such use:
1. Consists of a site at least five (5) acres in size.
 2. Includes no crematorium or dwelling unit other than for a caretaker and immediate family members.
 3. Has a front setback of at least forty-five (45) feet from the edge of the street right-of-way. If there is no established right-of-way, the setback shall be at least seventy (70) feet from the center line of the road.
- I. Radio and television stations provided that the requirements for parking, loading, and unloading, conform to those for industrial buildings as set forth in Article V.
- J. Off premise signs subject to Article VI.
- K.

Single-family residence meeting Southern Standard Building Code requirements, provided it was in existence at the time this section was adopted.

L. Multi-family residence, provided it was in existence at the time this section was adopted.

M. Cellular towers, subject to the conditions found in Section 825.

(Ord. No. 2014-03, § 2, 4-7-14)

408.4. *Prohibited uses*. No activity that does not fall within the parameters of Section 407.2, 407.3 or 407.4 shall be permitted within the NBD Zoning District.

The following uses are expressly prohibited in order to increase ordinance clarity:

A. Sexually oriented businesses.

(Ord. No. 2014-03, § 3, 4-7-14)

408.5. *Dimensional requirements*. Unless otherwise specified elsewhere in this chapter, uses permitted in the GBD Zoning District shall be required to conform to the following standards:

Minimum lot area	None
Minimum lot width	None
Minimum front setback	35 feet*
Minimum side setback	None**
Minimum rear setback	25 feet***
Maximum building height	35 feet****
Parking and loading	Article V
Signs	Article VI
Bufferyard	Article VI

* Front setback may be used for parking and service drives but must remain unobstructed by structures or buildings, and must be designed in conformance with Article V, Section 508, if used for parking. For exceptions to this requirement, see Article VIII, Sections 806 and 807.

** See Article VIII, Section 805 on side yard requirements pertaining to corner lots.

*** Rear setback may be used for parking and service drives but must remain unobstructed by structures or buildings, and must be designed in conformance with Article 5, Section 508, if used for parking. For rear yard requirements pertaining to double frontage lots see Article VIII, Section 806.

**** Maximum building height: Thirty-five (35) feet except upon City of Pickens Fire Chief's written approval with conditions stated therein. For other exceptions to height regulations, see Article VIII, Section 812.

408.6. *Other district regulations.*

408.6.1. *General and supplementary regulations.* Uses permitted in the GBD Zoning District shall meet standards set forth in Article VIII.

408.6.5. *Street planting strips.* In all front setbacks, a strip not less than six (6) feet in width shall be provided along the street line on the property, which shall be planted and maintained in grass with street trees or in shrub planting or as may be required in approval of the site plans. Signs shall not be erected in this area with the exception of official traffic and regulatory signs.