



General Retail (GR)

Intent

The GR zone is intended for commercial areas of a general nature, including central urban commercial areas, regional shopping centers, and clusters of commercial development. The GR zone provides development opportunities adjacent to the County's most auto-dominated corridors and those areas with few alternative mobility options. The GR zone allows flexibility in building, circulation, and parking lot layout. Retail/Service Establishment gross floor area is not restricted.

Overview of Development Standards

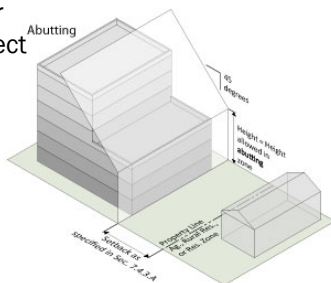
The GR zone can only be developed using the standard method. Density and height under the Standard Method are limited as indicated on the zoning map.

Development Standard	Standard Method
Total FAR (max)	0.5 - 2.5
Residential Uses (max % of permitted FAR)	30%
Height (max)	25' - 120'
Open Space (min % of site area)	0 - 10% (for most building types)
Site Plan Required	For certain limited uses, or a development application including permitted or limited uses with $\geq 10,000$ SF of GFA or $> 40'$ in height and is abutting or confronting property in an Agricultural, Rural Residential, Residential, or Residential Floating zone

Compatibility Standards

When a GR-zoned property abuts or confronts a property in an Agricultural, Rural Residential, or Residential zone, it may be subject to compatibility standards regarding:

1. Side and rear setbacks;
2. Height of the building at the setback line; and
3. Screening



Density and Height Limits

Density in the GR zone is calculated as an allowed floor area ratio (FAR). FAR is the ratio of the total floor area of buildings on a property to the size of that property. Each GR zone has a unique sequence of maximum total FAR and maximum height (H) subject to the limits specified in the table to the left.

For example, a GR zone allowing a maximum total FAR of 2.0 and a maximum height of 50 feet would be mapped as follows:

Example	GR2.0 H50
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Benefits of the GR Zone

1. Because density and height can be mapped for each property, the zone can be tailored to fit the surrounding area.
2. A limited amount of residential development is allowed by-right, providing increased opportunities for housing in the County's growing communities.
3. Compatibility standards ensure height and setbacks are compatible with abutting or confronting residential neighborhoods.

