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**ARTICLE FOUR - GB-1 General Business District**

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**Section 401  
GB-1 General Business District**

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**401.01 PURPOSE**

The General Business District is created to provide retailing and personal services that require larger tracts of land and encompass a larger service area than the immediate neighborhood. This district is so designed to permit commercial development of permitted uses, which will be limited only by standards set forth to protect the abutting districts and as directed against the extension of strip zoning. The General Business Districts shall be considered for use in limited areas adjacent to the Central Business District and in accessible locations along arterial streets on the major thoroughfare plan. Strip zoning utilizing this district shall be prohibited.

**401.2 PERMITTED USES**

- A. Antique store
- B. Automobile accessory store
- C. Automobile, truck, travel, trailer sales lot
- D. Bar, grill, cocktail lounge, state liquor store
- E. Bicycle rental sales and service

- F. Billboards and signs, subject to the provisions of Article IX
- G. Boat and sporting goods store

- H. Bowling alley, provided the building used for such purpose is at least 100 feet from any residential district
- I. Café
- J. Child Care Center
- K. Churches (see Article III, Section 301.03 for additional regulations)
- L. Clinics, medical/dental and outpatient
- M. Clubs (swimming, Y.M.C.A., etc.) lodges
- N. Discount stores (variety, drugs, etc.)
- O. Doughnut shop
- P. Drive-in banks
- Q. Drive-in restaurants
- R. Dry cleaning, custom and self-serve
- S. Exterminator service
- T. Farm, fruit and produce stands
- U. Farm implement sales
- V. Food and grocery stores
- W. Food lockers
- X. Garden and nursery centers
- Y. Gift, novelty and souvenir stores
- Z. Miniature golf courses

- AA. Laundry, custom and self—serve
- BB. Monument sales, provided cutting is done in an enclosed building
- CC. Motels, tourist cabins and courts
- DD. Motorcycle sales and service

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- EE. Pet store, supplies
- FF. Photographic studio
- GG. Photostatting, printing, publishing
- HH. Restaurants
- II. Supermarkets
- JJ. Travel trailer and pick-up coach sales and services
- KK. Public Service Facility
- LL. Essential Services

**401.3 CONDITIONALLY PERMITTED USES**

In an GB-I District, the following uses shall be classed as conditionally permitted uses and may be permitted by the Board of Zoning Appeals subject to the general conditions as set forth in Article X, Board of Appeals after a recommendation by the Planning Commission and the following specific conditions: A. Service Stations:

1. General Conditions for Fueling Service Stations:
  - a) Site - a minimum of one (1) acre
  - b) Yard requirements as follows:
    - i. Frontage - a minimum frontage on the primary street of one hundred twenty-five (125) feet.
  - c) Building Setback (including any canopy structures) - required minimum setback of 100 feet from all street right-of-way lines. A 15

feet deep unobstructed buffer strip shall be provided next to the right-of-way and parking in this strip shall be prohibited. No parking shall be permitted in the front yard area when adjacent to a residential district.

- d) Rear Yard - a required minimum of 75 feet where the use abuts a residential area or 40 feet abutting a nonresidential area.
- e) Side Yard - a required minimum of 75 feet where the use abuts a nonresidential area.

- f) Lot coverage - a maximum of 20% shall be permitted.

2. Driveways:

- a) Maximum width of curb openings for stations should not be more than 35 feet or less than 20 feet.
- b) No driveway or curb cut for a driveway shall be located within 10 feet of any adjoining property line or closer than 120 feet to the street right-of-way line at the intersection of two roadways
- c) Any two driveways giving access to a single street shall be separated by a buffer strip with a minimum depth of 20 feet from the right-of-way line.
- d) The angle of intersection of the center line of the driveway with the center line of the street shall be not less than 60 degrees.

3. Landscaping:

- a) Any unpaved areas of the site shall be landscaped or maintained in a dust free condition and separated from the paved areas by a curb or other barrier.
- b) When such use abuts a lot in any residential district, a three-foot solid wall, chain link fence, or painted board fence shall be maintained from the street right-of-way line to the building line. Whereupon a six-foot solid wall, chain link fence, or painted board fence from the building lot line along the remainder of the property lines shall be maintained. In addition, a row of shrubs shall be incorporated which will attain a maximum height of three feet from

the street right-of-way line to the building line and a minimum of six feet along the remainder of the property lines.

c) There shall be a parking space for each employee (with a minimum of two employee spaces) plus one space for each fuel bay, plus one space for each restroom provided.

d) Exterior lighting shall be shielded from adjacent properties to prevent possible glare.

e) Fifteen (15) foot deep unobstructed open buffer strip shall be provided next to the right-of-way. The buffer strip must be mounded with 3:1 slopes and landscaped with trees and random plantings or shrubs or other plant material. Parking in this strip shall be prohibited.

4. Signs:

a) The provisions of Article IX, Section 901 shall apply in this District.

5. Service Equipment:

a) Gasoline pump islands, compressed air connections, and other equipment shall be setback a minimum of 30 feet from any right-ofway line.

6. Repair Work:

a) No major repair work shall be conducted in/at a fueling station.

7. Outdoor storage of Vehicles:

a) Outdoor storage/parking of vehicles shall be limited to 72 hours. B.

Automobile Repair Garages:

1. General Conditions for Automobile Repair Garages:

a) When such use abuts a lot in any residential district, a three-foot solid wall, chain link fence, or painted board fence, shall be maintained from the street right-of-way line to the building line. Whereupon a six-foot solid wall, chain link fence, or painted board

fence from the building lot line along the remainder of the property lines shall be maintained. In addition, a row of shrubs or hedges shall be incorporated which will attain a maximum height of no more than three feet from the street right-of-way line to the building line and a minimum of six feet along the remainder of the property lines. No parking shall be allowed in the front yard area when adjacent to a residential district.

b) Buildings used for such purposes shall be located not less than seventy-five feet (75 feet) from any residential district.

c) Automobile, truck and trailer repairs shall be conducted completely within an enclosed building.

d) No more than two driveway openings shall be permitted directly from any major thoroughfare nor more than one driveway opening from any minor street, each of which shall not exceed thirty feet in width at its intersection with the street r/w line, no part of any access way shall be nearer than 120 feet to the intersection of any two street right-of-

way lines, nor shall such part be nearer than twenty feet (20 ft.) to any side or rear property line.

e) One off-street parking space for each employee shall be provided in addition to one space for each two-hundred and fifty square feet (250 square feet) of floor space to accommodate loading and unloading of materials, customer parking and storage of vehicles repaired and to be repaired.

f) No overnight or weekend outside storage of trucks or trailers shall be permitted on the premises and no partially dismantled or junked vehicles shall be stored outside the building on the premises.

g) The area of all permanent advertising signs on a building or parcel may have an area equivalent to one and one-half (1½) square feet of sign area for each lineal foot of width of a building or part of a building, but shall not exceed a maximum area of 100 square feet.

C. Automobile Automatic Wash Stations:

1. General Conditions for Automobile Automatic Wash and Polish Stations:

- a) An automobile washing and polishing establishment shall provide reserve space off street for not less than ten automobiles per washing lane. Reserve space shall not be located within the front yard area when adjacent to any residential zoning district.
- b) One off-street parking space shall be provided for each two employees plus one space for the owner or manager.
- c) All outside lighting shall be shielded from adjacent properties.
- d) Each lot for an automatic car wash and polishing establishment shall contain a minimum frontage of 125 feet and a depth of 200 feet.
- e) A sand trap for waste water with a minimum capacity of 120 cubic feet shall be provided within the building for the protection against ground water pollution. Said waste water shall be handled according to accepted County Health Board practices. Said use shall be located one hundred feet from any lot in a residential district.
- f) Retail sales of related commercial products shall be permitted.
- g) Repair work shall not be permitted.
- h) Automobile washing and polishing services shall be performed wholly within a totally enclosed building, with the exception that finishing of

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vehicles may be conducted outside the building.

- i) Washing and polishing facilities when located adjacent to a residential area shall be used only during the hours of 7:00 a.m. to 10:00 p.m.
- j) The building shall be a minimum of 40 feet from the side lot line.
- k) A permanent screening fence or wall not less than six feet (6 ft.) in height shall (if said fence extends into a required front yard the maximum height shall not exceed three feet (3 ft.) be constructed along any side property line which abuts property zoned for residential use. D. Veterinary Hospital or Kennels:

1. General Conditions for Veterinary Hospitals or Kennels:

a) Parking and Access:

- i. Parking shall be provided for a minimum of four car and trailer combinations.
- ii. Five hundred square feet shall be the minimum required parking and access area for each car and trailer or van combination. Three hundred square feet shall be required for parking and access space for each vehicle.

b) Runways, Exercise Areas:

- i. All riding or exercising of animals shall be conducted solely on the premises.
- ii. All outside small animal runways or kennels shall be enclosed by a six foot woven chain link fence, maintained in a clean, orderly and sanitary condition and free from any conditions that would menace the health of the animals enclosed therein, the public, or constitute a nuisance.

c) Buildings and Enclosures:

- i. The main building and any buildings housing animals shall be no closer than one hundred feet from any other lot in any district. Enclosed runways and kennels or outside exercise areas shall be no closer than one hundred feet from any property line.

d) Manure piles shall be disposed of daily in a sanitary, non odorous

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condition. Open manure piles shall not be permitted.

e) All outside lighting shall be shielded from adjacent properties.

f) The sale of incidental products is permitted. Funeral Home :

1. Minimum site size shall be one (1) acre with a minimum width of one hundred fifty (150) feet.
2. The proposed site shall front upon a major thoroughfare. All ingress and egress to the site shall be directly from said thoroughfare.



3. Each front, side and rear yards shall be at least fifty (50) feet in width and be appropriately landscaped in trees, shrubs and grass. No structures or parking areas shall be permitted in said yards, except that rear yards may be used for parking purposes under the requirements specified in Article IX, Section 902 and except for required entrance drives and those walls and/or fences used to obscure the use from abutting residential districts.
4. No more than thirty (30) percent of the gross site area shall be covered by buildings, including accessory buildings.
5. All buildings shall be harmonious in appearance with any abutting surrounding residential area and shall be similar in design and appearance to any other buildings within the immediate vicinity of the proposed site.
6. All signs shall conform to the requirements set forth in Article IX Section 901.
7. Off-street parking shall be provided in conformance with the schedule outlined in Article IX, Section 902. Adequate off-street assembly area for vehicles used in funeral processions shall be provided in addition to any required off-street parking areas.
8. Parking and assembly areas shall be screened from surrounding residential areas by a fence at least four (4) feet in height. Shrubs or trees may be used in combination with said structural screens or walls. Parking and assembly areas shall not be permitted with any front yard area adjacent to a residential district.

F. ~~Sexually-Oriented Business~~- DELETED (Ord. 2004-2047 09/23/04)

G. Amusement Arcade

H. Accessory/Temporary structures

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I. Bed and Breakfast (Ord. 2007-2142)

**401.04 BUILDING HEIGHT LIMIT**

No building or structure shall be erected to a height in excess of 35 feet or 2 ½ stories.

**401.05 REQUIRED LOT AREA**

The lot area shall be not less than 30,000 square feet.

#### **401.6 LOT WIDTH**

The lot width shall be at least 125 feet.

#### **401.7 YARDS REQUIRED**

The following yard requirements shall apply to all yards in the General Business District unless specified herein.

##### **A. Front Yard:**

1. Setback of 100 feet from the road right-of-way line. A 20 foot deep unobstructed open buffer strip shall be provided next to the rightof-way and parking in this strip shall be prohibited. No parking shall be allowed within the front yard area when adjacent to a residential district.

##### **B. Rear Yards:**

1. Forty (40) feet.

##### **C. Side Yards:**

1. Minimum side - 12 feet where there is no rear access to the property.

2. Abutting a side street - see Article I, Section 103 - corner lot.

3. Abutting a residential zone - 75 foot unobstructed buffer strip suitably landscaped.

##### **D. Access ways:**

1. The use of marginal roads is to be encouraged throughout the district.
2. Each lot shall have not more than 2 access ways to any street or highway with a 45 40 foot separation between center lines. The width of the access way leading to or from a highway shall be not less than 20 feet nor shall it

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exceed 36 feet.

#### **401.8 PERCENTAGE OF LOT COVERAGE**

All buildings including accessory buildings and enclosed structures shall not cover more than 30 percent of the gross area of the lot.

#### **401.09 PERMITTED SIGNS**

The provisions of Article Nine, Section 901 shall apply in this district.

**401.10 OFF-STREET PARKING AND LOADING REQUIREMENTS**

The provisions of Article Nine, Section 902 shall apply in this district.

**401.11 SUBMISSION OF PLANS**

The provisions of Article Ten, Section 1006-Site Plan Review shall apply in this district.

**401.12 CERTIFICATE OF OCCUPANCY**

The provisions of Article Ten, Section 1001 shall apply in this district.

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**Section 402  
Central Business District (CB-I)**

402.01	Purpose
402.02	Permitted Uses
402.03	Building Height Limit
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402.11	Percentage of Lot Coverage
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402.13	Certificate of Occupancy

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**402.1 PURPOSE**

It is the intention of the Council of the municipality of LaGrange that by the creation of the CB-I District and its appurtenant regulations, further expansion and renewal as the historical core business area will be encouraged in such a manner that it is pleasant, convenient and efficient to use.

**402.2 PERMITTED USES**

The following uses shall be permitted in the Central Business District:

A. Retail Stores

1. Retail stores primarily engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of the goods (including the buying or processing of goods for resale.)

B. General Merchandise

1. Hardware Stores
2. Department Stores
3. Mail Order Houses

4. Variety Stores

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5. Miscellaneous General Merchandise Stores

C. Food

1. Grocery Stores
2. Meat and Fish (sea food) Markets
3. Fruit Stores and Vegetable Markets
4. Candy, Nut, and Confectionery Stores
5. Dairy Products Stores
6. Retail Bakeries
7. Miscellaneous Food Stores

D. Apparel

1. Men's and Boy's Clothing and Furnishings Stores
2. Women's Accessory and Specialty Stores
3. Women's Ready-to-Wear Stores
4. Children's and Infant's Wear Stores
5. Family Clothing Stores
6. Shoe Stores
7. Custom Tailors
8. Furriers and Fur Shops
9. Miscellaneous Apparel and Accessory Stores

E. Home Furnishings

1. Furniture, Home Furnishings, and Equipment Stores
2. Household Appliance Stores
3. Radio, Television and Music Stores

F. Eating and Drinking Places

1. Eating and Drinking Places

G. Miscellaneous Retail -

1. Drug Stores and Proprietary Stores
2. Liquor Stores
3. Antique Stores and Secondhand Stores
3. Book and Stationary Stores
4. Sporting Goods Stores and Bicycle Shops
5. Jewelry Stores
6. Florists
7. Cigar Stores and Stands
8. News Dealers and News Stands
9. Camera and Photographic Supply Stores
10. Gift, Novelty, And Souvenir Shops
11. Optical Goods Stores
12. Miscellaneous Retail Stores, not elsewhere classified

H. Administrative, Business and Professional Offices -

1. Administrative offices primarily engaged in general administration, supervision, purchasing, accounting and other management functions;
2. Business offices carrying on no retail trade with the general public and having no stock of goods maintained for sale to customers;
3. Professional offices engaged in providing tangible and intangible services to the general public, involving both persons and possessions.

I. Finance

1. Commercial and Stock Savings Banks

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2. Mutual Savings Banks
  3. Trust Companies not engaged in Deposit Banking
  4. Establishments Performing Functions Closely Related to Banking
  5. Savings and Loan Associations
  6. Agricultural Credit Institutions
  7. Personal Credit Institutions
  8. Business Credit Institutions
  9. Loan Correspondents and Brokers
  10. Holding Companies
  11. Investment Companies
  12. Trusts
  13. Miscellaneous Investing Institutions
- J. Real Estate Offices
1. Accessory/Temporary Buildings or uses subordinate to those permitted herein
- K. Public Service Facility
- L. Essential Services

**402.3 CONDITIONAL USES**

- A. Amusement Arcade
- B. Coin Operated self-service car wash station (ref: Ord 862)
- C. Retail Pet Grooming
- D. Retail Pet Supplies

**402.4 BUILDING HEIGHT LIMIT**

No building or structure in a CB-I District shall be erected to a height in excess of thirty-five (35) feet.

**402.05 REQUIRED LOT AREA**

The lot area shall be not less than 10,000 square feet.

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**402.6 LOT WIDTH**

No requirement.

**402.7 BUILDING SETBACK**

Building setback line shall be 35 feet from the nearest right-of-way line on proposed right-ofway on the Plan of Major Thoroughfares for the municipality of LaGrange. If there is not an established right-of-way line, it shall be considered as being 35 feet plus ½ of the proposed road standard measured from the center of the road or street. In established business and commercial areas, the building setback line shall be the uniform setback line observed on the same side of the street as the lot in question between two intersecting streets or for a distance of 100 feet on each side of the lot. In the event of variance of the abutting property, the setback that is nearest to 35 feet from the right-of-way line shall prevail as the minimum setback.

**402.8 SIDE YARD**

No requirements except where the side yard of a “B” District abuts a lot in a residential district, a 20 foot side yard will be required.

**402.9 REAR YARD**

Each lot shall have a rear yard of not less than 20 feet.

**402.10 BUILDING AREA**

No requirement.

**402.11 PERMITTED SIGNS**

The provisions of Article Nine, Section 901 shall apply in this district.



**402.12 PERCENTAGE OF LOT COVERAGE**

All buildings including accessory buildings shall not cover more than 75% of the area of the lot.

**402.13 SUBMISSION OF PLANS**

The provisions of Article Ten, Section 1006-Site Plan Review shall apply in this district.

**402.14 CERTIFICATE OF OCCUPANCY**

The provisions of Article Ten, Section 1001 shall apply in this district.