

ARTICLE 5. GENERAL BUSINESS DISTRICT (B-2)

Sec. 17-5.1. Statement of Intent

This district shall include that portion of the community to be used for the conduct of general business to which the public requires direct and frequent access. It shall be served by a public or private water system.

Sec. 17-5.2. Use Regulations

In the General Business District (B2) no building or land shall be used, and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

1. All uses permitted in the Light Business District (B-1), except dwellings and apartment houses. A residence for a watchman or a caretaker for a business on premises may be permitted
2. Retail Business: Retail stores and service establishments such as bakeries, food shops, drug stores, branch laundries and dry cleaning shops (but not dueling plants), beauty parlors, barber shops, hardware stores, building material stores and sales yards in connection therewith, newspaper offices, printing plants, electrical appliance stores, restaurants, hotels, motels, theaters or other commercial establishments of like nature.
3. Gasoline filling stations (with major repair under cover) for servicing automobiles and public garages, storage warehouses, automobile sales service and rental, wholesale and jobbing establishments, junk yards
4. Public billiard parlors and pool rooms, bowling alleys, dance halls and similar forms of public amusement only with a Conditional Use Permit
5. Building, plumbing, woodworking, wholesaling, air-conditioning, sheet metal, electrical and painting contractors' establishments, offices and display rooms; provided, that any material or supplies in an enclosed area must be arranged so as not to detract from the orderly appearance of the area.
6. Printing establishments
7. Laundries, Laundromats, and dry cleaners
8. Trade or vocational school with Conditional Use Permit
9. Public utilities, including poles, lines, distribution transformers, pipes, meters and facilities necessary for the provision and maintenance of public utilities; electrical transmission lines and substations are excluded.
10. Nursing homes with Conditional Use Permit
11. Auction barns with Conditional Use Permit
12. Secondhand stores including flea market sales, provided such activity is conducted wholly within an enclosed building, meeting all requirements as set forth in town ordinances and the Virginia Statewide Building Code.
13. Public Utilities, including poles, lines, distribution transformers, pipes, meters, and other facilities necessary for the provision and maintenance of public utilities, including water and sewerage facilities. Electrical transmission lines and substations are excluded.
14. Off street parking as defined in Article 11.
15. Signs as defined in Article 12.

Sec. 17-4.3. Area Regulations

There are no area regulations in this district except if permitted uses utilize private water or sewage disposal systems, the health official shall establish the required area.

Sec. 17-4.4. Setback Regulations

The setback on existing "built up" streets shall conform to the existing pattern. The setback for undeveloped existing or future streets shall be located fifteen (15) feet or more from the center of any street right of way. This shall be known as the "setback line."

Sec. 17-4.5. Frontage and Yard Regulations

The minimum side yard or rear adjoining or adjacent to a residential district shall be twenty (20) feet. Off street parking shall be in accordance with the provisions as defined in Article 11. Provision must be made for loading and unloading commercial supplies and goods.

Sec. 17-4.6. Height Regulations

Buildings may be erected up to sixty (60) feet in height above grade except upon issuance of a Conditional Use Permit. Church spires, belfries, cupolas, municipal water towers, chimneys, flues, flagpoles, television antennae 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. 17-4.7. Requirements for Permitted Uses

Before a building permit shall be issued or construction commenced on any permitted use, or a permit issued for a new use, detailed site plans in sufficient detail to show the operations and processes shall be submitted to the Zoning Administrator for study. The Administrator may refer these plans to the Planning Commission for their recommendations. Modification of the plans may be required.