

Article 6 | Nonresidential Districts

Contents of Article

Sec. 6.1 O-1, General Office District.....	6-1
6.1.1 Description	6-1
6.1.2 Use Regulations.....	6-1
6.1.3 Density/Intensity and Dimensional Standards.....	6-2
Sec. 6.2 Reserved.....	6-3
Sec. 6.3 B-1 Community (Downtown) Business District.....	6-3
6.3.1 Description	6-3
6.3.2 Use Regulations.....	6-4
6.3.3 Density/Intensity and Dimensional Standards.....	6-5
Sec. 6.4 B-2, Established Corridor Commercial District.....	6-8
6.4.1 Description	6-8
6.4.2 Use Regulations.....	6-8
6.4.3 Density/Intensity and Dimensional Standards.....	6-11
Sec. 6.5 B-3, Community Retail/Commercial District.....	6-11
6.5.1 Description	6-11
6.5.2 Use Regulations.....	6-12
6.5.3 Density/Intensity and Dimensional Standards.....	6-13
Sec. 6.6 B-4, Mixed-Use Business District.....	6-14
6.6.1 Description	6-14
6.6.2 Use Regulations.....	6-15
6.6.3 Density/Intensity and Dimensional Standards.....	6-17
6.6.4 Additional Standards	6-17
Sec. 6.7 I-1, Industrial/Research Park District.....	6-18
6.7.1 Description	6-18
6.7.2 Use Regulations.....	6-18
6.7.3 Density/Intensity and Dimensional Standards.....	6-20

Sec. 6.1 O-1, General Office District

6.1.1 Description

The O-1, General Office District is established to provide locations where predominately office uses may be located in a low-intensity manner as a transitional land use between residential and higher intensity uses. The district is generally appropriate for office development including incidental support services and retail uses, provided they are intended solely to serve employees of the permitted uses.

6.1.2 Use Regulations

Uses are allowed in the O-1 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” or an “M” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the appropriate Special Exception or Minor Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2.

O-1 Uses			
Use		Use Standards	Definition
Commercial Uses			
Child care center	S		Sec. 18.1.29
Conference center	P		Sec. 18.1.37
Emergency care facility	M		Sec. 18.1.58
Office	P		Sec. 18.1.121
Mailing Services	P		Sec. 18.1.102
Parking structure, private	M	Sec. 9.3.18	Sec. 18.1.135
Personal Service	P	Sec. 9.3.19	Sec. 18.1.168
Pharmacy	P		Sec. 18.1.139
Telecommunications Facility: Antenna	P	Sec. 9.3.26.B	Sec. 18.1.7
Telecommunications Facility: Power Mount Facilities on Existing Electric Transmission Towers	S	Sec. 9.3.26.A&C	Sec. 18.1.184
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.43.1
Temporary Mobile Land-Based Telecommunications Testing Facility	P	Sec. 9.3.26.F	Sec. 18.1.39.3
Trade Contractor	P		Sec. 18.1.192.1
Veterinary Hospital	P	Sec. 9.3.30	Sec. 18.1.199
Institutional and Community Service Uses			
Club	P		Sec. 18.1.30
College or University	P		Sec. 18.1.33
Fire and/or rescue facility	P		Sec. 18.1.64
Library	P		Sec. 18.1.89
Museum	P		Sec. 18.1.111
Park, public	P		
Place of worship	S		Sec. 18.1.141
Recreation facility	P	Sec. 9.3.21	Sec. 18.1.156
U.S. Postal Service	P		Sec. 18.1.146
Utility Uses			
Public utility, major	S	Sec. 9.3.31	Sec. 18.1.153
Public utility, minor	P	Sec. 9.3.31	Sec. 18.1.154

6.1.3 Density/Intensity and Dimensional Standards

All development in the O-1 District shall be subject to the following standards (See also [Article 10](#)):

O-1 District Standards	
A. Minimum Lot Area (square feet)	
All Development	20,000
B. Minimum Lot Width (feet)	
All Development	100
C. Maximum Floor Area Ratio	
	None
D. Minimum Yards/Setbacks (feet)	
Front	20
Side	20
Rear	20
E. Maximum Building Height	
Nonresidential	45
F. Minimum Zoning District Area (acres)	
	None

Sec. 6.2 Reserved

Repealed 10/11/06 per Ordinance 2006-O-35 - deleted O-2 District.

Sec. 6.3 B-1 Community (Downtown) Business District

6.3.1 Description

The B-1, Community (Downtown) Business District is established in recognition of the mixed-use core area as the center of Leesburg’s employment, tourism and specialty commercial activity. The small to medium size, pedestrian-oriented retail uses that attract shoppers and tourists from throughout the region are considered primary uses. Residential uses -typically above the ground floor of retail uses- are also considered primary uses within the B-1 District. Some office, financial and personal service uses are allowed as secondary uses in the B-1 District. The district is generally appropriate for application in the core area,

designated in the Town Plan for “Downtown” development. It is intended that this area remain a viable mixed-use core and that the goals of the H-1 Overlay District be promoted and enhanced throughout the B-1 District.

6.3.2 Use Regulations

Uses are allowed in the B-1 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” or an “M” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the appropriate Special Exception or Minor Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2.

B-1 Uses			
Use		Use Standards	Definition
Commercial Uses			
Bank with drive-in facility	S		Sec. 18.1.14
Bank without drive-in facility	P		Sec. 18.1.14
Bed and breakfast inn	P		Sec. 18.1.16
Brewpub	P	Sec. 9.3.2.1	Sec. 18.1.20.1
Brewpub with Silo	S	Sec. 9.3.2.1	Sec. 18.1.20.1
Microbrewery	P	Sec. 9.3.13.1	Sec. 18.1.104.1
Child care center	S		Sec. 18.1.29
Commercial Inn	P		Sec. 18.1.86
Conference center	M		Sec. 18.1.37
Convenience food store	S	Sec. 9.3.8	Sec. 18.1.39
Dance Studio	P		Sec 18.1.40.1
Eating establishment without drive-in facility	P	Sec. 9.3.9	Sec. 18.1.55
Emergency care facility	M		Sec. 18.1.58
Exercise Studio	P		Sec. 18.1.59.2
Funeral home	S		Sec. 18.1.69
Crematorium (Accessory to a Funeral Home)	S	Sec. 9.3.6.1	Sec. 18.1.69
Home occupation	P		Sec. 18.1.80
Hotel/motel	S		Sec. 18.1.83
Mailing Services	P		Sec. 18.1.102
Office	P		Sec. 18.1.121
Parking lot	P		Sec. 18.1.132
Parking structure, private	M	Sec. 9.3.18	Sec. 18.1.135
Personal Services	P	Sec. 9.3.19	Sec. 18.1.168
Pharmacy	P		Sec. 18.1.139
Printing and/or publication	P		Sec. 18.1.148
Recreation facility	P	Sec. 9.3.21	Sec. 18.1.156
Retail centers under 100,000square feet and/or retail uses	P		Sec. 18.1.158, Sec. 18.1.159
School, special instruction	P	Sec. 9.3.23	Sec. 18.1.164
Service station	S	Sec. 9.3.24	Sec. 18.1.169
Telecommunications Facility: Antenna	P	Sec. 9.3.26.A	Sec. 18.1.7

Article 6 || Nonresidential Districts
 Sec. 6.3 | B-1 Community (Downtown) Business District

B-1 Uses			
Use		Use Standards	Definition
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems	P/S	Sec. 9.3.26.F	Sec. 18.1.43.1
Temporary Mobile Land-Based Telecommunications Testing Facility	P	Sec. 9.3.26.E	
Theater, indoor	P		Sec. 18.1.189
Veterinary Hospital	S	Sec. 9.3.30	Sec. 18.1.198
Institutional and Community Service Uses			
Cemetery	P		Sec. 18.1.28
Club	P		Sec. 18.1.30
Fire and/or rescue facility	P		Sec. 18.1.64
Library	P		Sec. 18.1.89
Museum	P		Sec. 18.1.111
Park, public	P		
Parking structure, public	P	Sec. 9.3.18	Sec. 18.1.134
Place of worship	P		Sec. 18.1.141
Recreation facility	P	Sec. 9.3.21	Sec. 18.1.156
School, general education	M		Sec. 18.1.162
U.S. Postal Service	P		Sec. 18.1.146
Research & Development, Production and Warehousing Uses			
Production	P/S	Sec. 9.3.22	Sec. 18.1.150.1
Research & Development	P/S	Sec. 9.3.22	Sec. 18.1.157
Residential Uses			
Accessory Dwelling	P	Sec. 9.4.1	Sec. 18.1.5
Guest House	P	Sec. 9.4.1	Sec. 18.1.74.1
Duplex	P		Sec. 18.1.49, Sec. 18.1.50
Group home	P		Sec. 18.1.74
Multiple-family (6 or more dwelling units)	M	Sec. 9.3.15	Sec. 18.1.110
Multiple-family (up to 5 dwelling units) [8]	P	Sec. 9.3.15	Sec. 18.1.110
Single-family attached (townhouse)	P	Sec. 9.3.15	Sec. 18.1.172
Single-family detached dwelling	P		Sec. 18.1.171
Utility Uses			
Public utility, minor	P	Sec. 9.3.31	Sec. 18.1.154

6.3.3 Density/Intensity and Dimensional Standards

All development in the B-1 District shall be subject to the following standards (See also Article 10):

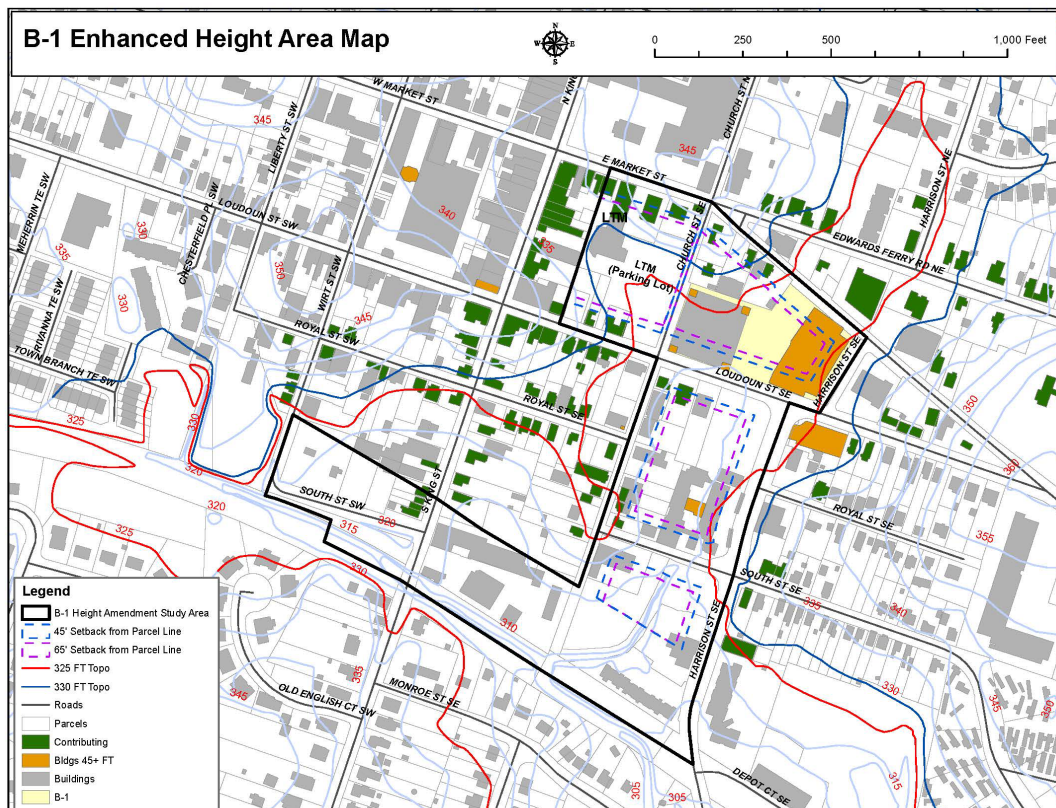
B-1 District Standards	
A. Minimum Lot Area (square feet)	
Single-Family Detached	4,000
Single-Family Attached (Interior Lots)	2,000
Single-Family Attached (Corner and End Lots)	3,000
Duplex, Vertical	3,000

B-1 District Standards	
Duplex Horizontal	6,000
Multi-Family	10,000 [8]
All Other Development	None
B. Minimum Lot Width (feet)	
Single-Family Detached	40
Single-Family Attached (Interior Lots)	20
Single-Family Attached (Corner and End Lots)	30
Duplex, Vertical	30
Duplex, Horizontal	60
Multi-Family	100
All Other Development	20
C. Maximum Floor Area Ratio	
	None
D. Minimum Yards/Setbacks (feet)	
Front	[1]
Side	5[2][3]
Rear	20[4][5]
E. Maximum Building Height (feet)	
Residential	35[6][7]
Nonresidential	45[6][7]

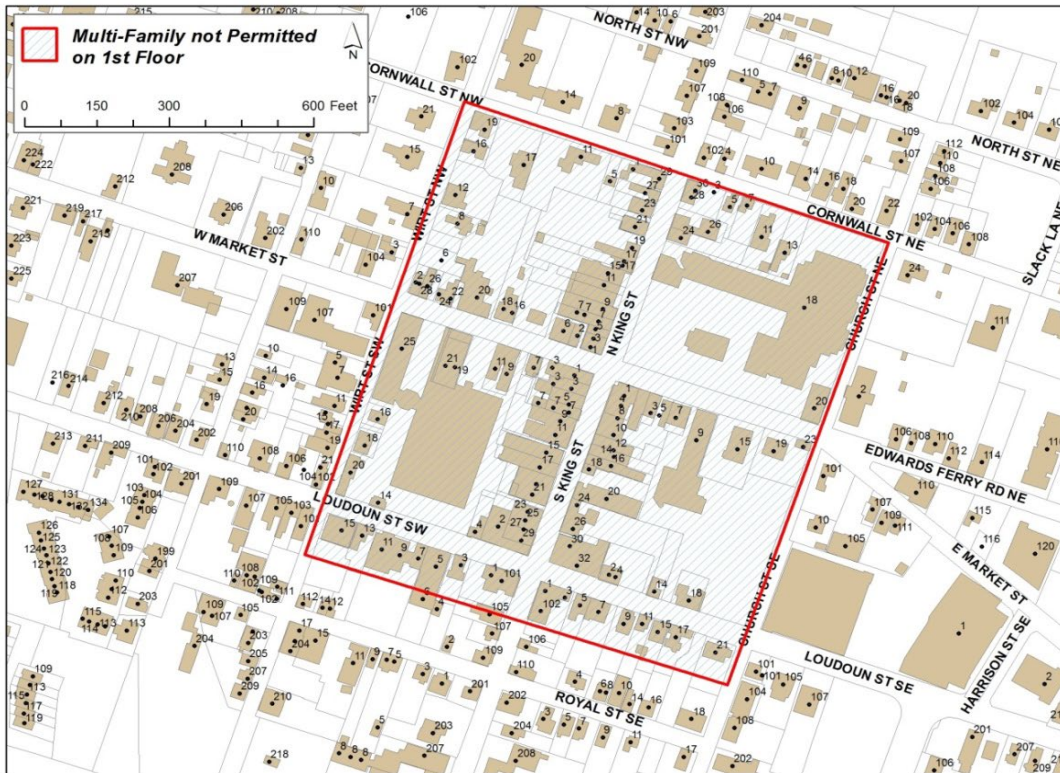
- [1] Minimum Front Setback: One (1) foot; Maximum front setback: twenty (20) feet. Actual setback determined in accordance with Sec. 10.4.5.D.
- [2] No side yards/setbacks are required for lots fronting on Market Street, Loudoun Street, King Street, Wirt Street or Liberty Street.
- [3] Side yard setback shall be zero (0) feet for an interior townhouse lot.
- [4] Rear yard setbacks for a commercial use or mixed use may be reduced or be provided as a zero-yard setback if all of the following criteria are met: (a) the property fronts on Market Street or Loudoun Street between Liberty and Church Streets; or on King Street between Cornwall and Loudoun Streets; (b) the property contains four thousand (4,000) square feet or less; (c) the rear yard is adjacent to non-residential uses; and (d) the applicant can demonstrate to the satisfaction of the Board of Architectural Review and Zoning Administrator that the proposed setback will facilitate a structure that is harmonious and compatible with surrounding properties.
- [5] Rear yard setbacks for residential uses may be reduced to fifteen feet (15') if all of the following criteria are met: (a) the property fronts on Market Street, Loudoun Street or Royal Street between Liberty and Church Streets; or on King Street, Wirt Street or Liberty Street between Market Street and Royal Street; and (b) the applicant can demonstrate to the satisfaction of the Board of Architectural Review and Zoning Administrator that the proposed setback will facilitate a structure that is harmonious and compatible with surrounding properties.
- [6] Maximum height may be increased up to sixty-five (65) feet in the following specified area due to its low mean elevation above sea level and low topographical relationship to the rest of the H-1 District if an applicant can demonstrate that all of the following criteria have been met: (a) the property lies within 250 feet of the centerline of Town Branch between Wirt Street and Harrison Street; (b) where a property fronts on Wirt, South, King or Harrison Streets, the elevations adjacent to the street shall not exceed forty-five (45)

feet. for a depth of at least forty feet back from the property line subject to the Board of Architectural Review in accordance with the H-1 Old and Historic District Design Guidelines

- [7] Maximum height may be increased up to 65 feet in the following specified areas (Map Graphic), due to its low mean elevation above sea level and low topographical relationship to the rest of the B-1 District if an applicant can demonstrate that all of the following criteria have been met: (a) the property must front on the designated areas of Market, Loudoun, Harrison, South or Church Streets not otherwise covered by [6] above; (b) height elevations adjacent to the street shall not exceed forty-five (45) feet for a depth of at least forty-five (45) feet back from the right-of-way line, except on Church Street between Market and Loudoun Streets; (c) beyond forty-five (45) feet a one-to-one height to setback ratio may be permitted up to sixty-five (65) feet in maximum subject to BAR approval in accordance with the Old & Historic District Design Guidelines; (d) height shall be measured based upon the average mean elevation above sea level prior to site disturbance and/or issuance of a grading permit; and (e) all other applicable B-1 setbacks shall be met.
- [8] Multi-Family dwellings shall be permitted by-right in the B-1 District, up to a maximum of five (5) units. However, residential units can only be located above the first floor of a building that fronts on a public street in the following area: between the east side of Wirt Street to the west side of Church Street, and between the south side of Cornwall Street to the south side of Loudoun Street. For purposes of height measurement and lot size limitations such buildings shall be considered nonresidential uses.



Map showing building height limitations as described in Note [7] above.



Map showing the area where first floor non-residential is required in the B-1 District as described in revised Section 6.3.3. Note [8] above.

Sec. 6.4 B-2, Established Corridor Commercial District

6.4.1 Description

The B-2, Established Corridor Commercial District is established solely to accommodate previously approved corridor commercial development and to permit reasonable development of lands within existing B-2 zoning Districts. The district is not intended to be available for future rezonings, nor as a means of expanding the boundaries of existing B-2 Districts.

6.4.2 Use Regulations

Uses are allowed in the B-2 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” or an “M” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the appropriate Special Exception or Minor Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2.

Article 6 || Nonresidential Districts
 Sec. 6.4 | B-2, Established Corridor Commercial District

B-2 Uses			
Use		Use Standards	Definition
Commercial Uses			
Bank with drive-in facility	S		Sec. 18.1.14
Bank without drive-in facility	P		Sec. 18.1.14
Bowling alley	P		Sec. 18.20
Brewpub	P	Sec.9.3.2.1	Sec. 18.1.20.1
Brewpub with Silo	S	Sec. 9.3.2.1	Sec. 18.1.20.1
Microbrewery	P/S	Sec. 9.3.13.1	Sec. 18.1.104.1
Car wash	S	Sec. 9.3.3	Sec. 18.1.27
Cattery	S	Sec. 9.3.12.1	Sec. 18.1.27.1
Child care center	S		Sec. 18.1.29
Commercial Inn	P		Sec. 18.1.86
Conference center	M		Sec. 18.1.37
Convenience food store	S	Sec. 9.3.8	Sec. 18.1.39
Dance Studio	P		Sec. 18.1.40.1
Doggy Day Care	S	Sec 9.3.12.2	Sec 18.1.43.2
Doggy Day Care with Accessory Kennel	S	Sec 9.3.12.2	
Eating establishment with drive-in facility	S		Sec. 18.1.55
Eating establishment without drive-in facility	P	Sec. 9.3.9	Sec. 18.1.55
Electric and/or plumbing supply	S	Sec. 9.3.10	
Emergency care facility	M		Sec. 18.1.58
Exercise Studio	P		Sec. 18.1.59.3
Funeral Home	P		Sec. 18.1.69
Crematorium (Accessory to a Funeral Home)	S	Sec. 9.3.6.1	Sec. 18.1.69
Home occupation	P		Sec. 18.1.80
Hotel/motel	P		Sec. 18.1.83
Kennel	S	Sec. 9.3.12	Sec. 18.1.88
Lumber and/or building material sales without outdoor storage/display	P	Sec. 9.3.13	Sec. 18.1.101
Lumber and/or building material sales with outdoor storage/display	M	Sec. 9.3.13	Sec. 18.1.101
Mailing Services	P		Sec. 18.1.102
Nursery	M		Sec. 18.1.119
Office	P		Sec. 18.1.121
Outdoor storage	P/S	Sec. 9.3.17.2	Sec. 18.1.127
Outdoor storage, Vehicles	S		
Parking structure, private	M	Sec. 9.3.18	Sec. 18.1.135
Personal Services	P	Sec. 9.3.19	Sec. 18.1.168
Pharmacy	P		Sec. 18.1.139
Printing and/or publication	P		Sec. 18.1.148
Recreation facility	P	Sec. 9.3.21	Sec. 18.1.156
Retail centers under 100,000 square feet and/or retail uses	P		Sec. 18.1.158, Sec. 18.1.159
Retail centers over 100,000 square feet	S	Sec. 9.3.17.1	Sec. 18.1.158
School, special instruction	P	Sec. 9.3.23	Sec. 18.1.164

Article 6 | Nonresidential Districts
 Sec. 6.4 | B-2, Established Corridor Commercial District

B-2 Uses			
Use		Use Standards	Definition
Service station	S	Sec. 9.3.24	Sec. 18.1.169
Telecommunications Facility: Antenna	P	Sec. 9.3.26	Sec. 18.1.7
Telecommunications Facility: Monopole	S	Sec. 9.3.26	Sec. 18.1.108
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems	P/S	Sec. 9.3.26.F	Sec. 18.1.43.1
Telecommunications Facility: Transmission Tower	S	Sec. 9.3.26	Sec. 18.1.192
Temporary Mobile Land-Based Telecommunications Testing Facility	P	Sec. 9.3.26 D	
Theater, indoor	P		Sec. 18.1.189
Trade Contractor	P		Sec. 18.1.192.1
Vehicle and/or equipment service facility	S	Sec. 9.3.29	Sec. 18.1.197
Vehicle sales and/or rental facility	S	Sec. 9.3.28	Sec. 18.1.196
Veterinary hospital	M	Sec. 9.3.30	Sec. 18.1.198
Video rental store with drive-in facility	S		
Research & Development, Production and Warehousing Uses			
Mini-warehouse facility	S	Sec. 9.3.14	Sec. 18.1.105
Production	P/S	Sec 9.3.22	Sec. 18.1.150.1
Research & Development	P/S	Sec. 9.3.22	Sec. 18.1.157
Institutional and Community Service Uses			
Club	P		Sec. 18.1.30
College or University	P		Sec. 18.1.33
Fire and/or rescue facility	P		Sec. 18.1.64
Hospital	S		Sec. 18.1.82
Library	P		Sec. 18.1.89
Museum	P		Sec. 18.1.111
Park, public	P		
Parking structure, public	P	Sec. 9.3.18	Sec. 18.1.134
Place of worship	P		Sec. 18.1.141
Recreation facility	P	Sec. 9.3.21	Sec. 18.1.156
School, general education	M		Sec. 18.1.162
School, public	P		Sec. 18.1.163
School, technical	S		Sec. 18.1.165
Temporary commuter parking lot	S	Sec. 9.3.27	Sec. 18.1.185
U.S. Postal Service	P		Sec. 18.1.146
Residential Uses			
Multiple-family (6 or more dwelling units)	M	Sec. 9.3.15	Sec. 18.1.110
Multiple-family (up to 5 dwelling units)	P	Sec. 9.3.15	Sec. 18.1.110
Utility Uses			
Public utility, major	S	Sec. 9.3.31	Sec. 18.1.153
Public utility, minor	P	Sec. 9.3.31	Sec. 18.1.154

6.4.3 Density/Intensity and Dimensional Standards

All development in the B-2 District shall be subject to the following standards (See also [Article 10](#)):

B-2 District Standards	
A. Minimum Lot Area (square feet)	
All Development	20,000
B. Minimum Lot Width (feet)	
All Development	100
C. Maximum Floor Area Ratio	
	None
D. Minimum Yards/Setbacks (feet)	
Front	20 ^[1] _[3]
Side	10 _[3]
Rear	20 _[3]
E. Maximum Building Height (feet)	
Residential	35
Nonresidential	45 ^[2]
F. Minimum Zoning District Area (acres)	
	5

- [1] New or expanded developments within the B-2 District may have up to a minimum front yard setback of 5 feet if the development of the lot or a development of a combination of abutting lots has at least 400 feet of front yard road frontage. The 5-foot setback is also subject to the following provisions:
- a. Parking or loading areas for motor vehicles or storage of materials or equipment shall not be located within the reduced front yard setback.
 - b. The total square footage of all structures shall not exceed the maximum allowable square footage permissible within the required setbacks.
 - c. The Director of Plan Review shall determine that such development will not interfere with necessary public improvements or required landscaping.
 - d. The front facade of a building shall have as its primary orientation the adjacent roadway from which the front yard setback reduction is requested.
 - e. Fencing or wall located within the front yard setback shall not exceed 42 inches above grade.
- [2] See Sec. 10.4.5.F.
- [3] Pursuant to the process outlined in Section 3.18, the setbacks may be waived or modified by the Town Council.

Sec. 6.5 B-3, Community Retail/Commercial District

6.5.1 Description

The B-3, Community Retail/Commercial District is intended primarily to accommodate moderate-size, retail and service-oriented land uses that serve Leesburg area residents. Uses within the B-3 District typically draw from a trade area of 3 to 5 miles. The district is generally appropriate for application in areas designated in the Town Plan for “Community Commercial” development.

6.5.2 Use Regulations

Uses are allowed in the B-3 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” or an “M” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the appropriate Special Exception or Minor Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2.

B-3 Uses			
Use		Use Standards	Definition
Commercial Uses			
Bank with drive-in facility	S		Sec. 18.1.14
Bank without drive-in facility	P		Sec. 18.1.14
Bowling alley	S		Sec. 18.1.20
Brewpub	P	Sec.9.3.2.1	Sec. 18.1.20.1
Brewpub with Silo	S	Sec. 9.3.2.1	Sec. 18.1.20.1
Microbrewery	S/P	Sec. 9.3.13.1	Sec. 18.1.104.1
Car wash	S	Sec. 9.3.3	Sec. 18.1.27
Cattery	S	Sec. 9.3.12.1	Sec. 18.1.27.1
Child care center	P	Sec. 9.3.4	Sec. 18.1.29
Commercial Inn	P		Sec. 18.1.86
Conference center	M		Sec. 18.1.37
Convenience food store	S	Sec. 9.3.8	Sec. 18.1.39
Dance Studio	P		Sec. 18.1.40.1
Doggy Day Care	S	Sec 9.3.12.2	Sec. 18.1.43.2
Doggy Day Care with Accessory Kennel	S	Sec. 9.3.12.2	
Eating establishment with drive-in facility	S		Sec. 18.1.55
Eating establishment without drive-in facility	P	Sec. 9.3.9	Sec. 18.1.55
Electric and/or plumbing supply	S	Sec. 9.3.10	
Emergency care facility	P		Sec. 18.1.58
Exercise Studio	P		Sec. 18.1.59.3
Funeral home	S		Sec. 18.1.69
Hotel/motel	P		Sec. 18.1.83
Lumber and/or building material sales without outdoor storage	P	Sec. 9.3.13	Sec. 18.1.101
Lumber and/or building material sales with outdoor storage	M	Sec. 9.3.13	Sec. 18.1.101
Mailing Services	P		Sec. 18.1.102
Office	P		Sec. 18.1.121
Outdoor storage	P/S	Sec. 9.3.17.2	Sec. 18.1.127
Outdoor storage, Vehicles	S		
Parking structure, private	M		Sec. 18.1.135
Personal Services	P	Sec. 9.3.19	Sec. 18.1.168
Pharmacy	P		Sec. 18.1.139
Recreation facility	P	Sec. 9.3.21	Sec. 18.1.156
Retail centers under 100,000 square feet and/or retail uses	P		Sec. 18.1.158, 18.1.159
Retail centers over 100,000 square feet	S		Sec. 18.1.158

Article 6 | Nonresidential Districts
 Sec. 6.5 | B-3, Community Retail/Commercial District

B-3 Uses			
Use		Use Standards	Definition
School, special instruction	P	Sec. 9.3.23	Sec. 18.1.164
Service station	S	Sec. 9.3.24	Sec. 18.1.169
Telecommunications Facility: Antenna	P	Sec. 9.3.26	Sec. 18.1.7
Telecommunications Facility: Monopole	S	Sec. 9.3.26	Sec. 18.1.101
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.43.1
Temporary Mobile Land-Based Telecommunications Testing Facility	P	Sec. 9.3.26	
Theater, indoor	P		Sec. 18.1.190
Trade Contractor	P		Sec, 18.1.192.1
Vehicle and/or equipment service facility	S	Sec. 9.3.29	Sec. 18.1.198
Vehicle sales and/or rental facility	S	Sec. 9.3.28	Sec. 18.1.197
Veterinary Hospital	M	Sec. 9.3.30	Sec. 18.1.199
Video rental store with drive-in facility	S		
Research & Development, Production and Warehousing Uses			
Mini-warehouse facility	S	Sec. 9.3.14	Sec. 18.1.105
Production	P/S	Sec. 9.3.22	Sec. 18.1.50.1
Research & Development	P/S	Sec. 9.3.22	Sec. 18.1.157
Institutional and Community Service Uses			
Club	S		Sec. 18.1.30
College of University	P		Sec. 18.1.33
Commuter Parking Lot	S		Sec. 18.1.32
Fire and/or rescue facility	P		Sec. 18.1.64
Hospital	P		Sec. 18.1.82
Library	P		Sec. 18.1.89
Museum	P		Sec. 18.1.111
Park, public	P		
Park, dog	S	Sec. 9.3.7	Sec. 18.1.44
Parking structure, public	M		
Place of worship	P		Sec. 18.1.141
Recreation facility	P	Sec. 9.3.21	Sec. 18.1.156
School, general education	M		Sec. 18.1.162
School, technical	S		Sec. 18.1.165
U.S. Postal Service	P		Sec. 18.1.146
Utility Uses			
Public utility, major	S	Sec. 9.3.31	Sec. 18.1.153
Public utility, minor	P	Sec. 9.3.31	Sec. 18.1.154

6.5.3 Density/Intensity and Dimensional Standards

All development in the B-3 District shall be subject to the following standards (See also [Article 10](#)):

B-3 District Standards	
A. Minimum Lot Area (square feet)	
All Development	20,000
B. Minimum Lot Width (feet)	
All Development	200 [1] [3]
C. Maximum Floor Area Ratio	
	None
D. Minimum Yards/Setbacks (feet)	
Front	40 [4]
Side	25 [4]
Rear	25 [4]
E. Maximum Building Height (feet)	
All Development	45[2][5]
F. Minimum Zoning District Area (acres)	
	5[1]

- [1] Where a lot is proposed to be rezoned to the B-3 District consistent with the Town Plan and the lot (a) does not contain 5 acres in area, and (b) is not contiguous to an established B-3 District, the minimum district size will not apply and minimum lot width shall be 100 feet.
- [2] See Sec. 10.4.5.F
- [3] Multi-building developments approved under a proffered concept development plan may request to reduce the required lot width, up to 50%, when the applicant can demonstrate to the satisfaction of the Zoning Administrator that (1) the resulting layout is in substantial conformance with the proffered layout.
- [4] Multi-building developments approved under a proffered concept development plan may request to modify the required yards when the applicant can demonstrate to the satisfaction of the Zoning Administrator that (1) the resulting layout is in substantial conformance with the proffered layout; (2) the reduced setbacks will facilitate a structure that is harmonious and compatible with surrounding properties; (3) the reduced setbacks do not result in a reduction in the number of required on-site parking spaces. Modifications may not be approved when the area subject to the modification is adjacent to a residential district.
- [5] Multi-building developments, approved under a proffered concept development plan, may request an increase in the maximum building height, up to 50 feet, when the applicant can demonstrate to the satisfaction of the Zoning Administrator that the increased building height will (1) not result in an increase in approved square footage shown on the proffered concept development plan; (2) facilitate a structure that is harmonious and compatible with surrounding properties, (3) be proportional in scale and massing with other buildings within the development, (4) not create an adverse impact upon adjoining properties. Modifications may not be approved when the building being modified is adjacent to a residential district.

Sec. 6.6 B-4, Mixed-Use Business District

6.6.1 Description

The B-4, Mixed-Use Business District is primarily intended to accommodate a range of uses, including office and residential uses and retail sales uses that serve a regional trade area. Secondary uses intended to serve employees and occupants of permitted office and employment uses (e.g., conference facilities, hotels and ancillary retail uses) may also be

allowed. The district is generally appropriate for the optional use for Regional Office as designated in the Town Plan.

6.6.2 Use Regulations

Uses are allowed in the B-4 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” or an “M” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the appropriate Special Exception or Minor Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all zoning districts, see the Use Table in Sec. 9.2.

B-4 Uses			
Use		Use Standards	Definition
Commercial Uses			
Bank with drive-in facility	S		Sec. 18.1.14
Bank without drive-in facility	P		Sec. 18.1.14
Brewpub	P	Sec.9.3.2.1	Sec. 18.1.20.1
Brewpub with Silo	S	Sec. 9.3.2.1	Sec. 18.1.20.1
Microbrewery	S/P	Sec. 9.3.13.1	Sec. 18.1.104.1
Car wash	S	Sec. 9.3.3	Sec. 18.1.27
Cattery	S	Sec. 9.3.12.1	Sec. 18.1.27.1
Child care center	P	Sec. 9.3.4	Sec. 18.1.29
Commercial Inn	P		Sec. 18.1.86
Conference center	M		Sec. 18.1.37
Convenience food store	S	Sec. 9.3.8	Sec. 18.1.39
Doggy Day Care	S	Sec. 9.3.12.2	Sec. 18.1.43.2
Doggy Day Care with Accessory Kennel	S	Sec. 9.3.12.2	
Eating establishment with drive-in facility	S		Sec. 18.1.55
Eating establishment without drive-in facility	P	Sec. 9.3.9	Sec. 18.1.55
Electric and/or plumbing supply	S	Sec. 9.3.10	
Emergency care facility	P		Sec. 18.1.58
Heliport	S		Sec. 18.1.77
Home occupation	P		Sec. 18.1.80
Hotel/motel	M		Sec. 18.1.83
Lumber and/or building material sales without outdoor storage	P		Sec. 18.1.101
Lumber and/or building material sales with outdoor storage	S	Sec. 9.3.13	Sec. 18.1.101
Mailing Services	P		Sec. 18.1.102
Office	P		Sec. 18.1.121
Outdoor Storage	P/S	Sec. 9.3.17.2	Sec. 18.1.127
Parking structure, private	M	Sec. 9.3.18	Sec. 18.1.135
Personal Services	P	Sec. 9.3.19	Sec. 18.1.168
Pharmacy	P		Sec. 18.1.139
Printing and/or publication	P		Sec. 18.1.148
Recreation facility	P	Sec. 9.3.21	Sec. 18.1.156
Retail centers under 100,000 square feet and/or retail uses	P		Sec. 18.1.158, Sec. 1.159
School, special instruction	P	Sec. 9.3.23	Sec. 18.1.164

Article 6 | Nonresidential Districts
 Sec. 6.6 | B-4, Mixed-Use Business District

B-4 Uses			
Use		Use Standards	Definition
Service station	S	Sec. 9.3.24	Sec. 18.1.169
Telecommunications Facility: Antenna	P	Sec. 9.3.26.A	Sec. 18.1.7
Telecommunications Facility: Power Mount Facilities on Existing Electric Transmission Towers	S	Sec. 9.3.26.A&C	Sec. 18.1.14
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.43.1
Temporary Mobile Land-Based Telecommunications Testing Facility	P	Sec. 9.3.26.D	
Theater, indoor	S		Sec. 18.1.189
Vehicle and/or equipment service facility	S	Sec. 9.3.29	Sec. 18.1.197
Vehicle sales and/or rental facility	S	Sec. 9.3.28	Sec. 18.1.196
Veterinary hospital	M	Sec. 9.3.30	Sec. 18.1.199
Research & Development, Production and Warehousing Uses			
Industrial, Flex	P	Sec. 9.3.11.2	Sec. 18.1.84
Mini-warehouse facility	S	Sec. 9.3.14	Sec. 18.1.105
Production	P/S	Sec. 9.3.22	Sec. 18.1.150.1
Research & Development	P/S	Sec. 9.3.22	Sec. 18.1.157
Warehouse/Distribution	S	Sec. 9.3.32	Sec. 18.1.199, 18.1.43
Institutional and Community Service Uses			
College or University	P		Sec. 18.1.33
Congregate Housing Facility	M	Sec. 9.3.6.1.1.1	Sec. 18.1.37.1
Fire and/or rescue facility	P		Sec. 18.1.64
Library	P		Sec. 18.1.89
Park, public	P		
Parking structure, public	M		
Place of worship	S		Sec. 18.1.141
Recreation facility	P	Sec. 9.3.21	Sec. 18.1.156
School, general education	M		Sec. 18.1.62
School, public	M		Sec. 18.1.63
School, technical	S		Sec. 18.1.65
U.S. Postal Service	P		Sec. 18.1.146
Residential Uses			
Duplex	S		Sec. 18.1.49, Sec. 18.1.50
Multiple-family (6 or more dwelling units)	M	Sec. 9.3.15	Sec. 18.1.110
Multiple-family (up to 5 dwelling units)	S	Sec. 9.3.15	Sec. 18.1.110
Single-family attached (townhouse)	S	Sec. 9.3.25	Sec. 18.1.172
Single-family detached dwelling	S		Sec. 18.1.171
Utility Uses			
Public utility, minor	P	Sec. 9.3.31	Sec. 18.1.154

6.6.3 Density/Intensity and Dimensional Standards

All development in the B-4 District shall be subject to the following standards (See also [Article 10](#)):

B-4 District Standards	
A. Minimum Lot Area (square feet)	
Single-Family Detached	6,000
Single-Family Attached (Interior Lots)	2,400
Single-Family Attached (Corner and End Lots)	3,000
Duplex, Vertical	3,000
Duplex Horizontal	6,000
Multi-Family	10,000
All Other Development	80,000
B. Minimum Lot Width (feet)	
Single-Family Detached	50
Single-Family Attached (Interior Lots)	24
Single-Family Attached (Corner and End Lots)	30
Duplex, Vertical	30
Duplex, Horizontal	60
Multi-Family	100
All Other Development	200
C. Maximum Floor Area Ratio	None
D. Minimum Yards/Setbacks (feet)	
Front	20
Side (end units)	10
Rear	20
E. Minimum Common Open Space (% of site area)	20
F. Maximum Building Height	
Residential	45
Nonresidential ^[1]	70
G. Minimum Zoning District Area (acres)	None

[1] Mixed-Use buildings (residential above non-residential) shall be permitted 70 feet maximum building height

6.6.4 Additional Standards

A. Mix of Uses. The following use mix standards are established in order to promote the intended mixed-use character of the B-4 District.

Use Type	Min. Gross Floor Area (pct of development)	Max. Gross Floor Area (pct of development)
Office	50	70
Research & Development, Production and Warehouse/Distribution		
Commercial ^[1]	0	15 or 15 acres whichever is less
Residential	0	1 dwelling unit per 5,000 square feet of nonresidential

Use Type	Min. Gross Floor Area (pct of development)	Max. Gross Floor Area (pct of development)
		(gross) floor area
Institutional, Community Service and Utilities	0	0

Note: The Town Council shall be authorized to waive the use mix requirements of this subsection and approve single use development in the B-4 District. In order to waive the requirements, the Town Council must determine that: (1) the subject parcel has an area of 50 acres or less and (2) the proposed development will contribute to the intended mixed-use character of the area within 1,500 feet of the subject site (considering existing and approved development in the area).

[1] Commercial uses must support or supplement existing or concurrently developing employment or residential uses within 1,500 feet of the development site. Such uses may include, but are not necessarily limited to, lodging, conference facilities and retail/retail service uses that serve employees of and visitors to the primary employment uses of the site.

B. Development Phasing. Requests for B-4 zoning or site plan approval for development in the B-4 District shall be accompanied by a phasing plan that identifies the stages of development build-out. The phasing plan shall identify the sequence of development for all proposed land uses and include information regarding the phasing of internal and external traffic circulation systems, amenities, and utility improvements that will be constructed to support the proposed development. The applicant shall provide assurances that all the use categories will be constructed and that the project will, in fact, result in the type of multi-use development proposed. The Town Council may require performance guarantees or such other measures, as it deems reasonable and necessary to assure the proper phasing of development and to assure the provision of public amenities and public facilities upon completion of each phase or upon full development. At no time shall the number of residential uses exceed the maximum ratio established in Sec. [1]-A.

Sec. 6.7 I-1, Industrial/Research Park District

6.7.1 Description

The I-1, Industrial/Research Park District is established solely to accommodate previously approved industrial/research park development and to permit reasonable development of lands within existing I-1 Districts until such time as those lands are rezoned to classifications that are consistent with the Town Plan. The I-1 District is not intended to be available for future rezonings, nor as a means of expanding the boundaries of existing I-1 Districts.

6.7.2 Use Regulations

Uses are allowed in the I-1 District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. An “S” or an “M” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the appropriate Special Exception or Minor Special Exception procedures of Sec. 3.4. For a summary of uses permitted in all districts, see the Use Table in Sec. 9.2.

I-1 Uses			
Use		Use Standards	Definition
Agricultural Uses			
Farming	P		Sec. 18.1.63

Article 6 || Nonresidential Districts
 Sec. 6.7 | I-1, Industrial/Research Park District

I-1 Uses			
Use		Use Standards	Definition
Nursery	P		Sec. 18.1.119
Stable	P		Sec. 18.1.176
Commercial Uses			
Arts center, in existing building only	P		Sec. 18.1.11
Auditorium	P/S	Sec. 9.3.1.1	Sec. 18.1.12.1
Cattery	S	Sec. 9.3.12.1	Sec. 18.1.27.1
Child care center, in existing building only	S	Sec. 9.3.4	Sec. 18.1.29
Child care center, ancillary to new office building only	P	Sec. 9.3.4	Sec. 18.1.29
Child care center as an accessory use in existing buildings	P	Sec. 9.3.4	Sec. 18.1.29
College or university	P		Sec. 18.1.33
Conference center	M		Sec. 18.1.37
Dance Studio, in existing building only	P		Sec. 18.1.40.1
Data Center	S	Sec. 9.3.6.2	Sec. 18.1.40.2
Diagnostic laboratory, in existing building only	S		Sec. 18.1.42
Doggy Day Care	S	Sec. 9.3.12.2	Sec. 18.1.43.2
Doggy Day Care with Accessory Kennel	S	Sec. 9.3.12.2	
Eating establishment without drive-in facility	M	Sec. 9.3.9	Sec. 18.1.54
Electric and/or plumbing supply	S	Sec. 9.3.10	
Exercise Studio, in existing building only	P		Sec. 18.1.59.2
Flex Industrial/Business Park	S	Sec. 9.8	Sec. 18.1.64.1
Heliport	S		Sec. 18.1.77
Hotel/motel	M		Sec. 18.1.83
Kennel	S	Sec. 9.3.12	Sec. 18.1.88
Lumber and/or building material sales without outdoor storage	P		Sec. 18.1.101
Lumber and/or building material sales with outdoor storage	M	Sec. 9.3.13	Sec. 18.1.101
Microbrewery	P	Sec. 9.3.13.1	Sec. 18.1.104.1
Museum	P		Sec. 18.1.111
Office	P		Sec. 18.1.121
Outdoor storage	P/S	Sec. 9.3.17.2	Sec. 18.1.127
Outdoor storage, Vehicles	S		
Parking structure, private	M		Sec. 18.1.135
Telecommunications Facility: Antenna	P	Sec. 9.3.26	Sec. 18.1.7
Personal Services	P	Sec. 9.3.19	Sec. 18.1.168
Printing and/or publication, in existing building only	P		Sec. 18.1.148
Recreation Facility	P	Sec. 9.3.2.1	Sec. 18.1.156
School, General Education, in existing building only	S		Sec. 18.1.162
School, Special Instruction, in existing building only	S	Sec. 9.3.23	Sec. 18.1.164
Telecommunications Facility: Monopole	S	Sec. 9.3.26	Sec. 18.1.108
Telecommunications Facility: Small Cells and/or Distributed Antenna Systems (DAS)	P/S	Sec. 9.3.26.F	Sec. 18.1.43.1
Telecommunications Facility: Transmission Tower	S	Sec. 9.3.26	Sec. 18.1.192

I-1 Uses			
Use		Use Standards	Definition
Temporary Mobile Land-Based Telecommunications Testing Facility	P	Sec. 9.3.26	
Trade Contractor	P		Sec. 18.1.192.1
Veterinary hospital	M	Sec. 9.3.30	Sec. 18.1.199
Research & Development, Production and Warehousing Uses			
Industrial, Flex	P	Sec. 9.3.11.2	Sec. 18.1.84
Mini-warehouse facility	S	Sec. 9.3.14	Sec. 18.1.105
Production	P	Sec. 9.3.22	Sec. 18.1.150.1
Research & Development	P	Sec. 9.3.22	Sec. 18.1.157
Warehouse/Distribution	S	Sec. 9.3.32	Sec. 18.1.199, 18.1.43
Institutional and Community Service Uses			
Commuter Parking Lot	P/S	Sec. 9.3.5.1	Sec. 18.1.32
Fire and/or rescue facility	P		Sec. 18.1.64
Fleet Storage, Public	S	Sec. 9.3.11.1	Sec. 18.1.66.1
Park, public	P		
Place of worship	S		Sec. 18.1.141
Place of Worship, in existing building only	P		Sec. 18.1.141
School, technical	S		Sec. 18.1.165
U.S. Postal Service	S		Sec. 18.1.146
Utility Uses			
Data Center Electrical Utility Substation	S	Sec. 9.3.6.2	Sec. 18.1.40.3
Public utility, major	S	Sec. 9.3.31	Sec. 18.1.153
Public utility, minor	P	Sec. 9.3.31	Se. 18.1.154

6.7.3 Density/Intensity and Dimensional Standards

All development in the I-1 District shall be subject to the following standards (See also [Article 10](#)):

I-1 District Standards	
A. Minimum Lot Area (square feet)	
All Development	40,000
B. Minimum Lot Width (feet)	
All Development	200
C. Maximum Floor Area Ratio	
	None
D. Minimum Yards/Setbacks (feet)	
Front	50
Side	20
Rear	20
E. Maximum Building Height (feet)	
All Development	65' [1]
F. Minimum Zoning District Area (acres)	
	5

[1]Setback: The increased setback adjacent to residential districts provisions of TLZO Sec. 10.4.5.F shall apply to the total height in all cases where the I-1 District is adjacent to a residential, Planned Residential Neighborhood, or Planned Residential Community zoning district.