



Town of Mineral

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

LIGHT COMMERCIAL DISTRICT ORDINANCE Ordinance No. 2025-

AN ORDINANCE TO REPEAL AND REENACT CHAPTER 425 (ZONING), ARTICLE IV (LIGHT COMMERCIAL DISTRICT (LC)) 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BE IT ORDAINED by the Council of the Town of Mineral that the current Chapter 425 (ZONING), Article IV shall be repealed, and a new Chapter 425 (ZONING), Article IV shall be and is hereby enacted as follows:

Chapter 425. Zoning

Article IV. Light Commercial District (LC)

§ 425-23. Statement of intent.

The primary purpose of this district is to establish and protect a limited business district that will serve the surrounding residential districts. Traffic and parking congestion shall be held to a minimum to protect and preserve property values in the surrounding residential districts, and, insofar as possible, all neighborhood business development shall take place in a limited business district. Water and sewer shall be provided and required for use unless the development is of multiple housing units (Single Family or Multi-Family) and/or multiple buildings on multiple lots, then the developer/landowner would be responsible for water and sewer within the development.

§ 425-24. Use regulations.

Within any Light Commercial District, as indicated on the Zoning Map, no lot, building or structure shall be used and no building shall be erected which is intended or designed to be used in whole or in part for any industrial or manufacturing purpose or for any other than the following specified purposes:

A. Permitted Uses

1. Banks and office buildings.
2. Single-family dwellings only when the location is not on Mineral Ave (the main corridor in the Town of Mineral). NO single-family homes are permitted by new construction on Mineral Ave. Single family homes that exist are not considered non-conforming and shall be allowed to expand their footprint as long as zoning

setbacks are met. If a single family home located on Mineral Ave, is used as a residential use, burned down or was damaged, the owner shall have the right to build a home of like nature in the same lot. ~~(except modulars which are permitted by CUP)~~

3. Greenhouses and nurseries operated on a commercial scale, including sale rooms and offices.

4. Parking of automobiles, excluding house trailers, freight trucks, and trailers.

5. Self-service laundries.

6. 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.

7. Restaurants, Cafes.

B. Permitted Uses by Conditional Use Permit

1. Mixed Use businesses – whereas the business is storefront level, and the living space is above. Living space above (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 shop merchandise shall be carried out than that intended to be sold at retail on the premises.

2. Modular homes and manufactured homes that are not traditionally built/ block homes.

§ 425-25. Setback regulations.

A. Minimum of 15 feet on undeveloped streets. The setback shall blend with existing setbacks on developed streets.

B. The minimum side yard setback to a residential dwelling and/or district shall not be less than 20 feet. If the existing house is on Mineral Ave, the side yard should blend with existing setbacks. This is to keep the feel of small town if the house were to ever change uses to become a business.

C. Rear setback: Minimum of 8 feet from property line.

§ 425-26. Off-street parking.

See § 425-53.

§ 425-27. Height regulations.

No building or structure shall be erected to a height in excess of 60 feet above grade without recommendation of the Planning Commission and approval of the Town Council after the required public hearing(s).

§ 425-28. Signs.

Refer to Article X.

This Ordinance shall take effect upon adoption.

ORDERED THIS 29TH DAY OF AUGUST 2024.

THE FOREGOING ORDINANCE WAS DULY ADOPTED BY THE FOLLOWING:

VOTE:

Mayor

Date

CERTIFICATION

This ordinance was adopted by Town Council on xxxxx.

Nicole Washington Town Manager