

*Town of Mineral, VA  
Wednesday, May 15, 2024*

## Chapter 425. Zoning

### Article V. General Commercial District (GC)

#### § 425-29. Statement of intent.

This district shall include that portion of the community intended for the conduct of general business to which the public requires direct and frequent access. Water and sewer (where available) shall be provided and be required for use.

#### A. § 425-30. Use regulations. Permitted Uses

[Amended 6-13-2005 by Ord. No. 2005-01]

In a General Commercial District no buildings or land shall be used and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

1. .
2. Gasoline filling stations and
3. public garages,
4. storage warehouses and yards,
5. automobile sales, service and rental, and
6. wholesale and jobbing establishments.
7. Greenhouses and nurseries
8. Parking of automobiles, excluding house trailers, freight trucks and trailers
9. Self-service laundries
10. Public billiard parlors and pool rooms, bowling alleys, dance halls and similar forms of public amusement only when recommended by the Planning Commission and approved by the Council of the Town of Mineral.
11. .
12. Public utilities. Utility substations, pump houses, distribution lines, and poles and other facilities for the provision and maintenance of public utilities, meters, pipes, fire and rescue, including railroads and their facilities, and water and sewerage works.

#### B. Permitted Use by Conditional Use Permit

A. . Trailer courts in conformity with special provisions contained herein.<sup>[1]</sup> [1] *Editor's Note: See § 425-*

**54.**

13. Mixed Use Developments – where retail space is at the bottom and apartment(s) at the top.

## § 425-31. Frontage and yard regulations.

- A. Side yard. Where the district abuts to a residential district and/or dwelling, the minimum side yard shall be 20 feet.
- B. Setback. Minimum of 15 feet on developed streets and a minimum of 20 feet on undeveloped streets.
- C. Frontage. Shall be no less than 25 feet

## § 425-32. Off-street parking.

See § 425-53.

## § 425-33. Height regulations.

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Town of Mineral, VA General Commercial District (GC)

No building or structure shall be erected to a height in excess of 60 feet above grade without a Conditional Use Permit..

## § 425-34. Signs.

Refer to Article X.

## § 425-35. Prohibited uses.

Automobile graveyards and junkyards and sand and gravel yards are prohibited. Note: Automobile graveyards and junkyards in existence at the time of the adoption of this chapter may continue as nonconforming uses, provided that they shall have a period of not exceeding two years after said adoption in which to completely screen on any side viewed from a public road the operation or use by a solid six-foot-high masonry wall or other type of solid fencing or hedge approved by the Zoning Administrator.

