

- a. Any buildings or additions to buildings occupying more than 1,000 square feet of floor space, or any use or expansion of use occupying more than 1,000 square feet of land shall only be approved according to a major site plan.
 - b. Any building or addition to buildings occupying less than 1,000 square feet of floor space, or any use or expansions of use occupying less than 1,000 square feet of land shall only be approved according to a minor site plan.
 - c. The square footage of existing structures and uses shall be considered in determining the need for a site plan.
 - d. No more than three (3) permitted activities, uses, or combinations thereof may occur on any record parcel as of the date of this Ordinance. Further, all permitted commercial activities and uses shall not exceed five thousand (5,000) square feet in gross floor area.
 - e. Outdoor storage or display of goods and/or services or ancillary items shall not be permitted in this zone. Express exemptions occur for nurseries and farmer's markets and those determined by the Zoning Administrator by written consent or policy.
3. Bufferyards and screening requirements. Bufferyards shall be required on all new developments requiring a major site plan after the adoption of this Ordinance. The following shall be considered minimum bufferyard standards for all development:
- a. Bufferyard from collector or arterial roads shall be Bufferyard standard B.
 - b. Bufferyard along internal streets – row of street trees.
4. Landscaping. Landscaping of at least fifteen (15) percent of the development envelope shall be required for new development requiring major site plan approval.

Section 35. BG – Business General

1. Purpose. The purpose of the Business General (BG) zone is to provide for commercial uses, activities, and combinations thereof of a general nature including retail, wholesale, and business intended to service an area of several communities. Further, the intent is not to create new strip patterns along the roadways, but to encourage integrated plans with concordant site design to reduce trip lengths.
2. General Requirements:
 - a. Any building or additions to buildings occupying more than 1,000 square feet of floor space, or any use or expansions of use occupying more than 1,000 square feet of land shall only be approved according to a major site plan.
 - b. Any building or additions to buildings occupying less than 1,000 square feet of floor space, or any use or expansions of use occupying less than 1,000 square feet of land shall only be approved according to a minor site plan.

- c. The square footage of existing structures and uses shall be considered in determining the need for a site plan.
 - d. Outdoor storage. Outdoor storage or display of goods and/or services or ancillary items shall be permitted in this zone. No storage or parking may occur in required bufferyards.
3. Bufferyards and screening requirements. Bufferyards shall be required on all new development requiring a major site plan after the adoption of this Ordinance. The following shall be considered the minimum bufferyard standards for all development:
- a. Bufferyard from collector or arterial roads shall be bufferyard standard C.
 - b. Bufferyard along internal streets and roadways – row of street trees.
4. Landscaping. Landscaping of at least fifteen (15) percent of the development envelope shall be required for new development requiring major site plan approval.

Section 36. BI – Business Intensive

1. Purpose. The purpose of the Business Intensive (BI) zone is to provide for placement of high intensity commercial areas and associated activities, uses and establishments where impacts may be ameliorated. Further, these zones will provide a wide range of business opportunity intended to serve county wide or regional areas. Such activities, uses and establishments shall be located within the High, Medium High, Employment, and Employment Mixed Use Districts as described in the Comprehensive Plan and shall have access from collector or arterial roads.
2. General Requirements:
- a. A major site plan must be submitted for any new development proposed in this zone and be approved by the Cecil County Office of Planning & Zoning.
 - b. In determining whether to approve or disapprove a major site plan in the BI zone, the Office of Planning and Zoning shall consider the following:
 - (1) The impact of the proposed development on existing or planned public facilities;
 - (2) The impact of the operation of the proposal on the surrounding area;
 - (3) The effect and/or influence the proposal might have on the health, safety, and welfare of the residents and employees of the neighborhood.
3. Bufferyards and screening requirements. Bufferyards shall be required on all new development approved after the adoption of this Ordinance. The following shall be considered minimum bufferyard standards for all development:
- a. Bufferyard from collector or arterial roadway shall be bufferyard standard D.