

For Sale

**7.09 acres zone Commercial Hgwy zoned
50/340 adjacent to Sheetz
Boyce, VA 22620**



- Price negotiable
- 7.09 acres slight grade and rectangular
- Commercial Highway zoning
- Cleared and ready for building
- Directly off Route 50 near 340 and next to Sheetz
- Easy access NVA and I-81



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ADVISORS

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3-A-13

(6/8/99)

Highway Commercial District (CH)

Intent: This district is intended to provide sufficient space in appropriate locations for a wide variety of commercial activities, generally serving a wide area and located on primary highways with more than 5,000 trips per day. The uses in this district should not be characterized by extensive warehousing, frequent heavy trucking activity, open storage of materials, or the nuisance factors of dust, odor, and noise associated with light industrial activities.

3-A-13-a

(8/14/95)

(7/15/97)

(5/19/98)

(10/17/00)

(8-21-01)

(11-20-01)

(1/18/05)

(11/18/08)

(2/15/11)

Permitted Uses and Structures

1. Principal Uses and Structures

- a. Agricultural, horticultural, and forestry uses and structures
- b. Cemeteries
- c. Churches and other places of religious assembly
- d. Clubs, lodges (private)
- e. Community Services
- f. Farm machinery sales and service
- g. Farm supplies and sales
- h. Financial institutions
- i. Garages for storage and repair of motor vehicles when in a completely enclosed structure
- j. Gasoline filling stations for servicing and repair of motor vehicles when in a completely enclosed structure
- k. Motor vehicles sales, service, and rental
- l. Motels
- m. Nurseries, greenhouses (commercial)
- n. Offices
- o. Professional services
- p. Public utility uses and structures, except extensive storage or storage as a primary purpose
- q. Restaurants
- r. Retail and Service Businesses (with a maximum gross floor area of 15,000 sq. ft. for each free-standing business or for each business in a shopping center)
- s. Theaters, indoor
- t. Undertaking establishments, mortuaries, funeral homes
- u. Volunteer fire and/or rescue squads
- v. Veterinary services, animal hospitals, Commercial Boarding Kennels, Breeding Kennels

2. Accessory Uses and Structures

Uses and structures which are customarily accessory and clearly incidental and subordinate to the permitted principal uses and structures, including, but not limited to:

- a. Dwelling unit, provided; and
 - (1) Such unit is in conjunction with any principal permitted use or structure;
 - (2) Only one such unit per establishment; and
 - (3) Such unit may be occupied only by the owner, manager, watchman, or caretaker of the establishment, and their immediate family
 - a. Indoor storage
 - b. Parking areas and loading spaces
 - c. Structures (in combination with any other supporting structures) less than 50 feet high for commercial and noncommercial communication antennae

- b. Wind Turbine, Small (not more than two structures 100 feet in height or less for a small wind turbine generating electrical energy primarily for on-site usage)

Special Uses and Structures

- a. Bowling alleys
- b. Dance halls
- c. Enclosed outdoor storage
- d. Feed and grain mill
- e. Firearms sales and service
- f. Mini-storage units, and, as an accessory use, -outdoor vehicle storage
- g. Monopoles greater than 50 feet in height for Telecommunication Antennae
- h. Pool rooms, billiard parlors, game arcades
- i. Recreational structures and uses (commercial)
- j. Restaurants with entertainment, nightclubs, taverns, bars
- k. Retail and Service Businesses (with a gross floor area of more than 15,000 sq. ft. but less than 50,000 square feet each free-standing business or for each business in a shopping center)
- l. Shops for welding, blacksmith, tinsmith, woodworking
- m. Stone cutting, monument works
- n. Theaters, outdoor
- o. Truck stop (no motor freight terminal)
- p. Warehousing
- q. Wind Turbine, Small (three or more structures 100 feet in height or less for a small wind turbine generating electrical energy primarily for on-site usage)
- r. Wind Turbine, Small (structures greater than 100 feet in height for a small wind turbine generating electrical energy primarily for on-site usage)

3-A-13-b

Minimum Lot Requirements

- 1. Area 20,000 square feet
- 2. Frontage: 100 feet

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(11-18-03)

Minimum Yard Requirements

From any street or right-of-way 50 feet or greater in width	35 feet
From the center line of any street or right-of-way less than 50 feet in width	60 feet
From all property lines of properties zoned AOC, FOC, or Rural Residential	25 feet
From all property lines of property zoned Highway Commercial	10 feet
From intermittent streams	50 feet
From perennial streams & springs	100 ft.

3-A-13-d

Maximum Lot Coverage by All Impervious Surfaces

85 percent

3-A-13-e

(1/18/11)

Maximum Height of All Structures

40 feet and three stories (not including basements as defined by the Commercial Building Code), except as otherwise provided