

Article 7. Commercial Districts

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7-1 PURPOSE

A. Rural Commercial District (RC)

The Rural Commercial District (RC) is intended to support existing commercial enterprises located outside Town Centers. Numerous commercial uses exist in scattered locations along roadways, in many cases in locations that have been commercial for decades. Many of them are owned and managed by local citizens who provide valuable services to the community. At the same time, many of these sites have substantial redevelopment and expansion potential, which can attract commercial uses away from the Town Centers. The intent is to keep development within this district small in scale and rural in character, and limit uses to those serving the immediate neighborhood with convenience goods and services with attractive and appropriate design.

B. Expansion in the Rural Commercial District

The use of a structure or land in the Rural Commercial District cannot be expanded, extended, enlarged, or increased in intensity without the approval of the Department of Planning & Zoning as described in this section.

1. The Department of Planning & Zoning may approve expansion of a use provided that such expansion is restricted to 50% of the square footage of the area occupied by the use at the time of the adoption of this Ordinance.
2. For a use that does not involve a building or structure, the area of the lot or parcel utilized by such a use as of the adoption of this Ordinance may be expanded by up to 50%.

C. Marine Commercial District (MC)

The Marine Commercial District (MC) is intended for commercial development in locations adjoining waterways and outside of Town Centers that supplies and caters to marine activities and needs. These include but are not limited to services and facilities such as boat service and repair facilities, boat docks, marine equipment stores, wholesale and retail fish and shellfish sales, hotels, motels, restaurants, and cocktail lounges.

D. Employment Center District (EC)

The Employment Center District (EC) is intended to best utilize the County labor force by providing areas adjacent to the Town Centers where attractive and appropriately designed office parks, light manufacturing, educational facilities, research and development companies, and some commercial enterprises may develop. Within the EC District, properties may be developed under Ordinance No. 10-97, entitled "Development Rights and Responsibility Agreements," adopted by the Board of County Commissioners March 11, 1997. All non-residential uses permitted in Town Centers may be permitted in the EC District under the terms of a Development Rights and Responsibility Agreement approved by the Board of County Commissioners after a determination by the Board of County Commissioners that the use meets the intent of the EC District. The EC District will exist on a temporary basis. All EC Districts are planned to be phased out following updates to the Town Center Master Plans and Zoning Ordinances, as recommended in the County's Comprehensive Plan.

7-2 USES

Article 18 and Table 18-1 of this Ordinance lists allowed principal, accessory, and temporary uses in the Commercial Districts.

7-3 MINIMUM STANDARDS

Table 7-1: Commercial Districts Minimum Standards establishes the permissible lot area, lot width, building height, and setbacks for the Commercial Districts. See Article 2 of this Ordinance for related definitions and measurement standards.

Table 7-1: Commercial Districts Minimum Standards			
	RC	MC	EC
Minimum Lot Area	N/A	N/A	N/A
Minimum Lot Width at Front Building Restriction Line	N/A	N/A	N/A

Minimum Lot Width at Water Frontage	N/A	60'	N/A
Minimum Front Setback: MD 2, 4, 2/4, 260, 261, 263, 231	100'	100'	100'
Minimum Front Setback: Local Roads	35'	35'	35'
Minimum Front Setback: All Other Roads	50'	50'	50'
Minimum Side Setback	50'	50'	50'
Minimum Rear Setback	50'	50'	50'