

ARTICLE 9. - BUSINESS, GENERAL, DISTRICT B-1

Sec. 22-9-1. - Statement of intent.

Generally this district covers those areas of the County as defined by the Comprehensive Plan that are 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 of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles.

Sec. 22-9-2. - Use regulations.

In Business, General, District B-1, structures to be erected or land to be used shall be for one (1) or more of the following uses, together with ordinary and necessary accessory uses, and no others.

(Ord. 12-16-15)

Sec. 22-9-2.1. - Uses permitted by right.

The following uses shall be permitted by right:

Civic Uses

Amusements, public

Cultural services

Public recreation assembly

Public uses

Religious assembly

Sheltered care facilities

Commercial Uses

Assisted living facilities

Auction houses

Automobile repair service establishments

Automobile sales

Bakeries

Bed and breakfasts

Boarding houses

Brewpub

Butcher shops

Car washes

Cemeteries, commercial

Child day centers

Communications service

Corporate offices

Daycare centers

Emergency centers

Event facilities

Financial institutions

Flea markets

Funeral homes

Garden center

Gas stations

Greenhouses, commercial

Grocery stores

Guidance services

Hospitals

Hotels

Indoor entertainment

Indoor recreation facilities

Laundries

Machinery sales and service

Marinas, commercial

Microbreweries

Medical clinics

Nursing homes

Offices

Parking facilities

Personal improvement services

Personal service establishments

Pharmacies

Professional schools

Recreational vehicle sales

Restaurants, fast food

Restaurants, general

Restaurants, small

Retail stores, general

Retail stores, large-scale

Retail stores, neighborhood convenience

Retail stores, specialty

Self-storage facilities

Shooting ranges, indoor

Studios, fine arts

Taxidermists

Vending carts

Veterinary offices

Miscellaneous Uses

Accessory uses

Mobile food unit

Small scale solar generation facility

Utilities, minor

(Ord. 3-15-06; Ord. 11-20-07; Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10; Ord. 11-20-12; Ord. of 09-15-2021 (1); Ord. of 08-17-2022 (1); Ord. No. 24-08, § 1, 3-19-2025; Ord. of 09-17-2025(3), § 1)

Sec. 22-9-2.2. - Uses permitted by special use permit only.

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

Civic Uses

Educational facilities

Public assembly

Commercial Uses

Amusements, commercial

Dance halls

Entertainment establishments, adult

Halfway houses

Kennels, commercial

Landscaping materials supply

Laundromats

Lodges

Manufactured home sales

Outdoor entertainment

Outdoor recreation facilities

Retail stores, adult

Transportation terminals

Vehicle impound facilities

Industrial Uses

Contractor's storage yards

Lumberyards

Machine shops

Railroad facilities

Research laboratories

Miscellaneous Uses

Outdoor gatherings

Minor scale solar generation facility

Telecommunication facilities

Utilities, major

Utility scale solar generation facility

Residential Uses

Dormitories

(Ord. 3-15-06; Ord. 11-20-07; Ord. 9-17-08; Ord. 10-21-09; Ord. 11-3-10; Ord. 11-20-12; Ord. of 09-15-2021 (1); Ord. of 08-17-2022 (1); Ord. of 03-20-2024 (2))

Sec. 22-9-3. - Requirements for permitted uses.

All buildings, structures and uses in the B-1 District shall be subject to the provisions of Article 23: Site Development Plans of this Code.

(Ord. 12-16-15)

Sec. 22-9-4. - 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. 22-9-5. - Setback regulations.

- (A) Buildings shall be located not less than fifty feet (50') 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 feet (25') 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 thirty (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. 22-9-6. - Yard regulations.

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

Sec. 22-9-7. - Height regulations.

Buildings may be erected up to forty-five feet (45') in height from grade, except that:

- (A) A public or semi-public building such as a school, place of worship, library, hotel and general hospital may be erected to a height of sixty feet (60') from grade provided that required front, side and rear yard each shall be increased one foot (1') for each foot in height over forty-five feet (45').
- (B) Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae and radio aerials sixty feet (60') limit. Parapet walls may be up to four feet (4') above the height of the building on which the walls rest.

Sec. 22-9-8. - Off-street parking.

Off-street parking shall conform with [Article 26](#): Off-Street Parking and Loading Spaces of this chapter.

Sec. 22-9-9. - Sign regulations.

Sign regulations shall conform to [Article 15](#) of this chapter.

Sec. 22-9-10. - 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)