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## 5.10 B-1 Neighborhood commercial districts.

*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	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.

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## 5.11 B-2 General commercial districts.

*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.

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	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% 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.

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## 5.12 B-3 Major commercial districts.

*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, 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.

Minimum lot area (public water and sewer) Minimum lot area (public water only) Minimum lot area (private water and sewer)	N/A; must meet all site design standards and requirements.
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	N/A
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 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.

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