

Appendix B Land Development Code
Exhibit B-1

Sec. 30-61. General business district (BUS).

(a) *Purpose.* The general business district is established to provide for a wide range of commercial, business and office uses located along major transportation arteries and frontage roads. The district shall be located so as to promote compatibility with residential uses while maintaining flexibility for commercial uses. If appropriate transitional zones between residential and general business areas do not exist, they must be provided through the use of design features under the development plan provisions of this chapter. Residential uses are encouraged both to buffer the more intense aspects of these areas and to provide greater flexibility in areas of existing strip development.

(b) *Objectives.* The provisions of this district are intended to:

- (1) Permit compatible commercial, office and service developments that benefit from being located in close proximity to each other;
- (2) Minimize traffic congestion on public streets;
- (3) Ensure, through development plan approval, that major commercial developments are designed to promote the most efficient use of the land, as well as establish a harmonious relationship between such development and its environment;
- (4) Require appropriate buffering or screening around such development when it abuts any residential district boundary, to maintain its compatibility with such abutting district; and
- (5) Discourage, as much as possible, encroachment by industrial, residential or other uses considered capable of adversely affecting the basic commercial characteristics of the district.
- (6) Provide community level services and retail uses. Such districts should not overlap other community serving activity centers.