

FLUVANNA COUNTY, VIRGINIA

GENERAL PLANNING INFORMATION

DISTRICT SUMMARY: B-1 (BUSINESS, GENERAL)

Uses Permitted

The B-1 (Business, General) District permits general commercial activities.

Some uses permitted by-right include:

Assisted Living Facilities	Gas Stations	Pharmacies
Automobile Sales/Service	Grocery Stores	Restaurants
Bakeries	Hotels	Retail Stores
Car Washes	Medical Clinics	Self-Storage Facilities
Corporate Offices	Offices	Veterinary Offices
Financial Institutions	Personal Service Establishments	

Dimensional Requirements

Minimum Lot Size	None Must be able to accommodate on-site water/septic if needed
Minimum Road Frontage	None
Minimum Lot Width	None
Minimum Setback (Front)	50' (see Zoning Ordinance for exceptions) Parking lots must be setback 25'
Minimum Setback (Side)	50' if adjoining residential/agricultural districts
Minimum Setback (Rear)	50' if adjoining residential/agricultural districts
Maximum Building Height	45' (see Zoning Ordinance for exceptions)
Sidewalks	Sidewalks required on both sides of the street.