

**Town of Louisa, VA**  
**Chapter 165: ZONING**

ARTICLE V Light Commercial District (LC)

§ 165-37. Intent.

The primary purpose of this district is to establish and protect a limited business district that will serve the surrounding residential district. Traffic and parking congestion is to be held to a minimum to protect and preserve property values in the surrounding residential districts, and, insofar as possible, all neighborhood business development shall take place in a limited business district.

§ 165-38. Permitted and special uses. [Amended 5-16-1995]

A. In a Light Commercial District (LC), as indicated on the Zoning Map, no lot, building or structure shall be used and no building shall be erected which is intended or designed to be used for other than the following specific purposes:

- (1) All uses permitted (as permitted uses) and in the same manner permitted in the aforesaid residential districts.
- (2) Bakeries and confectioneries whose products are sold at retail and only on the premises.
- (3) Neighborhood grocery stores and drugstores.
- (4) Banks and office buildings.
- (5) Barbershops and beauty parlors.
- (6) Photographic studios and watch repair shops.
- (7) Retail stores, not exceeding 4,000 square feet of floor space, provided that no manufacturing, wholesaling or jobbing shall be carried on, and in the permitted stores and shops, no merchandise shall be carried other than that intended to be sold for retail on the premises.
- (8) Bed-and-breakfast establishments, not exceeding eight units.
- (9) Pickup laundries and dry-cleaning stations, where the cleaning is conducted off premises, the place of business being only a pickup and dropoff station.
- (10) Dormitories and boardinghouses.
- (11) Public library.

B. Uses with special use permits.

- (1) Public and semipublic uses, such as schools, churches, playgrounds and parks.
- (2) Freestanding signs and billboards.
- (3) Hospitals and nursing homes.

- (4) Lodges and fraternal, social, recreational and civic organizations.
- (5) Funeral homes, funeral chapels and undertaking establishments.
- (6) Hotels, motels and tourist courts, not exceeding 24 sleeping units.
- (7) Greenhouses and nurseries operated on a commercial scale, including sales rooms and offices.
- (8) Parking lots for automobiles, other than parking lots which are an accessory to a permitted or specially permitted use, and excluding house trailers, freight trucks and trailers.
- (9) Coin laundries, and all other laundries of a self-service type.
- (10) Multifamily dwellings and apartments.

§ 165-39. Setback and side yard requirements.

- A. The minimum setback on Main Street shall be 15 feet and a minimum of 30 feet elsewhere.
- B. The minimum side yard adjoining or adjacent to a residential district shall be not less than 20 feet.

§ 165-40. Off-street parking.

For off-street parking provisions, see § 165-11 herein.

§ 165-41. Height limitation.

No building or structure shall be erected to a height in excess of 50 feet above grade without the recommendation of the Commission and approval of the Town Council after the required public hearing(s).

§ 165-42. Signs and outdoor advertising.

All signs and outdoor advertising shall conform to the Code of Virginia, except that only one sign for each street upon which a lot abuts shall be permitted to advertise the business on such lots; and when any sign is lighted, such lights shall be so shaded that they will not interfere with the vision of motorists or residential property owners in the vicinity; and, further, all flashing (on and off) signs shall be prohibited.