

ARTICLE VII. BUSINESS DISTRICT, LESS INTENSE USE, B-1

Sec. 36-280. Statement of intent.

Generally, the B-1 Less Intense Use 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 includes such uses as retail stores, banks, theaters, business offices, newspaper offices, printing presses, restaurants and taverns, and garages and service stations. (Code 2003, § 195-55; Ord. of 8-12-2013)

Sec. 36-281. Permitted uses.

In B-1 Less Intense Use Business District, structures to be erected or land to be used shall be for one or more of the following uses or other uses consistent with the statement of intent:

- (1) Bakeries.
- (2) Wearing apparel stores.
- (3) Barber and beauty shops.
- (4) Jewelry stores.
- (5) Banks and credit unions.
- (6) Bookstores.
- (7) Newspaper printing establishments.
- (8) Florist and gift shops.
- (9) Miscellaneous retail stores and shops.
- (10) Music and dance instruction.
- (11) Pet grooming or sales.
- (12) Tailors, dressmaking.
- (13) Photography.
- (14) Professional offices.
- (15) Office buildings.

(16) Churches.

(17) Libraries.

(18) Funeral homes.

(19) Mini warehouses, self-service storage facilities.

(20) Single-family residential existing prior to August 12, 2013. (Any expansion of the building footprint must comply with the setbacks of the R-2 zoning district)

(21) Mixed commercial and residential use, with a conditional use permit, and provided that:

a. All applicable local and state codes are strictly complied with in the siting and construction of the structure, including without limitation the provisions of Code of Virginia, § 36-97 et seq., or any successor provisions, which are incorporated herein by reference;

b. All residential use must be located on the second story of the building or above, immediately above the street level, not including the basement in any such calculation or use;

c. A separate street-level entrance must be provided for the residential use;

d. Each residential unit shall be between 700 and 1,500 square feet in finished habitable space as defined by the current building code (excluding bathrooms, closets, halls, storage, or utility spaces);

e. Occupancy density shall ensure at least 350 square feet of finished habitable space per occupant as defined by the current building code (excluding bathrooms, closets, halls, storage, or utility spaces);

f. Off-street parking under the legal control of the property owner for which the space is made available shall be provided in the amount of one parking space per bedroom or room usable as a bedroom for each housing unit, to be located within 500 feet of the property; and

g. Design plans must be prepared by a duly licensed architect or engineer. (Code 2003, § 195-56; Ord. of 8-12-2013; Ord. of 10-13-2020)

Sec. 36-282. Lot area.

In the B-1 Less Intense Use Business District, 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. (Code 2003, § 195-57; Ord. of 8-12-2013)

Sec. 36-283. Frontage and yard regulations.

For permitted uses in the B-1 district, the minimum side yard adjoining or adjacent to a residential or agricultural district shall be ten feet, and off-street parking shall be in accordance with the provisions contained in article XII of this chapter; the minimum rear setback shall be 35 feet, and the minimum front setback shall be 25 feet from the street right-of-way. (Code 2003, § 195-58; Ord. of 8-12-2013)

Sec. 36-284. Height regulations.

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

(1) 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.

(2) 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.

(3) 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 the property line on the street side of the lot. (Code 2003, § 195-59; Ord. of 8-12-2013)

Secs. 36-285—36-301. Reserved