

Sec. 35.2-47.1. - B-4 District purpose.

The B-4 district is intended to:

- (a) Provide for a wide range of residential, commercial and other sales and service operations, serving the entire metropolitan area in downtown Lynchburg and other mixed use centers throughout the City;
- (b) Encourage a compatible mix of multi-household residences, business and related activities of relatively high densities and with adequate services where appropriate;
- (c) Assure public access to the James River for recreational purposes and to protect the aesthetic qualities of the riverfront.

Sec. 35.2-47.2. - Authorized uses.

- (a) The uses authorized by Exhibit IV-17 may be established in accordance with the procedures established in Article II, the district standards in this article, the site development standards established in Article VI and specific use standards established in Article VII as well as other applicable rules and regulations.
- (b) Uses may also be limited by overlay standards established in Article V of this Zoning Ordinance.
- (c) See Article III for the rules of interpreting authorized uses and Appendix A for a complete listing of land uses allowed in every zoning district.
- (d) Uses designated "P" are permitted by right and uses designated "C" require issuance of a conditional use permit.

**Exhibit IV-17: Authorized Uses in B-4 District**

Land Use	LBCS #	Description	Approval Type
<b>single-household attached (townhouse)</b>	<b>1140S</b>	Each unit on a separate lot; fire wall may protrude from roof or roofs may be staggered	P
<b>Multi-household structures</b>	<b>1200S</b>	Includes triplexes, four-plexes, and other multi-household dwellings	P

<b>Mixed-use residential structures (see district regulations for limitations)</b>	<b>1201S</b>	Typically commercial uses on lower floors and residential uses on upper floors	P
<b>Housing Services</b>	<b>1200</b>	Housing and custodial services for those who cannot care for themselves. Includes nursing and retirement homes, congregate living, assisted and continuing care living, but excludes rehab uses in LBCS #6520)	P
<b>Bed &amp; Breakfast and Tourist Homes</b>	<b>1310</b>	Guest rooms in a private home or accessory building to a private home	P
<b>boarding house</b>	<b>1321</b>	Non-transient lodging that may include meals and is owner occupied	P
<b>rooming house</b>	<b>1322</b>	Transient or non-transient lodging that may include meals	P
<b>dormitory, sorority or fraternity house</b>	<b>1323</b>	Allowed only as accessory uses to and owned by a college or university	C
<b>Hotel, motel, or tourist court</b>	<b>1330</b>	Hotels that do not have gambling services; includes extended-stay hotels	P
<b>Short Term Rental</b>	<b>1350</b>	Provision of lodging for fewer than thirty (30) consecutive days. (See <a href="#">Section 35.2-71.16</a> )	P
<b>bicycles</b>	<b>2113b</b>	New or used bicycle sales, rental and repair	P

<b>boat or marine craft dealer</b>	<b>2114</b>	New or used boats sales, rental and related repair services	P
<b>parts, accessories, or tires</b>	<b>2115</b>	Automotive parts and supply stores, automotive stereo stores.	P
<b>gasoline service</b>	<b>2116</b>	Gas stations with or without convenience stores or food marts, excludes truck stops, light auto repair and heavy auto repair	C
<b>light auto repair</b>	<b>2117a</b>	Oil change, light auto repair and car wash. May include gasoline and other related sales.	C
<b>heavy auto repair</b>	<b>2117b</b>	Auto repair, paint and body shops. May include gasoline and other retail sales.	C
<b>furniture or home furnishings, hardware, home center, lawn and garden supplies, department store, warehouse club or superstore, electronics and appliances</b>	<b>2121-2125</b>	Furniture, flooring, bedding stores; home building and repair supplies, painting supplies, farm goods, lighting supply, window treatment; nursery and garden products predominantly grown elsewhere, power equipment sales or services; large variety stores; household-type appliances, television, stereos, including repair shops and cell phone stores.	P
<b>computer and software</b>	<b>2131</b>	Computers and prepackaged software including repair, support, and training	P

camera and photographic supplies; clothing, jewelry, luggage, shoes, clocks, sewing; sporting goods, toy and hobby, and musical instruments; mixed media, school and office supplies	2132-2135	Primarily retail cameras and photographic supplies or retail with repair and film developing; clothing (including shoe repair and tailoring, sporting goods, toys, musical instruments, kitchen goods, books, magazines, music, videos, stationary, greeting cards, seasonal decorations, office and school supplies.	P
florist, art supplies, tobacco products	2141-2143	Florists, art supplies and art dealers, frame shops, tobacco products	P
art galleries	2142b	Excludes art supply sales and retail framing services	P
mail order or direct selling establishment	2144	Retailing other than through locations where shoppers physically visit	P
antique shop	2145	Antique shops, (excludes flea markets, thrift stores and pawn shops)	P
flea markets and thrift stores	2145b	Flea markets and thrift stores	P
grocery store, supermarket, or bakery, convenience store, specialty food stores	2151-2154	Included are grocery stores, convenience stores, meat, seafood and produce markets, coffee, confections, variety goods and general stores, and delicatessens. Excludes stores with fuel pumps (see 2116 for fuel sales).	P
beer, wine, and liquor store	2155		P

<b>Health and personal care</b>	<b>2160</b>	Retail prescription or nonprescription drugs; retail cosmetics, perfumes, toiletries; prescription or nonprescription eyeglasses; prescription or nonprescription health and convalescent aids; medical devices, retail food supplement products such as vitamins, nutrition supplements, and body enhancing supplements.	P
<b>Markets for farm produce or crafts</b>	<b>2199</b>	Markets and truck gardens.	C
<b>Bank, credit union, or savings institution</b>	<b>2210</b>	Central banking functions	P
<b>credit card and other financing</b>	<b>2221</b>	Credit card, sales financing, unsecured consumer lending, real estate credit, mortgages, international trade financing	P
<b>pawn shops</b>	<b>2222</b>		P
<b>short-term loans</b>	<b>2223</b>	Pay-day lenders and other businesses providing loans with terms of 45 days or less	P
<b>precious metal buyers</b>	<b>2224</b>	Businesses providing cash for gold and other precious metals or gems (excludes retail jewelers)	P

<b>Investment banking, securities, and brokerages; insurance; fund, trust, or other financial establishment</b>	<b>2230-2250</b>	Securities underwriting, brokering, exchange services, managing portfolios; Insurance underwriting, selling insurance; manage assets on behalf of shareholders or beneficiaries	P
<b>Real estate services</b>	<b>2310</b>	Sell or lease real estate such as buildings, manufactured home sites and vacant lots; includes real estate appraisers and realtor offices	P
<b>Property management services</b>	<b>2320</b>	Manage real property for others	P
<b>recreational goods rental</b>	<b>2333</b>	Rent skis, canoes, bicycles, sailboats, motorcycles	P
<b>Professional offices</b>	<b>2411-2014</b>	Title abstract, lawyers, notaries, accountants, bookkeeping, payroll services, architects, engineers, surveyors, graphic design, interior design and industrial design	P
<b>consulting services (management, environmental technical)</b>	<b>2415</b>	Advise and assist businesses on management, scientific, and technological issues	P
<b>scientific research and development services</b>	<b>2416</b>	Conduct research or analyze in the physical, engineering, cognitive, or life sciences in laboratories or offices.	P
<b>advertising, media and photography services</b>	<b>2417</b>	Includes advertising, marketing and public relations agencies, photographic studios and photographic services.	P

<b>veterinary services</b>	<b>2418</b>	Veterinary medicine, testing services for veterinary practitioners	P
<b>other professional offices</b>	<b>2419, 6810, 6820</b>	Includes advertising and media services intellectual property rights, franchising, labor, political or business organizations, and uses with similar impacts	P
<b>office administrative services</b>	<b>2421</b>	Office administration such as billing, record keeping, personnel, organizational planning	P
<b>facilities support services</b>	<b>2422</b>	Provide operating staff for support services within a client's facilities, including janitorial, security, laundry services, etc.	P
<b>employment agency</b>	<b>2423a</b>	Provide employee placement, temporary help	P
<b>copy center, private mail center, other business support services</b>	<b>2424</b>	Provide document preparation, telephone answering, telemarketing, court reporting, steno typing, FAX, internet access, small signs and banners	P
<b>collection agency</b>	<b>2425</b>	Collect payments, compile credit information, repossess tangible assets	P
<b>Travel arrangement and reservation services</b>	<b>2430</b>	Promote or sell travel, includes convention and visitors' bureaus	P

<b>Investigation and security services</b>	<b>2440</b>	Provide detective, guard and patrol services, picking up and delivery of money, selling of security systems, remote monitoring of security systems, locksmiths	P
<b>Restaurants, cafeterias, snack bars &amp; catering</b>	<b>2510-2530 &amp;2560</b>	Provide food and drinks to patrons - see district specific use regulations for limitations. Includes banquet, assembly and reception halls. See district standards.	P
<b>Mobile food services</b>	<b>2550</b>	<i>Prepare and serve meals and snacks for immediate consumption from motorized vehicles</i>	P
<b>Food service contractor and vending machine operators</b>	<b>2570 &amp; 2580</b>	Provide food services at institutional, governmental, commercial, or industrial locations based on contracts. Retail merchandise through vending machines that they service	P
<b>Personal care</b>	<b>2610</b>	Hair, nail, and skin care and related personal care, barbers, beauty shops, dieting and weight loss, tanning, hair removal, hair weaving, ear piercing and similar services	P
<b>laundromat and dry cleaning</b>	<b>2621 &amp; 2622</b>	Includes Laundromats, dry cleaners, diaper services as well as other commercial laundry services	P
<b>Photofinishing</b>	<b>2630</b>	Primarily engaged in developing film or making slides, etc.	P



<b>Parking lot and parking garage</b>	<b>2640</b>	See district standards	P
<b>licensed massage therapist</b>	<b>2651</b>		P
<b>tattoo parlor</b>	<b>2652</b>	Tattoos by a licensed professional	P
<b>adult retail establishment</b>	<b>2653</b>	Stores primarily selling adult oriented products, including books, videos, magazines, toys, lingerie and other sexually-oriented goods	P
<b>Pet or pet supply store</b>	<b>2710</b>	Retail pets, pet foods, pet supplies	P
<b>animal services</b>	<b>2721</b>	grooming and training	P
<b>Food and beverages</b>	<b>3110</b>	Includes bakery and candy establishments that produce for later consumption; ice manufacturing; dairies; bottling plants; and peanut and coffee roasting	P
<b>Furniture and related products</b>	<b>3230</b>	Includes manufacture and repair of furniture, upholstery, mattresses, window blinds, window shades, awnings cabinets, fixtures	P
<b>Office and warehousing</b>	<b>3610</b>	Storage of goods related to on-site office or retail use	P
<b>rail passenger transportation</b>	<b>4121</b>	Passenger stations only	P

local transit systems— bus, special needs, sightseeing, taxi and limousine services	4133 - 4134 & 4136 -4137	Single-mode local and non-local transit systems other than rail; excludes transit stops, which are allowed in all districts. Includes sightseeing, taxi and limousine services	P
marine and sightseeing transportation	4151	Provide water transportation, including scenic and sightseeing, for passengers	P
national post office	4181		P
retail courier and package delivery	4182	Retail courier, package drop-off and mail services	P
Motion pictures and sound recording	4220	Produce and distribute motion pictures and sound recordings	P
radio and television broadcasting	4231, 4232 & 4241	Operate broadcasting studios and facilities for over the air, cable or satellite delivery of radio and television programs	P
wireless telecommunications transmission	4233	Operate, maintain or provide access to facilities for the transmission of voice, data, text, sound or video, see <a href="#">section 35.2-73</a> for telecommunications ordinance	C/P
telephone and other wired telecommunications	4234	Operate telephone networks - excludes switching stations	P

<b>Telecommunications switching stations/exchanges</b>	<b>4239</b>	Telecommunications switching stations and exchanges with no on-site employees	C
<b>library or archive</b>	<b>4242</b>	Provide library or archive services	P
<b>news syndicate</b>	<b>4243</b>	Supply information such as news reports, articles, pictures and features to the news media	P
<b>data processing and management, hosting and related services</b>	<b>4244</b>	Web hosting, computer data storage, optical scanning, computer input preparation, microfilm imaging	P
<b>Public Utilities Services, Major</b>	<b>4315, 4329, 4339, 4349</b>	Includes transmission lines for water, wastewater, stormwater, electricity, natural gas or telecommunications services regulated by the State Corporation Commission of a regional nature and normally entail the construction of new buildings or structures such as electrical switching facilities and stations or substations, electric, gas, and other utility transmission lines of a regional nature which are not otherwise reviewed and approved by the Virginia State Corporation Commission. All overhead transmission lines are included in this definition.	C

<b>Public Utilities Service Minor</b>	<b>4315, 4329, 4339, 4349</b>	Includes distribution or collection lines and appurtenances for water, wastewater, stormwater, electricity, natural gas or telecommunications services regulated by the State Corporation Commission that are necessary to support development within the immediate vicinity and involve only minor structures. Included in this use type are small facilities such as transformers, relay and booster devices, and well, water and sewer pump stations, and wireless communication antennas attached to existing buildings or structures.	<b>P</b>
<b>electric substations</b>	<b>4316</b>		<b>C</b>
<b>Water treatment plants and utility facilities</b>	<b>4331 - 4333,</b>	Water treatment plants, pumping stations and lift stations	<b>C</b>
<b>Theater, dance or music establishment</b>	<b>5110 &amp; 5160</b>	<i>Companies, groups, or theaters that produce theatrical presentations, dance, dinner theaters, and live musical entertainment; includes facilities for independent artists and performers</i>	<b>P</b>
<b>Motion picture viewing and exhibition services</b>	<b>5111</b>	Operate movie theaters (excluding drive-ins), film festival exhibitions	<b>P</b>

<b>Promoter of sports, performing arts, similar events and management services</b>	<b>5140 - 5150</b>	Organize, promote, and manage performances and events; agents representing artists, athletes and entertainers	P
<b>Indoor auditorium or arena</b>	<b>5170</b>	Indoor auditoriums, arenas, conference centers, or multipurpose facilities	C
<b>Outdoor auditorium/arenas</b>	<b>5180</b>	Outdoor arenas, theaters and stadiums	C
<b>Museums and Other Special Purpose Recreational Institutions</b>	<b>5200</b>	Public and private museums, historical sites, and similar establishments	P
<b>Amusement or theme park establishment</b>	<b>5310</b>	Operate a variety of attractions such as mechanical rides, water rides, games	C
<b>Commercial Amusements</b>	<b>5320, 5380, 5390</b>	Operate arcades and other commercial amusements as defined herein	C
<b>Country Club</b>	<b>5340 &amp; 6830</b>	Operate private country clubs, with tennis courts and golf courses along with dining facilities and other recreational facilities; includes civic, social and fraternal organizations without dwellings	P
<b>fitness and recreational sports center</b>	<b>5371</b>	Aerobic dance or exercise center, gymnasium, physical fitness center, health and athletic club, indoor handball, racquetball, volleyball, tennis, or swimming facilities conducted inside a building	P

<b>outdoor recreation</b>	<b>5372, 5373 &amp; 5374</b>	Includes for profit golf courses, archery ranges, outdoor volleyball, tennis, or swimming facilities, recreational courts, recreational day camp and horseback riding	C
<b>shooting ranges, indoor</b>	<b>5375</b>		C
<b>Natural and other Recreational Parks</b>	<b>5500</b>	All parks without special economic functions, other than limited concessions	P
<b>Nursery or preschool</b>	<b>6110</b>		P
<b>Grade school</b>	<b>6120</b>	Comprises all public, private, and specialty schools between the preschool and university level; includes adult education services not addressed elsewhere. See district use standards.	P
<b>College or university</b>	<b>6130</b>	See district use standards.	P
<b>general technical schools</b>	<b>6141- 6143, 6145, 6147</b>	Offer courses in office procedures, administrative skills, and basic office skills; dance, art, drama, and music; athletic activities. See district use standards.	C
<b>Other Government Functions</b>	<b>6300</b>	Other government owned establishments not classified elsewhere such as defense and national guard establishments	C

<b>Public Safety</b>	<b>6400</b>	Government-owned establishments providing fire and rescue, police, and emergency response services	P
<b>clinic</b>	<b>6511 &amp; 6567</b>	Include physician offices, dentists, chiropractors, optometrists, licensed massage therapists, and veterans' affairs services	P
<b>outpatient care clinic</b>	<b>6512</b>	Provide outpatient family planning services and outpatient care	P
<b>medical or diagnostic laboratory; blood/organ bank</b>	<b>6513 - 6514</b>	Provide analytic or diagnostic services including medical imaging	P
<b>group home small</b>	<b>6522</b>	Fewer than five (5) aged or infirm individuals or fewer than nine (9) individuals with mental, intellectual or developmental disabilities	P
<b>group home large</b>	<b>6523</b>	Five or more aged or infirm individuals, or nine (9) or more individuals with mental, intellectual or developmental disabilities	P
<b>Hospital</b>	<b>6530</b>		C
<b>child and adult day care</b>	<b>6562</b>	Provide day care for children and adults	
<b>home</b>	<b>6562a</b>	Day care for fewer than six (6) individuals in a residence	P
<b>small</b>	<b>6562b</b>	Day care for six (6) to twelve (12) individuals in a residence	P

<b>large</b>	<b>6562c</b>	Provide care for more than 12 individuals	P
<b>Religious Institutions</b>	<b>6600</b>	Churches, temples, synagogues, mosques, convents and monasteries	P
<b>Death Care Services</b>	<b>6700</b>	Funeral homes, crematories, cemeteries	
<b>Funeral home and services</b>	<b>6710</b>	Includes funeral homes combined with crematories	P
<b>columbarium</b>	<b>6724</b>		P
<b>Construction-Related Businesses</b>	<b>7000</b>	Contractors who can build or demolish buildings, leveling, earthmoving, excavating, land drainage; should reflect the location of the establishment and not where it is performing its services. This category also includes the manufacture of industrial buildings, manufactured homes, modular homes, storage buildings and similar structures. Note that district standards may limit or preclude manufacturing, outdoor operations, outdoor storage of commercial vehicles and materials.	P
<b>Vegetable farming or growing</b>	<b>9120</b>	Includes private fields and community gardens with production limited to retail sales	P
<b>Greenhouse - no on-premises sales</b>	<b>9141</b>	Includes fruit and nut trees with production limited to retail sales	P



<b>Greenhouse - sales of products grown on premises</b>	<b>9142</b>		<b>P</b>
<b>Greenhouse - sales of products and related accessory products</b>	<b>9143</b>		<b>P</b>
<b>Animal Production</b>	<b>9300</b>	Keep, graze, breed or feed animals (see standards in <u>section 35.2-71.7</u> )	<b>P</b>
<b>tent revival meetings/ transient amusements</b>	<b>9921</b>	Includes temporary carnivals and circuses sponsored by non-profit organizations (see <u>section 35.2-72.23</u> )	<b>P</b>
<b>temporary outdoor promotional attractions</b>	<b>9922</b>	Includes car shows, boat shows and similar short-term events intended to promote commercial sales or services (see <u>section 35.2-72.23</u> )	<b>P</b>
<b>traditional neighborhood development</b>	<b>9952</b>	See <u>section 35.2-82</u>	<b>C</b>
<b>large scale retail establishments</b>	<b>9954</b>	See <u>section 35.2-84</u>	<b>P</b>
<b>cluster commercial development</b>	<b>9955</b>	See <u>section 35.2-85</u>	<b>C</b>

(Ord. No. O-17-013, § 1, 2-14-17; Ord. No. O-19-040, § 1, 10-8-19; Ord. No. O-21-010, 2-9-21)

Sec. 35.2-47.3. - B-4 District use standards.

The following standards supplement the standards for specific uses established in Article VII:

(a)

Drive-in and drive-through businesses where persons are served food or beverages in automobiles, such as refreshment stands, restaurants, food stores and the like are prohibited.

- (b) Hiring halls and other places of assembly for the registration for or the assignment of employment are prohibited.
- (c) Schools and colleges of all types that exceed a maximum enrollment of 100 students are prohibited unless otherwise approved through issuance of a conditional use permit.
- (d) Arenas, auditoriums, or stadiums, shall not exceed a maximum capacity of 1,000 persons unless otherwise approved through issuance of a conditional use permit.
- (e) Outdoor storage shall be prohibited.
- (f) Temporary exhibitions and festivals are subject to approval of a temporary use permit by the Zoning Administrator and shall not exceed 15 days duration.

Sec. 35.2-47.4. - B-4 District development standards.

Dimensional standards for the B-4 district are summarized in Exhibit IV-18. Section cross-references identify the location of additional dimensional standards and rules for their application. The standards in this section apply in addition to the site development standards of Article VI and site development standards applicable to specific uses established in Article VII.

- (a) *Setbacks.* None required, except that any side or rear setback abutting a R-1, R-2 or R-3 district shall be a minimum of twice the width required in that district and shall be subject to the screening requirements of section 35.2-63.9 (Utility screening).
- (b) *Height regulations.* In any B-4 district, a building may be erected to any height, provided that the height of that portion of the building in excess of two times the width of the right-of-way on which it abuts shall be governed by the following regulations:
  1. For each foot such building or portion thereof is set back from any street, lot or minimum setback line, such building or portion thereof may be erected ten feet in height, provided that no street shall for this purpose be considered to be less than 40 feet or more than 60 feet in width.
  2. If a building abuts on two or more streets, that street that permits the greater height shall be used as the basis of measurement.
- (c) *Development Patterns.* The B-4 district development standards may be modified through the approval of a cluster commercial development or traditional neighborhood development.
- (d) *Commercial Design Guidelines.* For new development and redevelopment within a local, state or national historic district, restorations or modifications to existing structures:
  1. Building and site development should comply with the "Lynchburg Historic Districts Commercial Design Review Guidelines";

2. Landscaping requirements shall be waived if:
  - a. Walls are constructed out of glass, stone, brick or masonry, excluding cinder block and unfinished concrete, except that roof and rear additions complying with the guidelines may be constructed of wood, brick or masonry unless the City Planner finds that alternative materials are comparable appearance and durability;
  - b. Entries are oriented to the street on which the building fronts, except that entries for buildings on corner lots may face the corner;
  - c. Window size, the proportion of openings and the alignment of windows, floors and cornices are consistent with adjacent buildings; and
  - d. Large buildings include architectural features to create the appearance of matching existing storefront widths.
3. In administering the paragraphs (d)(1) and (d)(2), the City Planner may grant minor exceptions to allow development that emulates historic design patterns when a project is located adjacent to one or more buildings that is inconsistent with historic design patterns.

**Exhibit IV-18: Summary of B-4 Development Standards**

<b>Design Element</b>	<b>Standards</b>	<b>Cross-Reference</b>
Maximum height	none (see paragraph (b) above)	<u>35.2-61.2</u>
Minimum front setback from right-of-way (dimension A)	none	<u>35.2-61.3</u>
Minimum side setback, interior (dimension B)	none	<u>35.2-61.3</u>
Minimum side setback, exterior (dimension C)	none	<u>35.2-61.3</u>
Minimum rear setback (dimension D)	none	<u>35.2-61.3</u>
Minimum lot width (dimension E)	none	<u>35.2-61.4</u>
Minimum lot depth (dimension F)	none	<u>35.2-61.4</u>

