

27-4203. Nonresidential Base Zones

(a) General Purposes of Nonresidential Base Zones

The Nonresidential base zones are established for the general purpose of ensuring there are lands in the County that provide a wide range of retail, office, service, employment, light industrial, heavy industrial, and related uses to meet the needs of County residents and the region, and more specifically to:

- (1) Provide appropriately located lands for the full range of business uses needed by the County's residents, businesses, and workers, consistent with the goals and policies of the General Plan and the applicable Area Master Plan or Sector Plan to support quality economic growth;
- (2) Strengthen the County's economic base, and provide employment opportunities close to home for County residents;
- (3) Create suitable environments for various types of businesses, and protect them from the adverse effects of incompatible development;
- (4) Create suitable environments for various types of mixed-use development, where business, office, retail, and residential development is designed and integrated in compatible ways;
- (5) Accommodate new infill development and redevelopment that is consistent with the context and the character of the nonresidential zone in which it is located;
- (6) Ensure nonresidential development is located and designed to protect and preserve the character of existing single-family zones and neighborhoods; and
- (7) Promote sustainable development that conserves energy and is energy-efficient, reduces the emission of greenhouse gases, provides physical and economic access to nutritious foods, employs sustainably-sourced and recycled materials, and meets similar sustainability goals.

(b) Commercial, Neighborhood (CN) Zone

(1) Purposes

The purposes of the Commercial, Neighborhood (CN) Zone are:

- (A) To provide lands for a range of small-scale, low-intensity retail and service commercial development that provides goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods; and
- (B) To ensure uses, development intensities, and development forms that are consistent with a pedestrian-friendly and neighborhood-scale, traditional main street character, that are well-connected to and compatible with surrounding areas, and that do not attract significant traffic from outside the surrounding neighborhoods.



(2) Intensity and Dimensional Standards					
Standard (1)	Single-Family Detached Dwelling	Two-Family Dwelling	Townhouse Dwelling, including "Dwelling, Live-Work" uses	Multifamily Dwelling (2)	Other Uses
Density, max. (du/ac of net lot area)	9.00	24.00	12.00	12.00	No requirement
Net lot area, min. (sf)	4,000	No requirement	No requirement	9,000	No requirement
1 Lot width, min. (ft)	50	50 (4)	20	75	50
Lot coverage, max. (% of net lot area)	60	65 (3)	65 (3)	65	65
2 Front yard depth, min. (ft)	10	No requirement	No requirement	No requirement	No requirement
3 Side yard depth, min. (ft)	5	No requirement	No requirement	No requirement	No requirement
4 Rear yard depth, min. (ft)	15	15	15	20	20
5 Principal structure height, max. (ft)	35	50	50	50	50

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

(1) See measurement rules and allowed exceptions in Section 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

(2) The standards in this column apply to multifamily dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.

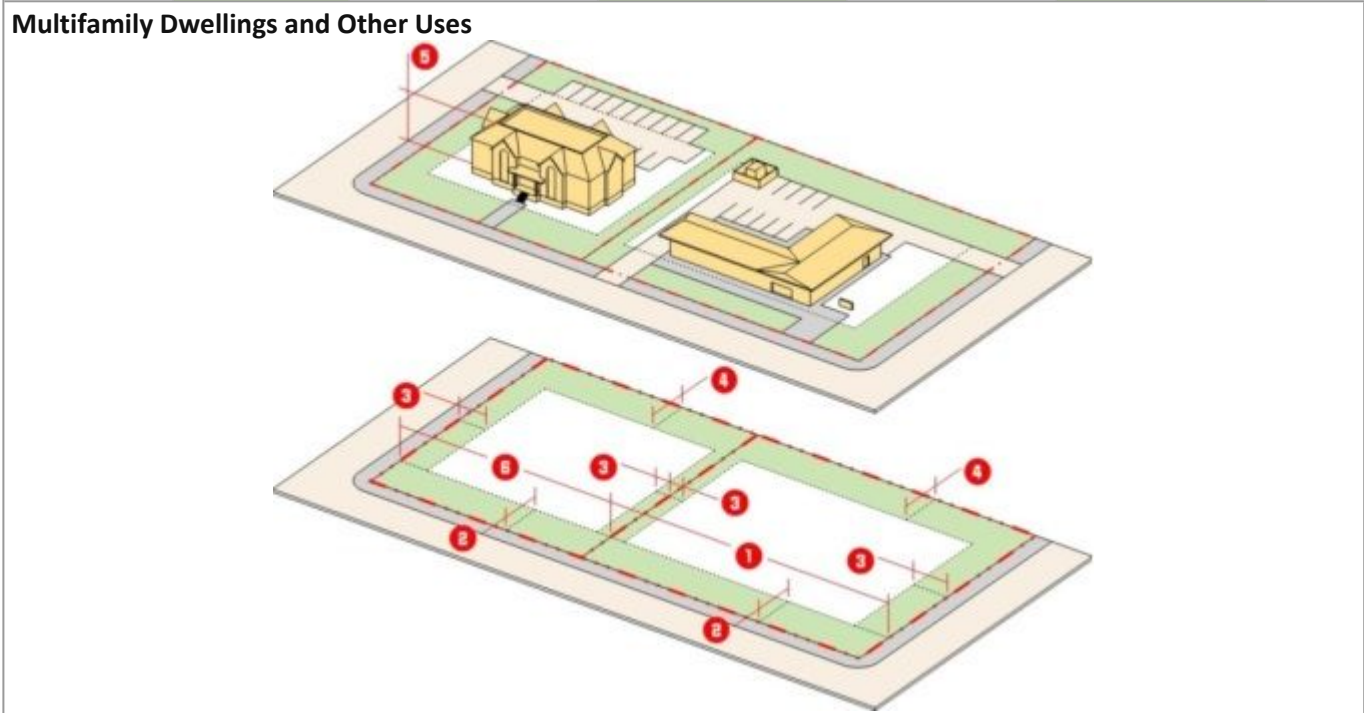
(3) Applicable to the lot coverage of the development lot as a whole rather than individual lots under townhouse units.

(4) May be reduced to 20 feet when building vertically stacked dwelling units.



(2) Intensity and Dimensional Standards

Standard (1)	Single-Family Detached Dwelling	Two-Family Dwelling	Townhouse Dwelling, including "Dwelling, Live-Work" uses	Multifamily Dwelling (2)	Other Uses
--------------	---------------------------------	---------------------	--	--------------------------	------------



(3) Reference to Other Standards

Sec. 27-3400 Standard Review Procedures	Sec. 27-6400 Open Space Set-Asides	Sec. 27-61200 Neighborhood Compatibility Standards
Sec. 27-3600 Application-Specific Review Procedures and Decision Standards	Sec. 27-6500 Landscaping	Sec. 27-61300 Agricultural Compatibility Standards
Sec. 27-4400 Overlay Zones	Sec. 27-6600 Fences and Walls	Sec. 27-61400 Urban Agriculture Compatibility Standards
Sec. 27-5101 Principal Use Tables	Sec. 27-6700 Exterior Lighting	Sec. 27-61500 Signage
Sec. 27-5200 Accessory Uses and Structures	Sec. 27-6800 Environmental Protection and Noise Controls	Sec. 27-61600 Green Building Standards
Sec. 27-5300 Temporary Uses and Structures	Sec. 27-6900 Multifamily, Townhouse, and Three-Family Form and Design Standards	
Sec. 27-6200 Roadway Access, Mobility, and Circulation	Sec. 27-61000 Nonresidential and Mixed-Use Form and Design Standards	PART 27-2 Interpretation and Definitions
Sec. 27-6300 Off-Street Parking and Loading	Sec. 27-61100 Industrial Form and Design Standards	PART 27-7 Nonconforming Buildings, Structures, Uses, Lots, and Signs

(c) Commercial, Service (CS) Zone



(1) Purposes

The purposes of the Commercial, Service (CS) Zone are:

- (A) To provide for a concentration of retail sales and services (including auto-oriented commercial uses), office, and eating or drinking establishments; and
- (B) To accommodate medium- to moderately high-density residential development as part of vertically or horizontally mixed-use development.



(2) Intensity and Dimensional Standards

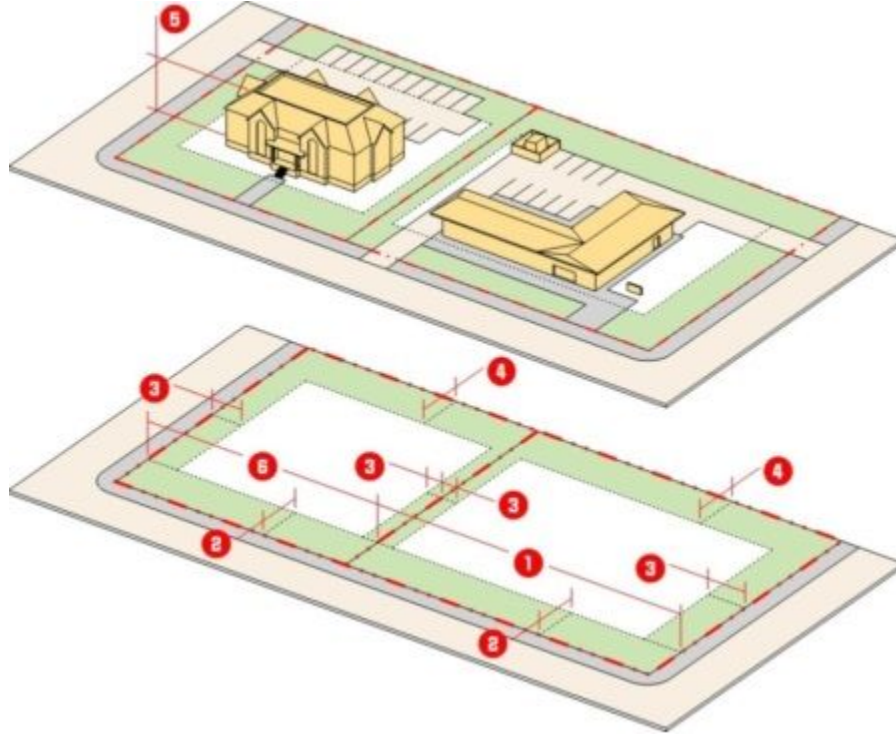
Standard (1)	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling (2)	Other Uses
Density, max. (du/ac of net lot area)	20.00	No requirement
Net lot area, min. (sf)	7,500	5,000
① Lot width, min. (ft)	60 (3)	50
Lot coverage, max. (% of net lot area)	40	No requirement
② Front yard depth, min. (ft) (4)	15	10
③ Side yard depth, min. (ft) (4)	8	0
④ Rear yard depth, min. (ft) (4)	20	0
⑤ Principal structure height, max. (ft)	50	50

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

- (1) See measurement rules and allowed exceptions in Section 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
- (2) The standards in this column apply to multifamily dwellings, artists' residential studios, and live-work dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.
- (3) 80 ft on corner lots ⑥.
- (4) Provided those portions of the structure greater than 35 ft high are set back from the minimum front, side, and rear yard depths an additional 1 ft for each 2 ft (or major fraction thereof) the height of the portion exceeds 35 ft.

(2) Intensity and Dimensional Standards

Multifamily Dwelling and Other Uses



(3) Reference to Other Standards

Sec. 27-3400 Standard Review Procedures	Sec. 27-6400 Open Space Set-Asides	Sec. 27-61200 Neighborhood Compatibility Standards
Sec. 27-3600 Application-Specific Review Procedures and Decision Standards	Sec. 27-6500 Landscaping	Sec. 27-61300 Agricultural Compatibility Standards
Sec. 27-4400 Overlay Zones	Sec. 27-6600 Fences and Walls	Sec. 27-61400 Urban Agriculture Compatibility Standards
Sec. 27-5101 Principal Use Tables	Sec. 27-6700 Exterior Lighting	Sec. 27-61500 Signage
Sec. 27-5200 Accessory Uses and Structures	Sec. 27-6800 Environmental Protection and Noise Controls	Sec. 27-61600 Green Building Standards
Sec. 27-5300 Temporary Uses and Structures	Sec. 27-6900 Multifamily, Townhouse, and Three-Family Form and Design Standards	
Sec. 27-6200 Roadway Access, Mobility, and Circulation	Sec. 27-61000 Nonresidential and Mixed-Use Form and Design Standards	PART 27-2 Interpretation and Definitions
Sec. 27-6300 Off-Street Parking and Loading	Sec. 27-61100 Industrial Form and Design Standards	PART 27-7 Nonconforming Buildings, Structures, Uses, Lots, and Signs

(d) Commercial, General and Office (CGO) Zone

(1) Purposes

The purposes of the Commercial, General and Office (CGO) Zone are:

- (A) To provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness;
- (B) To incorporate development with multiple uses, shared parking, and coordinated signage and landscaping; and
- (C) To accommodate higher-density residential uses as part of vertically or horizontally mixed-use development.



(2) Intensity and Dimensional Standards

Standard (1)	Two-Family Dwelling	Townhouse Dwelling	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling (2)	Other Uses
Density, max. (du/ac of net lot area)	40.00	20.00	48.00	No requirement
Net lot area, min. (sf)	No requirement	No requirement	7,500	No requirement
① Lot width, min. (ft)	20	20	50	No requirement
Lot coverage, max. (% of net lot area)	65 (3)	65 (3)	70	No requirement
② Front yard depth, min. (ft)	10	10	10	0
③ Side yard depth, min. (ft)	8 (4)	8 (4)	8	0
④ Rear yard depth, min. (ft)	15	15	15	0
⑤ Principal structure height, max. (ft) (5) (6)	50	50	86	No requirement

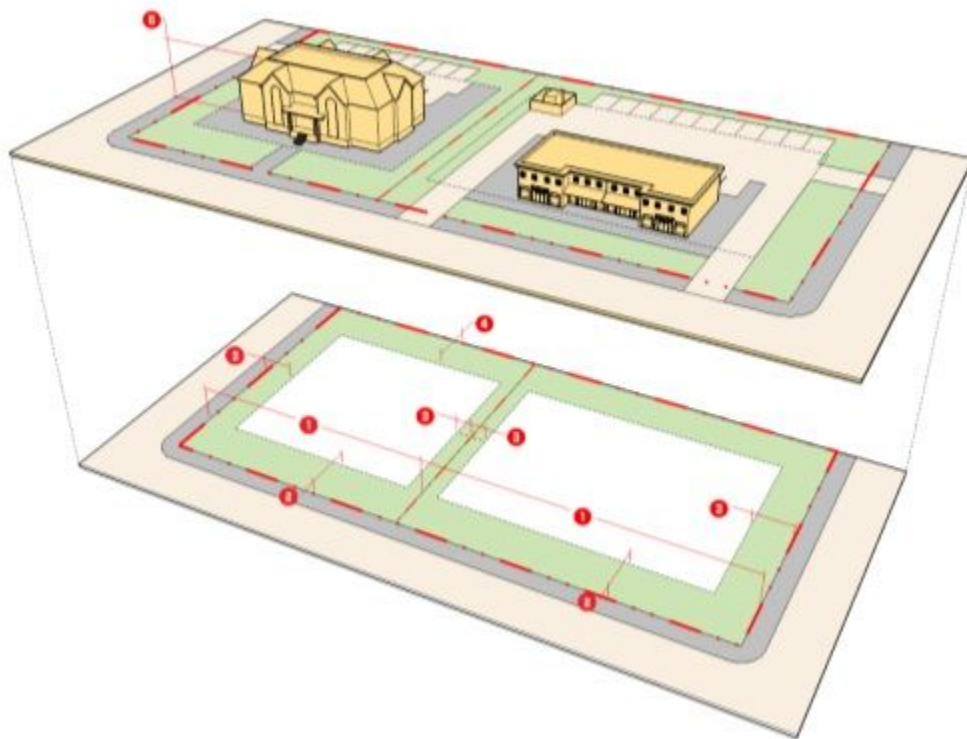
(2) Intensity and Dimensional Standards

Standard (1)	Two-Family Dwelling	Townhouse Dwelling	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling (2)	Other Uses
--------------	---------------------	--------------------	---	------------

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

- (1) See measurement rules and allowed exceptions in Section 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
- (2) The standards in this column apply to multifamily dwellings, artists' residential studios, and live-work dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.
- (3) Applicable to the lot coverage of the development lot as a whole rather than individual lots under townhouse units.
- (4) Applicable to buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.
- (5) Provided those portions of the structure greater than 50 ft high are set back from the minimum front, side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 50 ft.
- (6) 110 ft for office buildings or mixed-use development consisting primarily of office uses.

Multifamily Dwelling and Other Uses



(3) Reference to Other Standards

Sec. 27-3400 Standard Review Procedures	Sec. 27-6400 Open Space Set-Asides	Sec. 27-61200 Neighborhood Compatibility Standards
Sec. 27-3600 Application-Specific Review Procedures and Decision Standards	Sec. 27-6500 Landscaping	Sec. 27-61300 Agricultural Compatibility Standards
Sec. 27-4400 Overlay Zones	Sec. 27-6600 Fences and Walls	Sec. 27-61400 Urban Agriculture Compatibility Standards

(3) Reference to Other Standards		
Sec. 27-5101 Principal Use Tables	Sec. 27-6700 Exterior Lighting	Sec. 27-61500 Signage
Sec. 27-5200 Accessory Uses and Structures	Sec. 27-6800 Environmental Protection and Noise Controls	Sec. 27-61600 Green Building Standards
Sec. 27-5300 Temporary Uses and Structures	Sec. 27-6900 Multifamily, Townhouse, and Three-Family Form and Design Standards	
Sec. 27-6200 Roadway Access, Mobility, and Circulation	Sec. 27-61000 Nonresidential and Mixed-Use Form and Design Standards	PART 27-2 Interpretation and Definitions
Sec. 27-6300 Off-Street Parking and Loading	Sec. 27-61100 Industrial Form and Design Standards	PART 27-7 Nonconforming Buildings, Structures, Uses, Lots, and Signs

(e) Industrial, Employment (IE) Zone

(1) Purposes

The purposes of the Industrial, Employment (IE) Zone are::

- (A) To provide for a mix of employment, research and development, and light industrial development, with an expectation of high-quality design that is set apart from the high-traffic-generating commercial zones and residential communities;
- (B) To provide lands to serve light industrial uses while prohibiting more intensive forms of industrial development;
- (C) To accommodate limited residential development; and
- (D) To ensure compatibility between industrial development and nearby residential uses.



(2) Intensity and Dimensional Standards

Standard (1)	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling (2)	Other Uses Inside the Capital Beltway	Other Uses Outside the Capital Beltway
Density, max. (du/ac of net lot area)	20.00	No requirement	No requirement
Net lot area, min. (sf)	10,000	No requirement	No requirement
① Lot width, min. (ft)	75	No requirement	No requirement
Lot coverage, max. (% of net lot area)	45	90	65 (6)
Green area, min. (% of net lot area)	25	10	30 (6)
② Front yard depth, min. (ft)	10	10	10

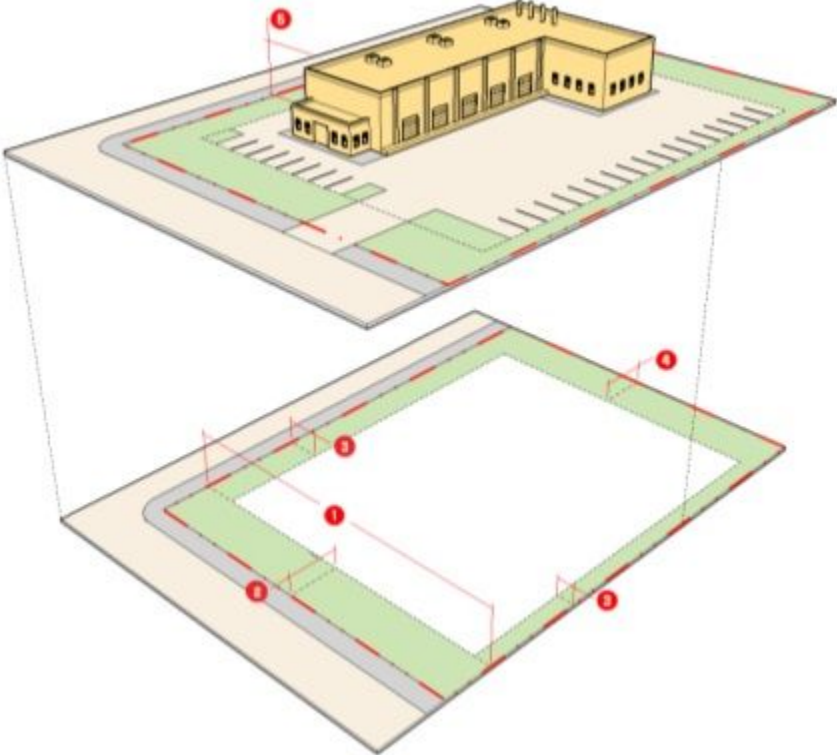
(2) Intensity and Dimensional Standards

Standard (1)	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling (2)	Other Uses Inside the Capital Beltway	Other Uses Outside the Capital Beltway
3 Side yard depth, min. (ft) (both yards total)	20	20	20
4 Rear yard depth, min. (ft)	0/20 (5)	0/20 (5)	0/20 (5)
Building separation, min. (ft)	25 or height of taller building (3), whichever is greater	25 or height of taller building (3), whichever is greater	25 or height of taller building (3), whichever is greater
5 Principal structure height, max. (ft) (4)	50	No requirement	No requirement

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

- (1) See measurement rules and allowed exceptions in Section 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
- (2) The standards in this column apply to multifamily dwellings, artists' residential studios, and live-work dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.
- (3) Up to a distance of 150 ft.
- (4) Provided those portions of the structure greater than 50 ft high are set back from the minimum front, side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 50 ft.
- (5) The minimum rear yard depth is 0 feet when abutting property in a Nonresidential base zone, Transit-Oriented/Activity Center base or PD zones, or the MU-PD Zone, and 20 feet when abutting property in any other zone.
- (6) When approving a special exception or detailed site plan, the decision-making body or official may increase the maximum lot coverage to not more than 80% and may reduce the minimum green area to not less than 20%, upon a showing by the applicant that the proposed maximum lot coverage and minimum green area are reasonably necessary for the proposed use, are compatible with adjacent properties and the neighborhood, and that the increase in the maximum lot coverage will be offset by enhanced stormwater management, flood control, use of solar or geothermal power, off-site tree mitigation, or similar environmental benefits. No variance from the requirements of this Subsection shall be permitted.

(2) Intensity and Dimensional Standards

Standard (1)	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling (2)	Other Uses Inside the Capital Beltway	Other Uses Outside the Capital Beltway
			

(3) Reference to Other Standards

Sec. 27-3400 Standard Review Procedures	Sec. 27-6400 Open Space Set-Asides	Sec. 27-61200 Neighborhood Compatibility Standards
Sec. 27-3600 Application-Specific Review Procedures and Decision Standards	Sec. 27-6500 Landscaping	Sec. 27-61300 Agricultural Compatibility Standards
Sec. 27-4400 Overlay Zones	Sec. 27-6600 Fences and Walls	Sec. 27-61400 Urban Agriculture Compatibility Standards
Sec. 27-5101 Principal Use Tables	Sec. 27-6700 Exterior Lighting	Sec. 27-61500 Signage
Sec. 27-5200 Accessory Uses and Structures	Sec. 27-6800 Environmental Protection and Noise Controls	Sec. 27-61600 Green Building Standards
Sec. 27-5300 Temporary Uses and Structures	Sec. 27-6900 Multifamily, Townhouse, and Three-Family Form and Design Standards	
Sec. 27-6200 Roadway Access, Mobility, and Circulation	Sec. 27-61000 Nonresidential and Mixed-Use Form and Design Standards	PART 27-2 Interpretation and Definitions
Sec. 27-6300 Off-Street Parking and Loading	Sec. 27-61100 Industrial Form and Design Standards	PART 27-7 Nonconforming Buildings, Structures, Uses, Lots, and Signs

(f) Industrial, Heavy (IH) Zone

(1) Purposes

The purposes of the Industrial, Heavy (IH) Zone are:

- (A) To provide lands for intense industrial development that generally requires large sites, as well as industrial uses that are important for the County's economic growth but may impact adjoining lands. Such uses generally involve greater potential for adverse off-site impacts on the environment and surrounding development (e.g., from dust, fumes, smoke, odors, noise, or vibration, or due to exterior movement of vehicles, materials, and goods);
- (B) To accommodate limited residential uses, particularly as adaptive reuse opportunities;
- (C) To encourage the reuse of existing industrial development; and
- (D) To mitigate potential impacts to surrounding residential neighborhoods.



(2) Intensity and Dimensional Standards

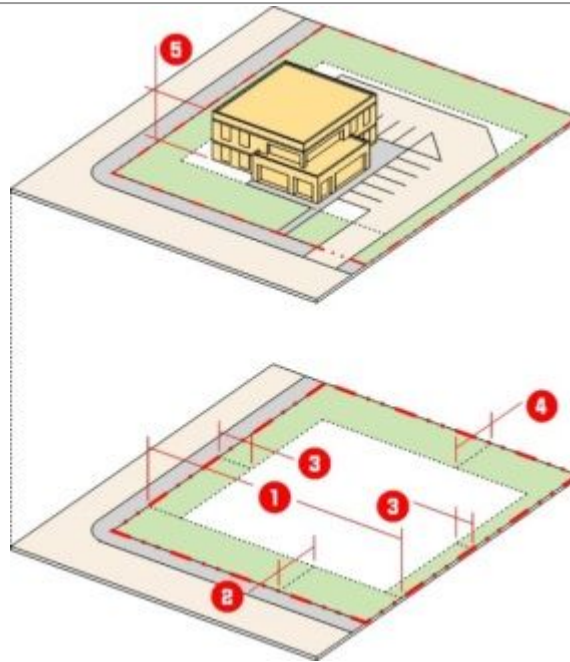
Standard (1)	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling (2)	Other Uses
Density, max. (du/ac of net lot area)	12.00	No requirement
Net lot area, min. (sf)	10,000	10,000
① Lot width, min. (ft)	75	75
Lot coverage, max. (% of net lot area)	No requirement	No requirement
Green area, min. (% of net lot area) (5)	10	10
② Front yard depth, min. (ft)	25	25
③ Side yard depth, min. (ft) (both yards total)	30	30
④ Rear yard depth, min. (ft)	0/20 (4)	0/20 (4)
⑤ Principal structure height, max. (ft) (3)	No requirement	No requirement

(2) Intensity and Dimensional Standards

Standard (1)	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling (2)	Other Uses
--------------	---	------------

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

- (1) See measurement rules and allowed exceptions in Section 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
- (2) The standards in this column apply to multifamily dwellings, artists' residential studios, and live-work dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.
- (3) Provided those portions of the structure greater than 50 ft high are set back from the minimum front, side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 35 ft.
- (4) The minimum rear yard depth is 0 feet when abutting property in a Nonresidential Base Zone, Transit-Oriented/Activity Center Base or Planned Development zone, or the MU-PD Zone, and 20 feet when abutting property in any other zone.
- (5) Multiple industrial uses on a single property or on one or more adjoining properties under the same ownership (and which are located not more than 1,000 feet away from each other) may consolidate the required minimum green area for the entire industrial development as a whole and is not required to provide minimum green area on each individual lot or parcel.



(3) Reference to Other Standards

Sec. 27-3400 Standard Review Procedures	Sec. 27-6400 Open Space Set-Asides	Sec. 27-61200 Neighborhood Compatibility Standards
Sec. 27-3600 Application-Specific Review Procedures and Decision Standards	Sec. 27-6500 Landscaping	Sec. 27-61300 Agricultural Compatibility Standards
Sec. 27-4400 Overlay Zones	Sec. 27-6600 Fences and Walls	Sec. 27-61400 Urban Agriculture Compatibility Standards
Sec. 27-5101 Principal Use Tables	Sec. 27-6700 Exterior Lighting	Sec. 27-61500 Signage
Sec. 27-5200 Accessory Uses and Structures	Sec. 27-6800 Environmental Protection and Noise Controls	Sec. 27-61600 Green Building Standards

(3) Reference to Other Standards		
Sec. 27-5300 Temporary Uses and Structures	Sec. 27-6900 Multifamily, Townhouse, and Three-Family Form and Design Standards	
Sec. 27-6200 Roadway Access, Mobility, and Circulation	Sec. 27-61000 Nonresidential and Mixed-Use Form and Design Standards	PART 27-2 Interpretation and Definitions
Sec. 27-6300 Off-Street Parking and Loading	Sec. 27-61100 Industrial Form and Design Standards	PART 27-7 Nonconforming Buildings, Structures, Uses, Lots, and Signs

([CB-068-2022](#); [CB-079-2022](#); [CR-003-2023](#); [CB-016-2023](#); [CB-040-2023](#); [CB-015-2024](#))

