

Article 9. Business, General, District B-1

Sec. 22-9-1. Statement of intent.

Generally this district covers those areas of the county as defined by the Comprehensive Plan that are intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles.

Sec. 22-9-2.1. Uses permitted by right.

The following uses shall be permitted by right:

Civic Uses

- Amusements, public
- Cultural services
- Public recreation assembly
- Public uses
- Religious assembly
- Sheltered care facilities

Commercial Uses

- Assisted living facilities
- Auction houses
- Automobile repair service establishments
- Automobile sales
- Bakeries
- Bed and breakfasts
- Boarding houses
- Butcher shops
- Car washes
- Cemeteries, commercial
- Communications service
- Corporate offices
- Daycare centers
- Financial institutions
- Flea markets
- Funeral homes
- Garden center
- Gas stations

Greenhouses, commercial
Grocery stores
Guidance services
Hospitals
Hotels
Indoor entertainment
Indoor recreation facilities
Laundries
Marinas, commercial
Medical clinics
Nursing homes
Offices
Parking facilities
Personal improvement services
Personal service establishments
Pharmacies
Professional schools
Recreational vehicle sales
Restaurants, fast food
Restaurants, general
Restaurants, small
Retail stores, general
Retail stores, large-scale
Retail stores, neighborhood convenience
Retail stores, specialty
Self-storage facilities
Shooting ranges, indoor
Studios, fine arts
Taxidermists
Vending carts
Veterinary offices

Miscellaneous Uses

Accessory uses
Utilities, minor

(Ord. 3-15-06; Ord. 11-20-07; Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10; Ord. 11-20-12)

Sec. 22-9-2.2. Uses permitted by special use permit only.

The following uses shall be permitted by special use permit only:

Civic Uses

- Educational facilities
- Public assembly

Commercial Uses

- Amusements, commercial
- Dance halls
- Entertainment establishments, adult
- Halfway houses
- Kennels, commercial
- Landscaping materials supply
- Laundromats
- Lodges
- Manufactured home sales
- Outdoor entertainment
- Outdoor recreation facilities
- Retail stores, adult
- Transportation terminals

Industrial Uses

- Contractor's storage yards
- Lumberyards
- Machine shops
- Railroad facilities
- Research laboratories

Miscellaneous Uses

- Outdoor gatherings
- Telecommunication facilities
- Utilities, major

Residential Uses

- Dormitories

(Ord. 3-15-06; Ord. 11-20-07; Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10; Ord. 11-20-12)

Sec. 22-9-3. Requirements for permitted uses.

All buildings, structures and uses in the B-1 District shall be subject to the provisions of Article 23.

Sec. 22-9-4. Area regulations.

None, except for permitted uses utilizing individual sewerage disposal system. The required area for any such use shall be approved by the administrator who may consult with the health official.

Sec. 22-9-5. Setback regulations.

- (a) Buildings shall be located not less than fifty (50) feet from any public right-of-way. This shall be known as the "setback line." All parking lots shall be located not less than twenty-five (25) feet from any public right-of-way.

- (b) A variation to the setback regulations may be granted by the Planning Commission for projects in a designated growth area that meet new urban/neo-traditional planning principles, and further the objectives and goals set forth in the comprehensive plan. Appeals must be received in writing within 30 days of the variation decision, and will then be forwarded to the Board of Supervisors for a final determination.

(Ord. 5-4-11)

Sec. 22-9-6. Yard regulations.

The minimum yard requirements for permitted uses adjoining or adjacent to a residential or agricultural district shall be fifty (50) feet. All parking lots and accessory uses shall be located not less than twenty-five (25) feet from any residential or agricultural district.

Sec. 22-9-7. Height regulations.

Buildings may be erected up to forty-five (45) feet in height from grade, except that:

- (a) A public or semi-public building such as a school, place of worship, library, hotel and general hospital may be erected to a height of sixty (60) feet from grade provided that required front, side and rear yard each shall be increased one (1) foot for each foot in height over forty-five (45) feet.

- (b) Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae and radio aerials sixty (60) foot limit. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.

Sec. 22-9-8. Off street parking.

Off-street parking shall conform with Article 26 of this chapter.

Sec. 22-9-9. Sign regulations.

Sign regulations shall conform to Article 15 of this chapter.

Sec. 22-9-10. Sidewalks.

Sidewalks that comply with the most recent VDOT specifications shall be required on both sides of all roadways, public and private.

(Ord. 5-4-11)