

**ARTICLE 9
GENERAL BUSINESS DISTRICT (GBD)**

Sec. 9.01 Purpose

The General Business District (GBD) is intended to accommodate commercial establishments that serve community-wide shopping and service needs, including motorists using U.S. 23. This district is intended to create cohesive commercial areas that take advantage of access provided by the City's roadway system but also provide convenient vehicular access between businesses in attractive settings, thereby ensuring the safety and discouraging undesirable commercial development.

Sec. 9.02 Permitted Uses

In the GBD District, land, buildings, and other structures shall be used only for one (1) or more of the uses specified in the table below. Uses denoted by a "P" are permitted by right, whereas uses denoted by "S" are considered special land uses and may be approved by the Planning Commission subject to the applicable general and specific standards in *ARTICLE 14 SPECIAL LAND USES*.

Permitted Uses in the General Business District	
	GBD
Residential	
Residential dwellings, existing single-family detached only	P
Care Facilities	
Adult & child residential care facilities in accordance with <i>Section 2.02 Adult and Child Care Facilities</i> .	S
Entertainment & Recreational	
Amusement Parks, Carnivals, Fairgrounds, Fairs & Other Types of Outdoor Entertainment Facilities	S
Banquet, Conference, Dance, Lodge & Union Halls & Private Clubs	S
Entertainment Establishments such as Video Arcades, Bowling Alleys, Billiard Halls & Similar Uses in an Enclosed Building	S
Golf Courses	S
Golf Driving Ranges & Miniature Golf Courses	S
Health Clubs & Fitness Centers	P
Marinas & Boat Slips	S
Recreation Facilities, Private	S
Recreation Facilities Public	P
Theaters, Cinemas & Similar Assembly Buildings	S
Finance, Medical & Professional Office & Research & Development	
Banks, S & L, Credit Unions & Similar with No Drive-Throughs	P
Banking Centers, including ATMs which are Separate from a Financial Institution	P
Business Service Establishments	P

CITY OF FENTON ZONING ORDINANCE

Hospitals	S
Offices & Medical Clinics including Chiropractors, Osteopaths, Optometrists & Similar or Allied Professions	P
Professional Services	P
Urgent Care Centers, Emergency Medical Stations & Similar Uses	P
Veterinary Offices, Clinics, Hospitals & Animal Grooming Establishments	S
Service & Retail Trade	
Automobile Gasoline Stations	S
Automobile Service Establishments (Routine Maintenance & Minor Repair)	S
Automobile Washes, Automatic or Self-Service	S
Automobile or Vehicle Dealerships	S
Bars, Taverns, Lounges, Microbreweries (Accessory) & Brewpubs	S
Bed & Breakfast Inns	S
Boarding Houses	S
Bus & Rail Passenger Stations	S
Commercial Parking Lots & Parking Garages	S
Drive-Through Window Facilities for Banks, Restaurants or Other Permitted Uses	S
Dry Cleaners, Retail Outlet	P
Funeral Homes & Mortuaries, not including Crematoriums	S
Garden Centers	S
Hotels & Motels including Accessory Convention/Meeting Facilities & Restaurants	S
Kennels	S
Newspaper & Publisher's Offices	P
Commercial Printers	P
Outdoor Display, Sales & Storage	S
Personal Service Establishments	P
Restaurants, including Carry-out, Delicatessens, Fast-food & Standard Restaurants	P
Restaurants with Open Front Restaurant Windows & Seasonal Outdoor Seating	S
Retail Businesses & Centers up to 50,000 sq.ft. GLA	P
Retail Businesses & Retail Centers exceeding 50,000 sq.ft. GLA	S
Studios of Art, Photography, Music, Dance & Similar Uses	P
Video Rental Establishments	P
Public, Institutional, & Utilities	
Business, Research, Vocational & Technical Training Schools	S
Churches, Temples, & other Places of Worship or Public Assembly	S
Colleges, Universities & Other Institutions of Higher Learning	S
Essential Public Services	P
Essential Public Service Buildings	S

Public & Quasi-Public Institutional Buildings, Structures & Uses	P
Accessory	
Accessory buildings, structures & uses, customarily incidental to any of the above principal uses	P
Accessory buildings, structures & uses customarily incidental to any of the above special land uses	S

Sec. 9.03 Site Development Requirements

All principal uses and special land uses are subject to the following site development requirements:

- a. *ARTICLE 2 GENERAL PROVISIONS.*
- b. *ARTICLE 15 SCHEDULE OF REGULATIONS.*
- c. *ARTICLE 16 SITE PLAN REVIEW.*
- d. *ARTICLE 19 OFF-STREET PARKING AND LOADING STANDARDS.*
- e. *ARTICLE 20 ACCESS MANAGEMENT AND DRIVEWAY STANDARDS.*
- f. *ARTICLE 21 LANDSCAPE STANDARDS AND TREE REPLACEMENT.*
- g. *ARTICLE 22 SIGNS.*
- h. *ARTICLE 23 LIGHTING STANDARDS.*
- i. *ARTICLE 24 ENVIRONMENTAL PROTECTION STANDARDS.*

