

ARTICLE IX. - COMMERCIAL DISTRICT B-1

Sec. 21-900. - Intent.

The Commercial District is intended to provide space for general commercial development, including retail business and services, at locations where it will be convenient to residential areas without interfering with those areas. It is also intended to provide space for compact highway oriented business at standards that will not impair the traffic carrying capabilities of abutting roads and streets. Uses not consistent with the existing character of this district will not be permitted.

Sec. 21-901. - Permitted uses.

In the Commercial District, structures to be erected or land to be used shall be for one or more of the following uses:

1. Accessory uses. The total floor area of all accessory structures shall be less than fifty (50) percent of that of the principal structure. Accessory used and structures shall not include manufactured or mobile homes, including the storage of unused manufactured or mobile homes.
2. Antique shops.
3. Appliance stores, including electrical appliance repair facilities.
4. Art galleries.
5. Assembly halls, gymnasiums, and other similar structures.
6. Automobile parking establishments.
7. Automobile, motor home, and travel trailer sales and storage.
8. Automobile service or filling stations.
9. Automobile washing establishments.
10. Bake shops provided all products produced on the premises shall also be sold at retail on the premises.
11. Barber and beauty shops.
12. Bicycle sales, rental, and repair stores, provided all storage, display, and other activities are carried on indoors.
13. Book or stationary stores.
14. Building and lumber supply and equipment sales.
15. Bus passenger stations.
16. Branch banks.

17. Camera supply stores.
18. Candy stores for retail sales only.
19. Carpentry, cabinet, and upholstery shops.
20. Catering establishments.
21. Churches, schools, libraries, parks, playgrounds and athletic fields.
22. Reserved.
23. Clothing stores, including dressmaking, tailoring, and millinery shops.
24. Coin-operated laundromats or self-service dry cleaning establishments.
25. Convenience (quick pick-up) retail food stores.
26. Dairy product stores for retail sales.
27. Drug stores.
28. Facilities and structures necessary for the rendering of public utility service, including poles, towers, and the like for normal electrical distribution or communication service. Pipelines, conduits, meters and other facilities for the provision and maintenance of public electrical gas, water, and sewer service.
29. Feed, seed, and fertilizer retail sales.
30. Finance, savings and loan companies and banks.
31. Florist shops, including greenhouses.
32. Food stores, retail only.
33. Funeral homes or mortuaries.
34. Furniture stores.
35. Garage, public.
- 35.5. General contractors, which shall include building contractors, electrical contractors, HVAC contractors, plumbing contractors, and specialty contractors as defined under title 54.1, chapter 11, Code of Virginia.
36. Gift shops.
37. Government office buildings.
38. Hardware stores.
39. Heating and air conditioning sales and service establishments.
40. Hobby supply and sporting goods stores.
41. Hotels.
42. Ice pick-up stations.
43. Jewelry and watch sales and repair stores.

44. Laundry and dry cleaning pick-up stations.
45. Landscape, nursery, and garden supply sales.
46. Living quarters for one family included as a part of a single building housing a single permitted business use and occupied by the owner, manager, or caretaker of the permitted business.
47. Lock and gunsmiths.
48. Machinery sales and service.
49. Motels.
50. Motorcycle sales and repairs.
51. Museums.
52. Musical instrument sales and repair.
53. Nursery schools and day care centers.
54. Newspaper or magazine sales stores (news stands).
55. Off-street parking as required by this chapter.
56. Offices—business, professional, and public including architectural, engineering, medical, and dental clinics and facilities, and other such agencies and offices rendering specialized service.
57. Office equipment and supply sales and service.
58. Opticians and optical supply sales.
59. Paint and wallpaper sales stores.
60. Pet shops.
61. Photography studios.
62. Printing, publishing, and reproduction establishments.
63. Radio and television stations.
64. Radio and television sales and service stores.
65. Restaurants, including drive-in establishments and preparation of food for consumption off-premises.
66. Rooming and boarding houses.
67. Sewing machine sales, instruction, and service stores.
68. Shoe sales and repair stores.
69. Sign printing and painting shops.
- 69.5. Small scale solar energy facilities.
70. Temporary uses.
71. Tourist homes.

72. Toy stores.
73. Variety stores.
74. Waste collection and recycling centers.
75. Other retail commercial shops and stores may also be permitted if considered by the Zoning Administrator to be similar in nature and intensity to the permitted uses listed in the Commercial District.

(Ord. of 12-18-95, § 1(A); Ord. of 1-27-97; Ord. of 8-24-98; Ord. of 6-24-03, § 4; Amend. of 7-25-06; Ord. of 3-24-20)

Sec. 21-902. - Special use permit uses.

The uses permitted in the Commercial District with a special use permit as approved by the Board of Zoning Appeals are as follows:

1. Animal hospitals, kennels or clinics.
2. Coliseums.
3. Fortune tellers, clairvoyants.
4. Homeless shelters or transitional living facilities, community correctional facilities, and halfway houses.
5. Hospitals, nursing homes, clinics, group homes, and rest homes.
6. Indoor theatres, drive-in theatres.
7. Jails.
- 7.5. Large scale solar energy facilities.
8. Massage parlors.
9. Public billiard parlors and pool rooms, bowling alleys, dance halls, golf driving ranges and miniature golf courses, skating rinks, athletic clubs, health clubs and similar forms of public amusement and recreation.
10. Shopping centers and malls designed to accommodate permitted uses of this district as regulated.
11. Promotional, amusement, and entertainment facilities, sponsored by any licensed business or businesses or nonprofit organizations and are located on the property owned or controlled by the sponsor. Such uses shall be properly safeguarded from traffic and shall observe all setbacks required for structures. Temporary, promotional, recreational, or fundraising amusement activities and facilities of not more than three (3) days' duration sponsored by civic, professional, fraternal, institutional or religious groups or organizations, and conducted for community, religious or benevolent purposes and located on property owned or

controlled by the sponsor shall be exempted from this section. Examples of such amusement facilities and activities are musical entertainment, jamborees, educational displays, arts and crafts, auctions, legal games, dunking booths, concession and vending. Rides are permitted. Tent revivals or other similar outdoor religious services of not more than seven (7) days' duration shall also be exempted from this section.

12. Individual manufactured housing, and modular home sales and storage.

13. Racetracks.

(Ord. of 12-18-95, § 1(B); Ord. of 1-27-97; Ord. of 8-24-98; Amend. of 6-28-11; Ord. of 3-24-20)

Sec. 21-903. - Area regulations.

None, except for permitted uses utilizing an individual water or sewage disposal system, the required area for any such use shall be approved by the Health Official.

Sec. 21-904. - Setback regulations.

The front setback line shall be located thirty-five (35) feet from any street right-of-way which is fifty (50) feet or greater in width or sixty (60) feet from the centerline of any street right-of-way less than fifty (50) feet in width. This shall be known as the "setback line." No structure shall be constructed or placed closer to the front property line than the setback line.

(Ord. of 1-27-97)

Sec. 21-905. - Yard regulations.

- A. *Side.* The minimum side yard for all structures shall be ten (10) feet. For permitted uses adjoining or adjacent to a residential or agricultural district, the minimum side yard shall be twenty (20) feet.
- B. *Rear.* Each structure shall have a rear yard of twenty (20) feet or more. For permitted uses adjoining or adjacent to a residential or agricultural district, minimum rear yard shall be fifty (50) feet.

The Zoning Administrator may require an appropriate type of screen planting at the side or rear property lines for buffering when properties are adjoining or adjacent to residential or agricultural districts.

Sec. 21-906. - Height regulations.

Structures may be erected up to seventy-five (75) feet in height from grade. This requirement shall not apply to chimneys, water towers, monuments, parapet walls, flues, flagpoles, television antennae, radio aerials, and similar structures and necessary mechanical appurtenances. Towers and structures may be

erected to a height greater than seventy-five (75) feet if a special use permit is approved by the Board of Zoning Appeals.

(Ord. of 8-24-98)