

DISTRICT 4 - BUSINESS DISTRICT (B-1)

Purpose

This district is established to cover the portion of the County's communities intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery or retail goods or by any nuisance factors other than those, occasioned by incidental light and noise of congregations of people and passenger vehicles. The intent of these regulations is not to limit business development in the County, but to encourage it by rezoning at the specific and appropriate locations where it will not produce noise, pollution, congestion, or safety problems for quieter, residential uses.

Permitted Uses

Within the Business District (B-1) the following uses are permitted:

Antique Shops

Apartments as a secondary use (i.e. apartment above businesses)

Art, Craft and Hobby Stores (Supplies and Works)

Auto Truck Sales, Agricultural/Industrial Equipment, used & new

Barber & Beauty Shops

Caterers

Cemeteries, family only for currently existing, upon additional interments, an affidavit signed by the owner of the land which shall be recorded in the Circuit Court Clerk's Office, indicating the existence of the cemetery and its approximate location.

Cemeteries - newly established - a plat indicating the specific location of the grave will accompany the affidavit

Churches

Convenience Stores

Day Care Centers

Drug Stores

Dry Cleaning & Laundry Service drop-off/pick-up stations

Emergency Service Facilities

Financial Institutions, Including But Not Limited to Banks, Savings and Loans and Credit Unions

Food Stores - Bakery, Butcher, Candy

Funeral Homes

Garages, Private

Golf Courses & Driving Ranges

Greenhouses, Garden shop, Nurseries

Hardware Stores

Libraries

Lube Shops , Auto Repair, Towing Service

Medical Clinics

Manses. Church-Owned Dwellings

Motels. Hotels, Bed & Breakfast

Museums

Off-Street Parking

Parks & Playgrounds

Offices, Professional

Restaurants - Some Indoor Seating - no Alcoholic Beverage Consumption-7/12/99

Retail Stores - gift/novelty shops, apparel stores, Sporting Goods Shop (without shooting range), Jewelry

etc.

Special Use Permits

The following uses shall be permitted only by special use permit approved by the Buckingham County Board of Supervisors:

Mobile Home Sales Office/ Mobile Home
Amusement Centers - Bowling Alleys, Pool Halls, Skating Rinks, Swim Clubs, Theaters
Assembly Halls - community centers, lodge halls
Auction Barns
Automotive Wash Operations - 10/9/01
Automotive Sales Lot to Include the Sale of Recreational Vehicles, Trailers, and Boats - 8/13/01
Clubs, Public & Private - country clubs
Colleges
Community Centers
Dog Businesses - Kennels, Grooming, Boarding, Training, Trials
Dormitories
Drive-In Restaurants
Drive-in Theatres
Flea Markets
Laundromats & Dry Cleaners
Lodge Halls
Parking Facilities, Commercial
Public Facilities
Public Garages
Public Utilities
Radio & TV Stations
Restaurants - With some on Premises Alcoholic Beverage Consumption - 7/12/99
Schools, Public & Private
Tattoo Parlors/Galleries - 11/20/03
Telecommunications- non-concealed attached and non-concealed freestanding towers (See Article 9)
Warehousing to include Mini-Storage Facilities - 9/11/00
Production of Natural Gas Storage and Distribution

Area Regulations

There are no minimum areas or size except as may be required by the Board of Supervisors. Notwithstanding any definitive area requirement, the minimum permitted size of any commercial lot, parcel, or tract shall be subject to approval by the Department of Health.

Setback Requirements

In Business District (B-1), a minimum front setback (from the nearest point on any structure to the front property line) of fifty (50) feet shall be allowed for any structure fronting on a Primary Road, twenty-five (25) feet shall be allowed for any structure on a Secondary Road. The Board of Supervisors may approve lower front setbacks upon request. However, all requests will be reviewed on the bases of projected traffic count and flow and the Comprehensive Plan.

In the Business District (B-1), the side and back setback shall be a minimum of:

(1) twenty-five (25) feet from the nearest point on any structure to the property line

adjoining a residential or agricultural district.

(2) Ten (10) feet from the nearest point on any structure to the property line adjoining a business district.

(3) Fifty (50) feet from the nearest point