

*Town of Appomattox, VA
Thursday, September 19, 2019*

Chapter 195. Zoning

ARTICLE VIII. B-2 Business District

§ 195-60. Statement of intent.

Generally, the B-2 Business District covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access which is characterized either by constant heavy trucking for stocking and delivery of retail goods, or by nuisance factors such as light, noise of congregating people or vehicles. This includes such uses as retail food stores, furniture stores, hardware stores, building supplies, or auto and home appliances services.

§ 195-61. Permitted uses.

Permitted uses:

- A. All the uses permitted as a matter-of-right in the B-1 Business District.
- B. Vehicle repair shops, and other shops which repair equipment and machinery, provided all storage and activities are conducted within a building, without any limitation as to the number of persons employed.
- C. Retail stores without the limitations as to size and outdoor stock. This subsection permits but is not limited to automobile dealerships, lumberyards, with storage under cover and manufactured housing lots.
- D. Radio or television broadcasting stations, studios, and offices, except transmission towers.
- E. Agencies and offices rendering specialized services in the professions, finance, insurance, real estate, chiropractors, optometrists, osteopaths, dental laboratories, architects and engineers; also service agencies not involving on-premises retail or wholesale trade nor maintenance of a stock of goods for display or sale.
- F. Hospitals, but not animal hospitals.
- G. Veterinary establishments, provided that all animals shall be kept inside soundproofed air-conditioned buildings.
- H. Garden centers, greenhouses, and nurseries.
- I. Pet shops.
- J. Garages, service stations (with major repair under cover).
- K. Retail food stores.

- L. Dry cleaners, laundries and laundromats.
- M. Furniture stores.
- N. Auto and home appliance services.
- O. Department stores.
- P. Hardware stores.
- Q. Repair shops, to include repair of bicycles, guns, locks, electrical equipment, stores similar.
- R. Business schools.
- S. Theaters and assembly halls.
- T. Hotels, motels, and bed-and-breakfast establishments.
- U. Restaurant and taverns.
- V. Hospitals, general.
- W. Car washes.
- X. Farmers market.
- Y. Building supply (with storage under cover).
- Z. Plumbing and electrical supply (with storage under cover).
- AA. Wholesale and processing not objectable because of dust, noise, or odors (with conditional use permits).
- BB. Recycling collection centers.
- CC. Greenhouses and garden centers.
- DD. Sports and fitness complexes.
- EE. Machinery sales and service.
- FF. Feed and seed storage.
- GG. Off-street parking as required by this chapter.
- HH. Mini warehouses, self-storage facilities.
- II. Drugstores.
- JJ. Professional offices.
- KK. Off-street parking as required by this chapter.

§ 195-62. Lot area.

In Business District B-2, the minimum lot area shall be: none, except for permitted uses utilizing

individual sewage disposal systems, the required area for any such use shall be approved by the county sanitarian.

§ 195-63. Frontage and yard regulations.

For permitted uses in the B-2 District, the minimum side yard adjoining or adjacent to a residential or agricultural district shall be 10 feet, and off-street parking shall be in accordance with the provisions contained in this chapter; the minimum front setback shall be 25 feet from the street right-of-way.

§ 195-64. Height regulations.

Buildings in the B-2 District may be erected up to 35 feet in height from grade; except that:

- A. A public or semipublic building such as a school, church, library or hospital may be erected to a height of 60 feet above grade, provided that required front, side and rear yards shall be increased one foot for each foot in height over 35 feet.
- B. Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.
- C. Landscaping of corner lots shall be limited to plantings, fences or other landscaping features of no more than three feet in height within the space between the setback line and property line on street side of the lot.