



# Town of Mineral

P.O. Box 316  
312 Mineral Avenue  
Mineral, Virginia 23117  
Phone 540-894-5100

## **GENERAL COMMERCIAL DISTRICT ORDINANCE Ordinance No. 2025-xx**

**AN ORDINANCE TO REPEAL AND REENACT CHAPTER 425 (ZONING), ARTICLE V (GENERAL COMMERCIAL DISTRICT (GC)) OF THE CODE OF THE TOWN OF MINERAL (1982), AS AMENDED.**

**BE IT ORDAINED** by the Council of the Town of Mineral that the current Chapter 425 (ZONING), Article III shall be repealed, and a new Chapter 425 (ZONING), Article V shall be and is hereby enacted as follows:

### **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. Public water and sewer (where available) shall be provided and be required for use.

§ 425-30. Use regulations.

[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:

#### **A. Permitted Uses:**

1. Gasoline filling stations; and,
2. public garages,
3. storage warehouses and yards,
4. automobile sales, service and rental, and
5. wholesale and jobbing establishments.
6. Greenhouses and nurseries
7. Parking of automobiles, excluding house trailers, freight trucks and trailers
8. Self-service laundries
9. 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.
10. 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.

11. Retail businesses, which includes retail stores and service establishments such as bakeries, food shops, drugstores, branch laundries, and dry-cleaning shops (but not dyeing plants), beauty parlors, barbershops, tailor and shoe repair shops, florists, jewelry and watch repair shops, gift and optician shops, hardware stores, building material stores and sales yards in connection therewith, newspaper offices, photographic studios, printing plants, electrical appliance stores, music stores, restaurants, hotels, motels, theaters, or other commercial establishments of like nature, provided that no such retail business shall exceed 10,000 square feet of floor space, and provided further that no manufacturing, wholesaling or jobbing shall be carried on and that in the permitted stores and shops no merchandise shall be carried other than that intended to be sold at retail on the premises.
12. Restaurants, Cafes

**B. Permitted Use by Conditional Use Permit**

1. Trailer courts in conformity with special provisions contained herein.[1] [1] Editor's Note: See § 425-54.
2. Mixed Use Developments – where retail space is at the bottom and apartment(s) at the top.
3. Specialty Shop: Like Tobacco retail store and/or Firearms retail store, Adult stores, etc.

**§ 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. Buildings must conform to existing structures.
- B. Setback. Minimum of 5 feet on developed streets and a minimum of 10 feet on undeveloped streets. Buildings must conform to existing structures.
- C. Frontage. Shall be no less than 25 feet. Buildings must conform to existing structures.

**§ 425-32. Off-street parking.**

See § 425-53.

**§ 425-33. Height regulations.**

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.

This Ordinance shall take effect upon adoption.

ORDERED THIS 26TH DAY OF SEPTEMBER 2024.

THE FOREGOING ORDINANCE WAS DULY ADOPTED BY THE FOLLOWING:

VOTE:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

CERTIFICATION

This ordinance was adopted by Town Council on September 26, 2024.

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Nicole Washington  
Town Manager – Clerk to Council