

**§ 220-16. Nonresidential Zoning Districts Land Use Authorization Table.**

- A. This table shows the authorized uses in the MU and B Zoning Districts. The table includes a key to indicate the type of authorized use. [Amended 12-21-2011 by Ord. No. 846-11; 5-3-2017 by Ord. No. 930-15]

**Nonresidential Zoning Districts Land Use Authorization Table**

<b>Land Uses</b>	<b>Subject to:</b>	<b>MU</b>	<b>B</b>
<b>A= Accessory Use</b> <b>C=Conditional Use</b> <b>P=Permitted Use</b> <b>SE=Use by Special Exception</b>			
Accessory uses		A	A
Adult business	§ 220-31A		C
Adult day care	§ 220-31K	C	P
Airports and heliports			C
Animal hospital	§ 220-31B	C	P
Automobile service station	§ 220-31C		C
Bar or tavern			P
Business or professional office, large			P
Business or professional office, small		P	P
Business services		P	P
Car wash	§ 220-31D		C
Church	§ 220-31F	C	P
Comparable uses not specifically listed	§ 220-31J	C	C
Construction trailer, temporary	§ 220-71	C	P
Contracting business		C	P
Contractor's yard	§ 220-31M		C
Day-care center	§ 220-31K	C	P
Drive-through facility	§ 220-56	C	P
Drug and alcohol treatment	§ 220-31L		C
Entertainment facilities			C
Equipment storage yard	§ 220-31M		C
Essential service buildings		C	C
Essential services		P	P
Financial institution			P

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Flea market			C
Food processing	§ 220-31R		P
Forestry, major and minor	§ 220-31N	P	P
Funeral homes and mortuaries	§ 220-31O	C	P
Garage, public			P
Garden nursery			P
Gas station/convenience store	§ 220-31DD		C
Grocery store			P
Group homes	§ 220-31Q	C	C
Health care facility			P
Heavy manufacturing	§ 220-31R		C
High technology industries			P
Hospital			C
Hotel	§ 220-31U	C	P
Industrial park			C
Junkyard	§ 220-31S		C
Kennel, commercial	§ 220-31G		C
Light manufacturing			P
Major excavation			C
Manufacturing			P
Membership clubs			P
Mineral removal or mining	§ 220-31T	C	C
Mini-warehouse/self-storage			C
Mixed-use structure		P	P
Mixed-use development	§ 220-31Z		C
Multifamily dwelling		P	
Municipal facilities	§ 220-31V		P
Natural gas compressor station	§ 220-31CC		C

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Natural gas processing plant	§ 220-31CC		C
No-impact home-based business	§ 220-62	A	A
Nursing home			P
Oil and gas extraction	§ 220-31P	C	C
Parking lot			C
Personal care home	§ 220-31Q		P
Personal services		P	P
Recreation, indoor commercial	§ 220-31I	C	P
Recreation, membership club		C	P
Recreation, outdoor commercial	§ 220-31I		C
Research and development		C	P
Residential day care	§ 220-66	C	P
Restaurants			P
Retail business, large			P
Retail business, small		C	P
Sale and storage of building materials			P
School, commercial		C	P
School, public and private	§ 220-31F	C	P
Single family dwelling		P	
Supply yard			P
Telecommunications antenna	§ 220-31W	C	C
Telecommunications facility building	§ 220-31W	C	C
Telecommunications tower	§ 220-31W	C	C
Temporary use or structure	§ 220-64	C	P
Therapeutic massage establishment		C	P
Transitional dwelling	§ 220-31Q	C	
Transportation dispatch office			P
Transportation terminals			P

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Truck and heavy equipment sales/service			P
Two-family dwelling		P	
Vehicle rental, sales and service			P
Vehicle repair garage			P
Warehousing and distribution			P
Waste disposal/storage/treatment	§ 220-31Y		C
Wholesale business			P
Planned mixed-use development	§ 220-31Z		C

B. Business District performance standards. The following performance standards shall apply to all construction of principal and accessory structures within the B Zoning District. Development resulting in less than forty-percent total impervious surface coverage or new buildings or building additions resulting in less than 1,000 square feet of additional lot coverage shall be considered de minimis and are exempt from the following provisions. The preceding exemptions shall consider the entirety of development proposed in both preliminary and final land development as required and defined in Chapter 201, Subdivision and Land Development, and to all imminent development (any development for which an application for further subdivision or land development on the site is submitted within 18 months of tentative approval) related thereto. **[Added 8-6-2008 by Ord. No. 771-08]**

- (1) The site shall incorporate environmentally sensitive areas sufficient to act as nonstructural best management practices through the arrangement of infrastructure, parking, access, and general site design in a manner that minimizes disturbance of said areas.
- (2) Disturbance of steep slopes as regulated by the supplemental standards<sup>1</sup> of this chapter and grading resulting in slopes at 3:1 or greater finished grade shall be subject to the following: the planting of a revegetation plan prepared by a professional landscape architect or forester acceptable to the Municipality. The plan may include high- and low-level plantings and grasses, the composition and mixture of which shall serve to meet to maximize long-term stability of the slope, enhancement or integration with stormwater best management practices, and the sustainability of the mix of species planted.
- (3) Parking lot design and building placement. General site design and grading shall employ terracing where feasible, in order to minimize disturbance where the total site bears 30

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1. Editor's Note: See Art. VI, Supplemental Regulations, § 220-35, Steep slopes.

or more parking spaces. Feasibility shall be determined by the Municipal Engineer in consideration of geology, ability to meet building code requirements, and stormwater best management practices.

- (4) Building design standards. All nonresidential structures shall meet the standards of § 220-67.1, except that offsets or vertical breaks in facade shall occur once every 100 feet for structures exceeding 12,000 square feet of gross floor area. Variations in architectural styles or modifications of the standards required may be approved upon finding that the modifications meet the general objectives cited herein.
- (5) Pedestrian circulation. Pedestrian circulation via a network of sidewalks and crosswalks shall provide for safe pedestrian access between establishments and structures.
- (6) Parking lots.
  - (a) Central parking areas are encouraged to provide parking and access to multiple establishments and shall be required in a manner that meets the objectives of this section. Such areas shall be designed in conformance with the standards of Article VII, Parking Regulations, with modifications that permit the consolidation of required landscape islands for stormwater infiltration purposes, screening of displays from existing public streets and developments, and the general objectives of this chapter.
  - (b) Parking lots exceeding 10% of the required minimum parking for the establishments served shall provide any additional parking and access drives serving such parking as a porous paving approved by the Municipal Engineer in a manner that facilitates infiltration commensurate with recognized stormwater best management practices.
- (7) Boulevard. Where multiple structures or parking lots are proposed and the total square footage of all establishments exceeds 100,000 square feet, access from the public street to internal parking shall be provided by a boulevard with a central island of at least 12 feet in width. The island shall be planted with street trees, with one high-level planting once every 50 feet. Variations shall be considered and may be approved by Council where a mix of native plantings serves to sustain stormwater management functions or the preservation of adjoining wetlands.
- (8) Street trees. Street trees shall be provided along boulevards, access roads, and the perimeters of parking lots as required in § 220-51C of this chapter.
- (9) Access and circulation.
  - (a) Connections to and between existing street networks shall be provided where the impact of development on adjoining intersections and street networks necessitates said connection to optimize the level of service for both intersections and streets or where the Official Map expressly shows a connection.
  - (b) Otherwise, access shall be limited and designed to contain traffic generated by the development.

- (c) Frontage streets as access drives shall be encouraged in lieu of multiple curb cuts within the development itself. Also, easements to adjoining properties may be required to further reduce curb cuts on major and minor arterials where such properties may redevelop in a manner requiring land development approval and consideration of access points.
- (10) Lighting and signage. Lighting and signage shall form a cohesive theme that applies a defined sense of place to the development as a specific destination.
- (11) All landscaping requirements as set forth in § 220-51, Landscaping and buffering, shall apply to any development, provided that additional landscaping requirements of this section may be credited to the requirements of the aforesaid section, excepting boulevard trees.