

ARTICLE IX. - B-1 GENERAL BUSINESS DISTRICT

Footnotes:

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Cross reference— *Businesses, ch. 14.*

Sec. 90-391. - General description; intent.

The B-1 general business district covers that portion of the community 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. This district includes such uses as retail stores, banks, theaters, business offices, newspaper offices, printing presses, restaurants and taverns and garages and service stations.

(Code 1988, § 17-181)

Sec. 90-392. - Uses and structures permitted by right.

In the B-1 general business district, structures may be erected or land may be used for one or more of the following uses:

- (1) Retail stores and shops.
- (2) Bakeries.
- (3) Dry cleaners.
- (4) Laundries.
- (5) Wearing apparel stores.
- (6) Drugstores.
- (7) Barbershops and beauty shops.
- (8) Auto and home appliance services.
- (9) Theaters and assembly halls.
- (10) Office buildings.
- (11) Churches.
- (12) Libraries.
- (13) Funeral homes.
- (14) Service stations with major repair facilities under cover.
- (15) Clubs and lodges.
- (16) Auto sales and service.

- (17) Lumber and building supply with storage facilities under cover.
- (18) Plumbing and electrical supply with storage facilities under cover.
- (19) Machinery sales and service.
- (20) Waterfront business activities; wholesale and retail marine interests, such as boat docks, piers, small boat docks, yacht club and servicing facilities for such; docks and areas for the receipt, storage and transshipment of waterborne commerce; seafood and shellfish receiving; packing and shipping plants; and recreational activities primarily conducted on or about a waterfront. All such uses shall be contiguous to a waterfront.
- (21) Public utilities.
- (22) Offstreet parking as required by this chapter.
- (23) Business signs.
- (24) General advertising signs.
- (25) Location signs.
- (26) Restaurants.
- (27) Shopping centers.
- (28) Volunteer fire or rescue squads.
- (29) Exhibits operated by nonprofit organizations.
- (30) Community centers.
- (31) Financial institutions.
- (32) Office buildings.
- (33) Wayside stands for display and sale of farm products.
- (34) Retail catalog sales offices.
- (35) Radio, television stations.
- (36) Home service establishments such as exterminators, plumbers, decorators.
- (37) Cemeteries.
- (38) Circuses, carnivals or similar temporary activities when organized or sponsored by nonprofit organizations.
- (39) Noncommercial fairgrounds.
- (40) Commercial greenhouses, nurseries.
- (41) Buildings or uses for federal, state, county or local governmental purposes.
- (42) Instructional and/or training facilities, including but not limited to dancing schools and dancing studios.
- (43) Farm supplies.
- (44) Public utility distribution facilities.

- (45) Mobile home and recreational vehicle sales, service and repair.
- (46) Agriculture.
- (47) Dwelling units when such use is reasonably and customarily a part of the business operation such as providing living quarters for a proprietor or manager and his family, as defined by the county zoning ordinance, not to exceed four people; or living quarters for a watchman or custodian of an establishment:
 - a. The dwelling shall be attached to or located above the business;
 - b. The dwelling use shall contain no more than 1,200 square feet, provided however, that the board of supervisors may authorize a greater size through the issuance of a special exception; and
 - c. The residential unit shall not be used as a rental property.
- (48) Temporary outdoor Christmas tree sales and holiday items provided that:
 - a. Sales shall not begin before November 15th and shall be restricted to retail sales of Christmas trees, wreaths, garlands and similar decorative horticultural materials and holiday craft items.
 - b. Any portion of the sales area shall be located in accordance with the minimum side and rear yard setbacks required for the district.
 - c. Sufficient area shall be set aside to provide a minimum of five temporary offstreet parking spaces. If the sales are conducted on the same lot with an existing use, the required minimum and most accessible parking spaces for the existing use shall not be used for Christmas tree sales.
 - d. All Christmas tree products, parked vehicles, signs, trash, debris or other material associated with or resulting from the Christmas tree operation shall be removed no later than January 15.
- (49) Temporary outdoor Virginia legal fireworks sales provided that:
 - a. Sales shall not begin before June 15 and shall be restricted to Virginia legal fireworks sales that meet the local fire code requirements.
 - b. Any portion of the sales area shall be located in accordance with the minimum side and rear yard setbacks required for the district.
 - c. Sufficient area shall be set aside to provide a minimum of five temporary offstreet parking spaces. If the sales are conducted on the same lot with an existing use, the required minimum and most accessible parking spaces for the existing use shall not be used for Virginia legal fireworks sales.
 - d. All Virginia legal fireworks products, parked vehicles, signs, trash or debris or other material associated with or resulting from the Virginia legal fireworks sales shall be removed no later than July 15.

(50) Mobile food units, subject to the provisions of section 90-1041.

(Code 1988, § 17-182; Ord. No. O-09-09, 11-12-2009; Ord. No. O-14-16, § 1, 7-22-2014; Ord. No. O-20-18, § 2, 8-11-2020)

Sec. 90-393. - Uses and structures permitted by special exception.

In the B-1 general business district, structures may be erected or land may be used for one or more of the following uses:

- (1) Wholesale and processing not objectionable because of dust, noise or odors.
- (2) Retail fish market.
- (3) Commercial fairgrounds, commercial racetrack.
- (4) Animal hospital, animal boarding place, veterinary services.
- (5) Feed and grain mill.
- (6) Outdoor theater, outdoor motion picture theater.
- (7) Hotel, motel, or extended stay lodging, with or without restaurant.
- (8) Hospital, general and special care.
- (9) Bowling alley, commercial billiard room or pool room.
- (10) Dancehall.
- (11) Auto repair garage, wrecking service.
- (12) Tavern, inn.
- (13) Shop for welding, blacksmith, tinsmith, woodworking.
- (14) Stonecutting, monument works.
- (15) Warehousing with indoor storage.
- (16) Motor freight terminal, transshipment facility.
- (17) Automotive service station with major repair under cover.
- (18) Bulk gasoline and petroleum storage.
- (19) Commercial amusement park.
- (20) Commercial recreational structures and uses.
- (21) Turkey shoot.
- (22) Zoo, museum.
- (23) Public utility generating station, transmission substation, transmission line and tower other than normal distribution facilities, pipe, meter, railroad, water and sewerage installation, compressor station, measurement station, regulator station.
- (24) Health spa, massage parlor.
- (25) Circus, carnival or other similar temporary activities when organized or sponsored by

commercial enterprise.

- (26) Extraction of natural resources, in accordance with the requirements of section 54-6.
- (27) Single-family residential unit located on the same or adjacent lot, providing the main purpose of the dwelling is for security of the business. In addition to requirements for the business, the minimum lot area for the dwelling shall be two acres. A dwelling or mobile home may be attached or detached to the existing business.
- (28) Commercial child care center.
- (29) Tree stump landfills. Stumps and other natural vegetation may be buried in designated areas, provided:
 - a. A surveyed plat of the landfilling site so designated is recorded in the clerk of the circuit court's office;
 - b. All county erosion control and reclamation ordinances are adhered to; and
 - c. Such other conditions as required by the board that are deemed appropriate.
- (30) Carwashes.
- (31) Outdoor flea markets, provided the following are met:
 - a. No sale or trading of guns and other weapons.
 - b. No sale or consumption of alcoholic beverages.
 - c. No on-site storage of any merchandise.
 - d. Adequate offstreet parking.
- (32) Public and private schools.
- (33) Family day care home (large) in existing dwelling.
- (34) Home occupations within existing dwelling:
 - a. Office.
 - b. Home occupation child care.
 - c. Home professional and trade offices.
- (35) Bingo hall.
- (36) Vehicle impound facility.
- (37) Small solar energy facility.
- (38) Large-scale solar energy facility.

(Code 1988, § 17-183; Ord. No. O-02-012, 10-22-2002; Ord. No. O-03-004, 10-14-2003; Ord. No. O-12-06, § 1, 5-22-2012; Ord. No. O-13-14, § 1, 8-13-2013; Ord. No. O-17-04, § 1, 4-25-2017)

Sec. 90-393.1. - Uses and structures permitted by special exception granted by the board of zoning appeals.

- (1) Animal boarding place, private.

(Ord. No. O-12-37, § 1, 11-27-2012)

Sec. 90-394. - Area limits.

There are no area regulations in the B-1 general business district. Except for permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the health official. The administrator may require a greater area if considered necessary by the health officer.

(Code 1988, § 17-184)

Sec. 90-395. - Setbacks.

Buildings in a B-1 general business district shall be located 25 feet or more from any street right-of-way which is 50 feet or greater in width or 35 feet or more from the centerline of any street right-of-way less than 50 feet in width. Signs advertising the sale or rental of premises may be erected up to the property line. This shall be known as the setback line.

(Code 1988, § 17-185)

Sec. 90-396. - Yards.

For permitted uses in a B-1 general business district, the minimum side yard adjoining or adjacent to a residential agricultural district shall be ten feet, and offstreet parking shall be in accordance with the provisions contained in this chapter.

(Code 1988, § 17-186)

Sec. 90-397. - Building heights.

Buildings in a B-1 general business district may be erected up to 35 feet in height from grade, except that:

- (1) The height limit for business structures may be increased up to 60 feet from grade, provided there are two side yards for each permitted use, each of which is ten feet or more, plus one foot or more of a side yard for each additional foot of building height over 60 feet.
- (2) A public or semipublic building such as a school, church, library or general hospital may be erected to a height of 60 feet from grade, provided that the required front, side, and rear yards shall be increased one foot for each foot in height over 35 feet.
- (3) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.
- (4) No accessory structure which is within ten feet of any party lot line shall be more than one

story high. All accessory structures shall be less than the main structure in height.

(Code 1988, § 17-187)

Sec. 90-398. - Accessory uses and structures permitted.

- (a) In the B-1 general business district, accessory uses and structures are permitted as defined. No accessory structure may be closer than five feet to any property line.
- (b) The following are considered accessory uses within the B-1 general business district, but are subject to the noted provisions:
 - (1) Roof- or ground-mounted small solar energy facility or large-scale solar energy facility as defined by section 90-1, provided that the solar facility only generates energy for that structure.

(Ord. No. O-17-04, § 1, 4-25-2017)

Secs. 90-399—90-440. - Reserved.