
§ 225-38 LB-1 Light Business and Institutional District.

- A. Purpose.** The purpose of LB-1 Light Business and Institutional District is to provide areas for the location of light business and institutional uses, high-density residential uses, and public facilities on highways or streets with sufficient capacity to accommodate project traffic and adjacent to residential districts. The district regulations and standards are designed to:
- (1) Protect the district and adjacent residential districts;
 - (2) Present an appearance of openness and uncluttered, orderly development; and
 - (3) Limit intensity of use to levels compatible with the character of the area.
- B. Permitted uses.** The permitted uses shall be those specified in the Table of Permitted Uses, § 225-67.
- C. Development options:** planned business centers subject to an approved development plan.
- D. General requirements.** A site plan shall be submitted to the Planning Commission for all proposed development within the LB-1 District. The following supplemental standards apply to all uses in the LB-1 Light Business and Institutional District:
- (1) Accessory buildings and structures shall be provided for all uses in accordance with the requirements of § 225-59 and the general requirements of Part 6.
 - (2) Bulk regulations, including lot area, setback requirements and height limitations, shall be provided for all uses in accordance with the general requirements of Part 7.
 - (3) Lighting shall be provided for all uses in accordance with the requirements of § 225-73.
 - (4) Signage shall be provided for all uses in accordance with the general requirements of Part 9.
 - (5) Parking, including access requirements, shall be provided for all uses in accordance with the general requirements of Part 10.
 - (6) Landscaping shall be provided for all uses in accordance with the general requirements of Part 11.
- E. Supplemental requirements.**
- (1) Overhead doors facing a street and erection of external tanks and equipment (beyond customary building mechanical systems) that are not fully enclosed or fully screened from public view are prohibited unless specifically approved by the Planning Commission.
 - (2) Site design should ensure a compatible physical relationship with the surrounding neighborhood.

§ 225-39 LB-2 Light Business and Residential District.

- A. Purpose.** The purpose of the LB-2 Light Business and Residential District is to provide areas for low-impact commercial uses along the edges of certain residential areas that are impacted by high-volume traffic on major streets or highways and nearby commercial or industrial uses.
- (1) The district is characterized by a mixture of residential and low-impact commercial, business, office, and service uses.
 - (2) Regulations and standards are established to limit intensity of uses and preserve the residential appearance of the district.
- B. Permitted uses.** The permitted uses shall be those specified in the Table of Permitted Uses, § 225-67.
- C. General requirements.** A site plan shall be submitted to the Planning Commission for all proposed development within the LB-2 Light Business and Residential District. The following supplemental standards apply to all uses in the LB-2 Light Business and Residential District:
- (1) Accessory buildings and structures shall be provided for all uses in accordance with the requirements of § 225-59 and the general requirements of Part 6.

- (2) Bulk regulations, including lot area, setback requirements and height limitations, shall be provided for all uses in accordance with the general requirements of Part 7.
- (3) Lighting shall be provided for all uses in accordance with the requirements of § 225-73.
- (4) Signage shall be provided for all uses in accordance with the general requirements of Part 9.
- (5) Parking, including access requirements, shall be provided for all uses in accordance with the general requirements of Part 10.
- (6) Landscaping shall be provided for all uses in accordance with the general requirements of Part 11.

D. Supplemental requirements.

- (1) The following exterior design standards shall apply:
 - (a) The residential appearance of all existing buildings and structures shall be retained.
 - (b) All new structures shall be designed in residential style.
- (2) Maximum gross floor area requirement shall not exceed 15,000 square feet.

§ 225-40 AB Airport Business District.

- A.** The purpose of the AB Airport Business District is to encourage development of county-owned land adjacent to the Salisbury-Ocean City: Wicomico Regional Airport with an appropriate mix of business and light industrial uses and to provide opportunities for alternative densities, lot sizes and other bulk regulations.
 - (1) Permitted uses in the AB District shall give the county maximum flexibility in its site marketing and development program and be consistent with the county's overall economic development objectives and programs.
 - (2) Minimum development standards for this district are intended to ensure application of good site planning principles in the development of each site.
- B.** Permitted uses. To accomplish the purposes of this district, it is in the best interest of the county that uses within this district be as approved by the Wicomico County Airport Commission in accordance with specific plans to assure that the county will benefit from the proposed district with a minimum impact on the surrounding areas and the environment.
- C.** General requirements. Provisions of the AB District where found to be in conflict with the following shall supersede those other provisions with which they conflict:
 - (1) Other provisions of this chapter; and
 - (2) Provisions of the Wicomico County Subdivision Chapter.^[1]

[1] Editor's Note: See Ch. 200, Subdivision of Land.
- D.** Site plan approval in the AB Airport Business District.
 - (1) The authority for site plan review and approval for proposed private development activities located in the AB District is hereby delegated to the Airport Commission.
 - (2) Site plan review and approval under this subsection shall be done in accordance with § 225-13.

§ 225-41 I-1 Light Industrial District.

- A.** The purpose of the I-1 Light Industrial District is to provide areas for light industrial development, including manufacturing, wholesaling, research and development activities, and selected businesses and commercial uses. Development performance standards have been established to ensure that no use is permitted which may be detrimental because of odor, smoke, dust, toxic fumes, fire, noise, explosion, outside storage or toxic or hazardous chemicals.
- B.** Permitted uses. The permitted uses shall be those specified in the Table of Permitted Uses, § 225-67.
- C.** Development options. A planned industrial park is permitted with a development plan.

D. General requirements.

- (1) Accessory buildings and structures shall be provided for all uses in accordance with the requirements of § 225-59 and the general requirements of Part 6.
- (2) Bulk regulations, including lot area, setback requirements and height limitations, shall be provided for all uses in accordance with the general requirements of Part 7.
- (3) Lighting shall be provided for all uses in accordance with the requirements of § 225-73.
- (4) Signage shall be provided for all uses in accordance with the general requirements of Part 9.
- (5) Parking shall be provided for all uses in accordance with the general requirements of Part 10.
- (6) Landscaping shall be provided for all uses in accordance with the general requirements of Part 11.

E. Supplemental requirement. In keeping with the purpose of this district:

- (1) All nonagricultural uses shall be conducted entirely within an enclosed building or buildings; and
- (2) No use may be permitted which may be detrimental to the area because of odor, smoke, dust, toxic fumes, fire, noise, explosion, outside storage or toxic or hazardous chemicals.

§ 225-42 I-2 Heavy Industrial District.

- A.** The purpose of the I-2 Heavy Industrial District is to encourage industrial growth in the county by providing areas suitable for the development of heavy manufacturing, assembling, or industrial processing activities that have characteristics that could be detrimental if allowed to operate in other districts within the county. The standards and restrictions established for this district are intended to protect both nearby areas and industries which propose to locate or already have located within this district.
- B.** Permitted uses. The permitted uses shall be those specified in the Table of Permitted Uses, § 225-67.
- C.** Development options. A planned industrial park is permitted with a development plan.
- D. General requirements.**
- (1) Accessory buildings and structures shall be provided for all uses in accordance with the requirements of § 225-59 and the general requirements of Part 6.
 - (2) Bulk regulations, including lot area, setback requirements and height limitations, shall be provided for all uses in accordance with the general requirements of Part 7.
 - (3) Lighting shall be provided for all uses in accordance with the requirements of § 225-73.
 - (4) Signage shall be provided for all uses in accordance with the general requirements of Part 9.
 - (5) Parking shall be provided for all uses in accordance with the general requirements of Part 10.
 - (6) Landscaping shall be provided for all uses in accordance with the general requirements of Part 11.