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## **5.9 5.10 B-1 Neighborhood commercial districts.**

*5.9.1 Permitted uses.* This district is designed for small scale retail and service businesses that primarily cater to the surrounding residential neighborhoods.

~~Personal and professional services (including clinics and studios).~~

~~Cafes, and restaurants.~~

~~Private clubs, lodges, community centers.~~

~~Dry cleaning outlets.~~

~~Convenience stores (retail) without gas pumps.~~

~~Child care centers.~~

~~Libraries.~~

~~Mixed-use residential~~

~~Site-built single-family detached buildings.~~

~~Government-owned utilities.~~

~~Bed and breakfast lodging facility.~~

*5.9.2 Conditional uses.* The following uses may be permitted in accordance with the provisions of section 7.1.6 in the neighborhood commercial (B-1) district on a conditional basis upon approval of the board of commissioners after review by the planning board.

~~Plant gardens and outdoor nurseries.~~

~~Automated bank tellers.~~

~~Cemeteries.~~

~~Drive-through.~~

~~Offices.~~

~~Mobile offices.~~

~~Churches.~~

~~Schools.~~

~~Self-storage mini storage facilities. Any real property designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to such facility for the purpose of storing and removing personal property.~~

~~Any use not expressly permitted or prohibited in a commercial district upon approval of the board of commissioners after review by the planning board.~~

*5.9.3 Prohibited uses.*

~~Mobile homes.~~

~~Gas stations.~~

~~Automotive sales, service, and/or storage.~~

~~Warehouses.~~

~~Veterinary clinics and kennels.~~

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#### ~~5.9.4 Lot and building requirements.~~

*5.10.1 Intent.* The Neighborhood-Business District (B-1) is intended to accommodate small-scale commercial uses that primarily serve the daily needs of nearby residential areas. These businesses provide convenient shopping, dining, and personal services that enhance the livability of surrounding neighborhoods without generating excessive traffic, noise, or other disruptions. Due to their close proximity to residences, businesses within this district are expected to operate at a low-intensity level, maintaining a scale and character that harmonizes with adjacent residential development. Design and site standards emphasize compatibility with the neighborhood, encouraging pedestrian-friendly environments, attractive landscaping, and architectural styles that blend with residential surroundings. Public service demands, including infrastructure, utilities, and transportation impacts, remain minimal, ensuring that the district supports economic activity without overburdening community resources.

Refer to Article V, Table of Permitted Uses (TPU)

Any use that is not explicitly addressed in the TPU is prohibited; however, the applicant may request a text amendment and follow the process for getting approval of the use.

Refer to Article III, 3.4 for the required buffers for the B-1 zoning district.

Minimum lot area (public water and sewer) Minimum lot area (public water only) Minimum lot area (private water and sewer)	N/A; must meet the required design standards.
Minimum lot width at building line	N/A; must meet the required standards
Minimum front setback	N/A; must meet the required standards
Minimum rear setback	N/A; must meet the required standards
Minimum side setback (interior)	N/A; must meet the required standards
Minimum side setback (street)	N/A; must meet the required standards
Maximum building height	<del>35 feet</del> 30 feet
Total maximum sq. footage for building footprint	8,000 sq. ft.

*5.10.2 Greenspace requirement.* At least 20% of the total lot area must be designed as greenspace. This includes landscaped areas, required buffers, tree plantings, bioswales, and pedestrian-friendly areas. At least 50% of the street frontage shall be landscaped to enhance highway aesthetics and contribute to the overall visual quality of the corridor.

*5.10.3 Sidewalk requirement.* Sidewalks shall be required along all public street frontages within commercial districts. If no existing sidewalk or pedestrian network is located within 500 feet of the subject property, the developer may provide a payment in lieu of construction. The payment shall be equal to the estimated cost of sidewalk installation and shall be used by the County for future pedestrian infrastructure improvements in the area.

(Amend. of 4-4-00(21); Amend. of 4-4-00(28); Amend. of 4-16-02; Amend. of 10-21-04, § 6; Ord. of 12-8-09, § 1; Ord. of 7-17-12, § 1; Ord. of 8-16-16, § 1(b); Ord. of 12-15-20; Ord. of 3-1-22(1))

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Editor's note(s)—See editor's note to § 5.8.

## ~~5.10~~ **5.11 B-2 General commercial districts.**

### ~~5.10.1 Permitted uses.~~

~~All uses permitted or conditional in B-1 except single-family detached buildings.~~

~~Fast food and all other restaurants, hotels, motels, and accessory structures.~~

~~Retail businesses.~~

~~Indoor entertainment facilities.~~

~~Offices and banks.~~

~~Libraries and public buildings.~~

~~Mixed-use residential.~~

~~Bus stations.~~

~~Movie theaters.~~

~~Bed and breakfast lodging facility.~~

~~5.10.2 Conditional uses.~~ The following uses may be permitted in accordance with the provisions of section 7.1.6 in the general commercial (B-2) district on a conditional basis upon approval by the county commission after review by the planning board:

~~Wholesale operations.~~

~~Commercial parking areas.~~

~~Funeral homes.~~

~~Telecommunications towers.~~

~~Crematoriums.~~

~~Automobile service.~~

~~Mobile offices.~~

~~Museums.~~

~~Schools.~~

~~Churches.~~

~~Hospitals.~~

~~Nursing homes.~~

~~Cemeteries.~~

~~Private and public events venue.~~ Any organized activity having as its purpose entertainment, recreation and/or education, such as a festival or celebration, concert, foot or vehicle race, parade or march, rally or assembly which takes place on a public street, sidewalk or right of way, or occurs on private property and impacts government services on public rights of way. This includes locations that are in the business of renting out their location to hold private and public functions.

~~(1)—General operating regulations.~~ The following operating regulations shall be enforced by the permittee:

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- (a) ~~No musical entertainment, either live or recorded, utilizing sound amplification equipment, shall be in violation of chapter 30, article II, noise control.~~
  - (b) ~~No event shall be presented between the hours of 11:00 p.m. and 9:00 a.m. unless otherwise approved by the board of commissioners.~~
  - (c) ~~Camping on site by persons attending an event is permitted; provided that no on-site camping shall be permitted more than two days prior or two days after an event.~~
  - (d) ~~Handicapped access shall be provided to activities that are open to the public.~~
  - (e) ~~Events and activities shall be accessible to emergency and service vehicles.~~
  - (f) ~~Adequate toilet facilities and trash receptacles shall be provided for all events.~~
  - (g) ~~The burden of preserving order during the concert or special event is upon the permittee.~~
- (2) ~~*Revocation of permit.* The board of commissioners may revoke permission for any proposed event or order that an event be discontinued immediately if, in the sole judgement of the board of commissioners, the event will disrupt traffic within the unincorporated area of the county beyond practical solution; the event will interfere with access to fire stations and fire hydrants; the event will require the diversion of so many public employees that allowing the event would unreasonably deny service to remainder of the county; or the event might otherwise interfere with the welfare, peace, safety, health, good order and convenience of the general public.~~
- (3) ~~*Exemptions.* The following special events are exempt from the provisions of this article:~~
- (a) ~~Special events occurring on private property used and occupied as a private residence, which special event is hosted by at least one of the occupants of such private residence, regardless of the number of attendees;~~
  - (b) ~~Special events occurring upon a city or county-owned sports facility, including without limitation, a ball field, tennis court or pool, provided that the special event constitutes a use for which the sports facility was intended, and regardless of the number of attendees;~~
  - (c) ~~Special events hosted by a church on property owned by the church, but only if the property is used on a regular basis, at least bi-monthly, to conduct worship services, and regardless of the number of attendees;~~
  - (d) ~~Events hosted by a school on property owned by the school or a governmental entity, provided that the property is used on a regular basis, at least weekly, to conduct classes; and~~
  - (e) ~~A governmental agency acting within the scope of its agency.~~

~~Any use not expressly permitted or prohibited in a commercial district upon approval of the board of commissioners after review by the planning board.~~

~~5.10.3 Prohibited uses.~~

~~Automotive sales (excluding storage of junked vehicles).~~

~~Warehouses.~~

~~Lumberyards, retail.~~

~~Motor freight terminals.~~

~~Bulk fuel storage.~~

~~Single family detached dwellings.~~

~~Mobile homes.~~

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**5.11.1 Intent.** The General Business District (B-2) is intended to accommodate a broad range of commercial activities that provide both durable and convenience goods to the community. This district serves as a commercial hub, offering essential goods, professional services, and shopping opportunities that support residents, businesses, and visitors alike. Strategically located along major and minor thoroughfares, ensuring high visibility and accessibility for consumers across the entire community. Their placement along well-traveled corridors allows for efficient traffic flow and convenient access while minimizing unnecessary congestion within residential neighborhoods. Due to the larger scale and increased activity levels associated with general business uses, site design standards emphasize buffering, landscaping, and architectural compatibility to mitigate potential impacts on adjacent businesses and residential areas. Properly designed setbacks, screening, and traffic management measures help reduce noise, light intrusion, and operational disruptions, ensuring a harmonious relationship between commercial and non-commercial land uses. Fostering economic growth while maintaining a well-planned, community-oriented commercial environment.

Refer to Article V, Table of Permitted Uses (TPU)

Any use that is not explicitly addressed in the TPU is prohibited; however, the applicant may request a text amendment and follow the process for getting approval of the use.

Refer to Article III, 3.4 for the required buffers for the B-2 zoning district.

**5.10.4 Lot and building requirements:**

Minimum lot area (public water and sewer)	Must meet minimum site design requirements
Minimum lot area (public water only)	Must meet health department requirements
Minimum lot area (private water and sewer)	Must meet health department requirements
Minimum lot width at building line	N/A
Minimum front setback	N/A
Minimum rear setback	N/A
Minimum side setback (interior)	N/A
Minimum side setback (street)	N/A
Maximum building height	60 feet
Maximum density for mixed-use residential	12 dwelling units per acre

Minimum lot area (public water and sewer)	N/A; must meet the required design standards
Minimum lot area (public water only)	
Minimum lot area (private water and sewer)	
Minimum lot width at building line	N/A; must meet the required standards
Minimum front setback	N/A; must meet the required standards
Minimum rear setback	N/A; must meet the required standards
Minimum side setback (interior)	N/A; must meet the required standards
Minimum side setback (street)	N/A; must meet the required standards
Maximum building height	60 feet N/A
Total maximum sq. footage for building footprint	50,000 sq. ft.

**5.11.2 Greenspace requirement.** At least 15% of the total lot area must be designed as greenspace. This includes landscaped areas, required buffers, tree plantings, bioswales, and pedestrian-friendly areas. At least 50%

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of the street frontage shall be landscaped to enhance highway aesthetics and contribute to the overall visual quality of the corridor.

*5.11.3 Sidewalk requirement.* Sidewalks shall be required along all public street frontages within commercial districts. If no existing sidewalk or pedestrian network is located within 500 feet of the subject property, the developer may provide a payment in lieu of construction. The payment shall be equal to the estimated cost of sidewalk installation and shall be used by the County for future pedestrian infrastructure improvements in the area.

~~{Amend. of 4-4-00(21); Amend. of 10-3-00; Amend. of 7-3-01(2); Amend. of 4-16-02; Ord. of 12-8-09, § 1; Ord. of 7-17-12, § 1; Ord. of 8-16-16, § 1(b); Ord. of 6-6-17(1); Ord. of 12-15-20; Ord. of 3-1-22(1)}~~

~~Editor's note(s) — See editor's note to § 5.8.~~

## **5.11 5.12 B-3 Highway Major commercial districts.**

### *5.11.1 Permitted uses.*

~~All uses permitted or conditional in B-1 and B-2 except detached single-family buildings.~~

~~Automotive sales, service, and storage.~~

~~Wholesale operations.~~

~~Retail building supply.~~

~~Indoor amusement parks or privately owned recreation facilities.~~

~~Hospitals.~~

~~Screened outdoor storage.~~

~~Nursing homes.~~

~~Mixed-use residential with a maximum density of 12 units per acre.~~

~~Bed and breakfast lodging facility.~~

*5.11.2 Conditional uses.* The following uses may be permitted in accordance with the provisions of section 7.1.6 in the highway commercial (B-3) district on a conditional basis upon approval of the county commission after review by the planning board.

~~Automotive paint and body shops.~~

~~Boat sales.~~

~~Mobile offices.~~

~~Outdoor amusement parks or privately owned recreational facilities.~~

~~Cemeteries.~~

~~County jails.~~

~~County correctional institutions.~~

~~County detention facilities.~~

~~Commercial truck and trailer parking.~~

~~Private and public events venue. Any organized activity having as its purpose entertainment, recreation and/or education, such as a festival or celebration, concert, foot or vehicle race, parade or march, rally or~~

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assembly which takes place on a public street, sidewalk or right-of-way, or occurs on private property and impacts government services on public rights-of-way. This includes locations that are in the business of renting out their location to hold private and public functions.

(1) ~~General operating regulations.~~ The following operating regulations shall be enforced by the permittee:

- (a) ~~No musical entertainment, either live or recorded, utilizing sound amplification equipment, shall be in violation of chapter 30, article II, noise control.~~
- (b) ~~No event shall be presented between the hours of 11:00 p.m. and 9:00 a.m. unless otherwise approved by the board of commissioners.~~
- (c) ~~Camping on site by persons attending an event is permitted; provided that no on-site camping shall be permitted more than two days prior or two days after an event.~~

(2) ~~Revocation of permit.~~ The board of commissioners may revoke permission for any proposed event or order that an event be discontinued immediately if, in the sole judgement of the board of commissioners, the event will disrupt traffic within the unincorporated area of the county beyond practical solution; the event will interfere with access to fire stations and fire hydrants; the event will require the diversion of so many public employees that allowing the event would unreasonably deny service to remainder of the county; or the event might otherwise interfere with the welfare, peace, safety, health, good order and convenience of the general public.

(3) ~~Exemptions.~~ The following special events are exempt from the provisions of this article:

- (a) ~~Special events occurring on private property used and occupied as a private residence, which special event is hosted by at least one of the occupants of such private residence, regardless of the number of attendees;~~
- (b) ~~Special events occurring upon a city or county-owned sports facility, including without limitation, a ball field, tennis court or pool, provided that the special event constitutes a use for which the sports facility was intended, and regardless of the number of attendees;~~
- (c) ~~Special events hosted by a church on property owned by the church, but only if the property is used on a regular basis, at least bi-monthly, to conduct worship services, and regardless of the number of attendees;~~
- (d) ~~Events hosted by a school on property owned by the school or a governmental entity, provided that the property is used on a regular basis, at least weekly, to conduct classes; and~~
- (e) ~~A governmental agency acting within the scope of its agency.~~

~~Any use not expressly permitted or prohibited in a commercial district upon approval of the board of commissioners after review by the planning board.~~

#### ~~5.11.3 Prohibited uses.~~

~~Bulk fuel storage.~~

~~Mobile homes.~~

~~Single-family detached dwellings (including site-built, class A or class B).~~

**5.12.1 Intent.** The Major Commercial District (B-3) is intended to accommodate a diverse mix of commercial activities that provide both durable and convenience goods to the broader community. This district supports businesses that benefit from high visibility, easy access, and steady vehicular traffic, making it ideal for commercial uses that cater to both local residents and travelers. Strategically located along major and minor thoroughfares, ensuring direct access to well-traveled roadways and key transportation corridors. Their placement allows for the efficient movement of goods and services while minimizing disruptions to local streets and residential areas. Given the potential for increased traffic volumes and commercial activity, site design standards prioritize buffering,

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landscaping, and access management to mitigate impacts on adjacent properties. Proper setbacks, screening, and traffic control measures help reduce noise, glare, and congestion, ensuring a smooth transition between commercial corridors and nearby residential or lower intensity uses. Playing a vital role in supporting regional commerce, economic growth, and job creation while maintaining a balance between accessibility, functionality, and community character.

Refer to Article V, Table of Permitted Uses (TPU)

Any use that is not explicitly addressed in the TPU is prohibited; however, the applicant may request a text amendment and follow the process for getting approval of the use.

Refer to Article III, 3.4 for the required buffers for the B-3 zoning district.

***5.11.4 Lot and building requirements:***

Minimum lot area (public water and sewer)	Must meet minimum site design requirements
Minimum lot area (public water only)	Must meet health department requirements
Minimum lot area (private water and sewer)	Must meet health department requirements
Minimum lot width at building line	N/A
Minimum front setback	N/A
Minimum rear setback	N/A
Minimum side setback (interior)	N/A
Minimum side setback (street)	N/A
Maximum building height	60 feet

Minimum lot area (public water and sewer)	N/A; must meet all site design standards and requirements.
Minimum lot area (public water only)	
Minimum lot area (private water and sewer)	
Minimum lot width at building line	N/A; must meet the required standards
Minimum front setback	N/A; must meet the required standards
Minimum rear setback	N/A; must meet the required standards
Minimum side setback (interior)	N/A; must meet the required standards
Minimum side setback (street)	N/A; must meet the required standards
Maximum building height	60 feet
Total maximum sq. footage for building footprint	N/A

***5.12.2 Greenspace requirement.*** At least 15% of the total lot area must be designed as greenspace. This includes landscaped areas, required buffers, tree plantings, bioswales, and pedestrian-friendly areas. At least 50% of the street frontage shall be landscaped to enhance highway aesthetics and contribute to the overall visual quality of the corridor.

***5.12.3 Sidewalk requirements.*** Sidewalks shall be required along all public street frontages within commercial districts. If no existing sidewalk or pedestrian network is located within 500 feet of the subject property, the developer may provide a payment in lieu of construction. The payment shall be equal to the estimated cost of sidewalk installation and shall be used by the County for future pedestrian infrastructure improvements in the area.

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~~(Amend. of 4-4-00(21); Amend. of 4-16-02; Ord. of 12-8-09, § 1; Ord. of 7-17-12, § 1; Ord. of 8-16-16, § 1(b); Ord. of 6-6-17(3); Ord. of 11-5-19; Ord. of 3-1-22(1); Ord. No. 2024-359, 8-20-24)~~

~~Editor's note(s) — See editor's note to § 5.8.~~

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