

Article 10. Business, Convenience, District B-C

Sec. 22-10-1. Statement of intent.

This district is for those areas of the county, adjacent to residential and/or agricultural areas, where it is in the public interest to establish retail and service businesses of a type which are ordinarily and necessarily convenient to and designed primarily to serve adjacent residential uses and which are not characterized either by trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than those occasioned by incidental light and noise of congregation of people and passenger vehicles. This includes such uses as retail convenience stores, banks, business and professional offices and service stations.

Sec. 22-10-2. Use regulations.

In Business District B-C, structures to be erected or land to be used shall be for one or more of the following retail sales and/or service uses.

Sec. 22-10-3. Uses permitted by right.

The following uses shall be permitted by right:

Civic Uses

- Amusements, public
- Cultural services
- Public uses

Commercial Uses

- Bakeries
- Bed and breakfasts
- Butcher shops
- Daycare centers
- Financial institutions
- Funeral homes
- Gas stations
- Greenhouses, commercial
- Grocery stores
- Medical clinics
- Offices
- Parking facilities
- Personal service establishments
- Pharmacies

- Restaurants, fast food
- Restaurants, general
- Restaurants, small
- Retail stores, general
- Retail stores, neighborhood convenience
- Retail stores, specialty
- Studios, fine arts
- Taxidermists
- Vending carts

Miscellaneous Uses

- Accessory uses
- Utilities, minor

(Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10)

Sec. 22-10-4. Uses permitted by special use permit only.

The following uses shall be permitted by special use permit only:

Civic Uses

- Educational facilities
- Religious assembly
- Sheltered care facilities

Commercial Uses

- Amusements, commercial
- Auction houses
- Automobile repair service establishments
- Car washes
- Communications service
- Dance halls
- Guidance services
- Hotels
- Kennels, commercial
- Laundromats
- Laundries
- Lodges
- Personal improvement services
- Professional schools
- Self-storage facilities

Veterinary offices

Miscellaneous Uses

Outdoor gatherings
Telecommunication facilities
Utilities, major

Residential Uses

Dormitories

(Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10)

Sec. 22-10-5. Requirements for permitted uses.

All buildings, structures and uses in the BC District shall be subject to the provisions of Article 23.

Sec. 22-10-6. Area regulations.

None, except for permitted uses utilizing individual sewerage disposal system. The required area for any such use shall be approved by the administrator who may consult with the health official.

Sec. 22-10-7. Setback regulations.

- (a) Buildings shall be located not less than fifty (50) feet from any public right-of-way. This shall be known as the "setback line." All parking lots shall be located not less than twenty-five (25) feet from any public right-of-way.
- (b) A variation to the setback regulations may be granted by the Planning Commission for projects in a designated growth area that meet new urban/neo-traditional planning principles, and further the objectives and goals set forth in the comprehensive plan. Appeals must be received in writing within 30 days of the variation decision, and will then be forwarded to the Board of Supervisors for a final determination.

(Ord. 5-4-11)

Sec. 22-10-8. Yard regulations.

The minimum yard requirements for permitted uses adjoining or adjacent to a residential or agricultural district shall be fifty (50) feet. All parking lots and accessory uses shall be located not less than twenty-five (25) feet from any residential or agricultural district.

Sec. 22-10-9. Height regulations.

Buildings may be erected up to thirty-five (35) feet in height from grade, except that:

- (a) Any building otherwise permitted may be erected to a height of forty-five (45) feet from grade and a public or semi-public building such as a school, place of worship, or library may be erected to a height of sixty (60) feet from grade; provided, in any such case, that required setback and side and rear yards each shall be increased one (1) foot for each foot in height over thirty-five (35) feet.
- (b) Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas, and radio aerials are exempt. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.

Sec. 22-10-10. Off street parking.

Off-street parking shall conform with Article 26 of this chapter.

Sec. 22-10-11. Sign regulations.

Sign regulations shall conform to Article 15 of this chapter.

Sec. 22-10-12. Special provisions for accessory uses and structures.

Uses and structures which are customarily accessory and clearly incidental shall be permitted, provided establishment of the same shall not be permitted until construction has commenced on the principal building or the principal use has been established.

Sec. 22-10-13. Sidewalks.

Sidewalks that comply with the most recent VDOT specifications shall be required on both sides of all roadways, public and private.

(Ord. 5-4-11)